

# MINUTES OF REGULAR MEETING OF UPTOWN DEVELOPMENT AUTHORITY

January 28, 2015

The Board of Directors of the Uptown Development Authority (the "Authority") met in regular session, open to the public, on January 28, 2015, at 3:30 p.m. at 1980 Post Oak Blvd., Suite 1700, Houston, Texas 77056. The roll was called of the members of the Board, to wit:

Dot Cunningham	Director
Kendall A. Miller	Secretary/Treasurer
Martin Debrovner	Chairman
Judson Robinson, III	Director
Janice Hale-Harris	Director
Lisa Simon	Director
Marvin Kaplan	Director
Louis Sklar	Vice Chairman
Urban F. O'Brien, III	Director

and all of the above were present except Directors Hale-Harris and O'Brien, thus constituting a quorum.

Also present were John Breeding, Stephen Wood, Robert Taube, Betsy Kirkgard, Delia Mizwa, Shannon Daniels, Lauren Anderson, Katie McDonough, Bob Ethington, Rod Smith, Sarah Newbury and Natchaya Wanissorn, staff members of Harris County Improvement District No. 1 (the "District"); Rachel Beeton, contract employee of the District; Jesus Davila and Steven David of the City of Houston (the "City"); Margarita Dunlap, Public Affairs Representative of the Metropolitan Transit Authority ("METRO"); Matt Deal and Thomas Hemingway of Deal Sikes & Associates; Deanna Harrington of State Representative Jim Murphy's office; Rachel Nowicki of Gunda Corporation; Dug Begley of the Houston Chronicle; Robb Berg of Design Workshop; Muhammad Ali of Lockwood, Andrews & Newnam; Mariana Diez of Edelman; and Yvonne Onak of Allen Boone Humphries Robinson LLP.

## CALL TO ORDER

Chairman Debrovner called the meeting to order at 3:30 p.m.

## APPROVE MINUTES

The Board considered approving the minutes of the December 17, 2014 special meeting of the Board. Director Miller moved that the minutes of the meeting be approved. Director Kaplan seconded the motion, which passed unanimously. A copy of the minutes of the December 17, 2014 meeting is attached.

## RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

There were no comments or questions from the public.

## APPROVE INVOICES

Mr. Breeding presented to the Board a list of current invoices from November through December, 2014, in the amount of \$2,724,508.93. After discussion, Director Simon moved that the Board approve payment of the invoices. Director Miller seconded the motion, which passed unanimously. A copy of the list of invoices is attached.

Mr. Breeding reviewed and discussed the cumulative total of MWDBE / SBE expenditures through December 2014, and the expenditures for the current fiscal year to date. The Board then reviewed trend graphs of MWBDE/ SBE Professional Services from July, 2014 through December, 2014 and Construction Services from July, 2014 through December, 2014.

## APPROVE THE QUARTERLY INVESTMENT REPORT

Ms. Daniels reviewed the quarterly investment report for the quarter ending December 31, 2014, with reference to the Capital Projects Fund, Infrastructure Fund, Affordable Housing Fund and Pledged Securities. After discussion, Director Sklar moved that the Board approve the quarterly investment report. Director Miller seconded the motion, which passed unanimously.

## EXECUTIVE SESSION – REAL ESTATE MATTERS

Chairman Debrovner announced that the Board was convening in executive session at 3:49 p.m. The executive session was held pursuant to the provisions of the Texas Government Code §551.072 to discuss acquisition of real property.

## CONSIDER APPROVAL OF RIGHT-OF-WAY ACQUISITIONS

Mr. Breeding presented a Resolution Authorizing Right-Of-Way Acquisitions relating to twenty-two (22) parcels for which the Authority has secured appraisals and Federal Transit Administration ("FTA") approval. He said that the Authority is now ready to make offers for the purchase of the rights-of-way for aggregate total not to exceed \$14,040,819, including closing costs, subject to any required approvals, including FTA concurrences. Mr. Wood said that there would be three motions on the property acquisition to allow for abstention by Board members with an interest in the parcel under consideration.

After discussion, Director Simon moved that the Board adopt the Resolution Authorizing Acquisition of an easement for Parcel No. AY15-016 and authorize the Authority Administrator to take all appropriate action to acquire the property interest, which motion was seconded by Director Cunningham. The motion passed with Chairman Debrovner abstaining. Director Kaplan moved that the Board adopt the Resolution Authorizing Acquisition of the fee title to Parcel No. AY15-008 and authorize the Authority Administrator to take all appropriate action to acquire the property interest, which motion was seconded by Director Miller. The motion passed with Director Sklar abstaining. Director Simon moved that the Board adopt the Resolution Authorizing Acquisition of the remaining twenty (20) easement parcels and authorize the Authority Administrator to take all appropriate action to acquire the property interests. Director Robinson seconded the motion, which passed unanimously. A copy of the Resolution Authorizing Right-of-Way Acquisitions is attached.

#### RECEIVE MEMORIAL PARK UPDATE

Ms. Newbury updated the Board on the progress on the refurbishment of the Seymour Lieberman Trail and 12-inch water line. She said that the water line project will start in June and is expected to cost \$2.4 million. She updated the Board on the Uptown Parks and the Woodway Outfall. She said that the Memorial Park Master Plan was discussed at a public meeting in January, which was attended by 250 people. She said that the full plan will be discussed at a public meeting on March 9. She discussed plans to shift Memorial Drive to the north to open up access to the park, to realign the eastern portion of the park and to consolidate the playing fields, so that there will be active recreation in the northern and eastern portions and trails in the other portions. She said that a Memorandum of Understanding regarding the Arboretum and Nature Center is scheduled to be executed in March.

Chairman Debrovner requested that the Administrator for the Authority have spread sheets or similar informational summaries prepared for the Board to track the progress on the Memorial Park, Post Oak Boulevard and other major projects.

#### RECEIVE POST OAK BOULEVARD UPDATE

Mr. Breeding updated the Board on the Post Oak Boulevard project.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Kendall A. Miller  
Secretary, Board of Directors

Attachments:

Minutes of the December 17, 2014 Meeting  
List of Invoices  
Resolution Authorizing Right-of-Way Acquisitions