

# MINUTES OF REGULAR MEETING OF UPTOWN DEVELOPMENT AUTHORITY

August 24, 2016

The Board of Directors of the Uptown Development Authority (the "Authority") met in regular session, open to the public, on August 24, 2016, 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
John S. Beeson	Director
Lisa Simon	Director
Marvin Kaplan	Director
Louis Sklar	Vice Chairman
MariCarmen Tamez	Director

and all of the above were present except Directors Robinson and Sklar thus constituting a quorum.

Also present were John Breeding, Stephen Wood, Robert Taube, Betsy Kirkgard, Shannon Daniels, Tracie Nugent, Delia Mizwa, Rod Smith, Bob Ethington, Sarah Newbery, and Natchaya Wanissorn, staff members of Harris County Improvement District No. 1 (the "District"); Robert Collins and Fred Junkin of Andrews Kurth LLP; Rafael Ortega and Rebecca Lindley of Aurora Technical Services; John Dupuy of Studio Dupuy; Brian G. Smith of BSCI; Inc.; Kenny Breiner of Dolcefino Consulting Company; Stuart Williams of Transwestern / Four Oaks Place; Doug Morse of MicroSearch; 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 July 27, 2016 regular meeting of the Board. Director Miller moved that the minutes of the meeting be approved. Director Cunningham seconded the motion, which passed unanimously. A copy of the minutes of the July 27, 2016 regular meeting is attached.

## RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

There were no comments from the public.

## APPROVE INVOICES

Mr. Breeding presented to the Board a list of current invoices from June, 2016 through July, 2016. He said that \$930,114.79 is to reimburse the District primarily for expenditures on the Post Oak Boulevard project and the remainder is for Authority contracts and work orders. He then requested approval of payment of \$1,043,778.20 in current ongoing Authority contract payments, for a total of \$1,973,778.20. After discussion, Director Tamez moved that the Board approve payment of the invoices. Director Kaplan seconded the motion. The motion passed unanimously. A copy of the list of invoices is attached.

Mr. Breeding reviewed and discussed the cumulative total of MWDBE / SBE expenditures through July 2016, and the expenditures for the current fiscal year to date. He said that the percentage of MWDBE / SBE to total of professional expenditures is 43%, and that the percentage of MWDBE / SBE to total of construction expenditures is 8%. The Board then reviewed trend graphs of MWBDE / SBE Professional Services and Construction Services from July 2016 through June 2017 fiscal year.

## CONSIDER PROPOSED DRAINAGE IMPROVEMENTS

Mr. Taube made a presentation on proposed drainage improvements. He said that in several locations in the Zone there is significant ponding after heavy rainfall, as was the case on April 18 of this year. After having the storm water runoff to Buffalo Bayou measured, he said that one 120" corrugated metal pipe is carrying only 283 cubic feet per second of water, which causes significant clogging. He said that the metal pipe is rusting out but can be upgraded to carry 900 cubic feet per second. He said that the design plans to lay a new storm sewer pipeline next to it should be completed in 90-120 days. He discussed the easements needed from the Camden and Inverness property owners to achieve complete repair of the storm sewer system. Mr. Taube said that the repairs will be completed in two phases, each phase costing approximately \$1,600,000. He said that engineering design can begin immediately and that the project can be expedited if the City's Public Works Department pays the Authority to construct the system in the upcoming calendar year.

No action was taken on this matter.

UPDATE ON POST OAK BOULEVARD, MEMORIAL PARK AND GREEN SPACES

Ms. Newbery said that the bridge repair in Bayou Bend will be completed in September. She said that there will be bids for the Eastern Glades Project in Memorial Park in mid-September. She said that the development agreement with the Houston Arboretum and Nature Center will be finalized next month. She discussed the federal funding for other Memorial Park projects. Ms. Newbery said that construction on the underground storm detention system in Tanglewood Park has begun and will finish by the end of the year.

EXECUTIVE SESSION

Chairman Debrovner announced that the Board was convening in executive session at 3:50 p.m. The executive session was held pursuant to the provisions of the Texas Government Code §551.072 to discuss acquisition of real property and Texas Government Code §551.071 to discuss pending or contemplated litigation. The Board reconvened in open meeting at 4:32 p.m.

CONSIDER APPROVAL OF A RESOLUTION AUTHORIZING RIGHT – OF – WAY ACQUISITIONS

There was no action on right-of-way acquisitions.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,



---

Kendall A. Miller  
Secretary, Board of Directors

Attachments:

Minutes of the July 27, 2016 Board Meeting  
List of Invoices