

# MINUTES OF REGULAR MEETING OF HARRIS COUNTY IMPROVEMENT DISTRICT #1

June 9, 2016

THE STATE OF TEXAS   §  
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COUNTY OF HARRIS   §

The Board of Directors of Harris County Improvement District #1 (the "District") held a meeting of the Board of Directors at 2:30 p.m. on the 9<sup>th</sup> day of June 2016, at Two Post Oak Central, 1980 Post Oak Boulevard, Suite 1700, Houston, Texas, 77056, within the boundaries of the District, and the roll was called of the members of the Board, to wit:

Chad Braun  
Todd H. Casper  
Martin Debrovner  
Duane Hale  
Steven Lerner  
Kendall A. Miller  
Mary Catherine Miller  
John Mooz  
Greg Noble  
Ed Wulfe  
Jonathan Zadok  
Gerald Crump

and all of said directors were present except Directors Miller, Mooz, Lerner, thus constituting a quorum. In lieu of Directors Miller and Lerner absence, Director Wulfe was the Chairman of this meeting. Also present at the meeting was Mr. John R. Breeding, President of Harris County Improvement District #1, Mr. Robert Taube, Mr. Stephen Wood, Ms. Sarah Newbery, Ms. Shannon Daniels, Mr. Bob Ethington, Ms. Delia Mizwa, Ms. Betsy Kirkgard, Ms. Lauren Anderson, and Ms. Tracie Nugent, Staff members of Harris County Improvement District #1; Mr. Rafael Ortega of Aurora Technical Services, Ms. Rachel Nowicki and Carolyn McCain of Gunda Corporation, Amelia Escalante, a contractor for Uptown Houston, Mr. Stuart Williams of Transwestern – Four Oaks Place, Mr. Blake Meuth of Rogers-O'Brien and Mr. Wayne Dolcefino and Mr. Kenny Brewer of Dolefino Consulting.

## APPROVE MINUTES

Ed Wulfe, acting Chairman, called the meeting to order and asked the members to read the Minutes of the May 3, 2016, meeting. Director Debrovner moved that the Board approve the Minutes as written. Director Casper seconded the motion, which was approved by unanimous consent.

## RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

There were no comments.

## REVIEW TERMS AND CONSIDER AUTHORIZING STAFF AND CONSULTANTS TO DRAFT A DEVELOPMENT AGREEMENT WITH THE UPTOWN DEVELOPMENT AUTHORITY.

John R. Breeding reviewed the proposed terms of the Development Agreement between Harris County Improvement District #1 and the Uptown Development Authority. The purpose of the agreement is to fund the Hollyhurst and Post Oak Lane roadway and improvement projects. Director Braun moved that the Board authorize Staff and Consultants to draft a Development Agreement and Director Crump seconded the motion, which was approved by unanimous consent.

## CONSIDER AUTHORIZING STAFF AND CONSULTANTS TO TAKE PRELIMINARY ACTIONS TOWARDS THE ISSUANCE OF BONDS.

John R. Breeding discussed the possibility of seeking financing. Director Debrovner moved to authorize the solicitation of proposals for financing various District projects. Director Casper seconded the motion, which was approved by unanimous consent.

## CONSIDER APPROVAL OF AN ORDER ADDING LAND AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM.

John R. Breeding and Stephen Wood reviewed the Order Adding Land and presented the Amendment to Information Form of the HCID#1, requesting a motion to approve the Order Adding Land. Landry's, Inc. signed a petition on February 27, 2015, HCID accepted the petition on March 25, 2015, and Houston City Council approved the ordinance on March 30, 2016. Director Debrovner moved to authorize motion to approve. Director Casper seconded the motion, which was approved by unanimous consent.

AUTHORIZATION OF STAFF TO NEGOTIATE AND AWARD CONTRACT FOR THE GENERAL CONTRACTOR FOR THE ERECTION OF THE UPTOWN ARCHES.

John Breeding and Robert Taube presented an overview of the bids and requested a motion to authorize Staff to negotiate and award a contract to the lowest bidder, iSims, for \$3,340,108. Director Casper moved for a motion to authorize the award. Director Braun seconded the motion, which was approved by unanimous consent.

CONSIDER AUTORIZING STAFF TO SOLICIT BIDS FOR THE WIDENING OF HOLLYHURST STREET.

John Breeding and Robert Taube discussed improvements needed to Hollyhurst. This includes four lanes, consisting of 1200 linear feet from Hallmark to Post Oak Boulevard on Hollyhurst Street. Director Debrovner requested a motion to authorize the Staff to solicit bids for the improvements. Director Crump seconded the motion, which was approved by unanimous consent.

RECEIVED AN UPDATE ON POST OAK BOULEVARD, MEMORIAL PARK AND GREEN SPACES PROJECTS.

Ms. Mizwa provided an update on the plans scheduled for moving trees this weekend to the Uptown Park. She also provided an update to the communication plans for the Post Oak Boulevard project, including the names, roles and responsibilities for the Construction Communication Team. Ms. Mizwa and Mr. Taube provided an update to on the Post Oak Boulevard Construction schedule from the West Loop to San Felipe. Ms. Newbury, Project Director for Memorial Park, provided an update on Uptown Parks and Green Spaces projects being undertaken by the TIRZ. This information was provided as an update only. No action was taken on this item.

ADJOURNMENT

There being no further business, the meeting was adjourned.

(SEAL)

  
Secretary, Board of Director