

# MINUTES OF REGULAR MEETING OF UPTOWN DEVELOPMENT AUTHORITY

February 25, 2015

The Board of Directors of the Uptown Development Authority (the "Authority") met in regular session, open to the public, on February 25, 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 Sklar 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 Newbery and Natchaya Wanissorn, staff members of Harris County Improvement District No. 1 (the "District"); Rachel Beeton, contract employee of the District; Steven David of the City of Houston (the "City"); Matt Deal and Thomas Hemingway of Deal Sikes & Associates; Rachel Nowicki and Carolyn McCain of Gunda Corporation; Frank Smith of the Memorial Park Conservancy; Muhammad Ali of Lockwood, Andrews & Newnam; Susan Chadwick of Save Buffalo Bayou; 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 January 28, 2015 regular meeting of the Board. Director Cunningham moved that the minutes of the meeting be approved. Director Miller seconded the motion, which passed

unanimously. A copy of the minutes of the January 28, 2015 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 December, 2104 through January, 2015, in the amount of \$1,268,375.84. After discussion, Director Robinson moved that the Board approve payment of the invoices. Director Cunningham 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 January, 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 January, 2015 and Construction Services from July, 2014 through January, 2015.

#### EXECUTIVE SESSION – REAL ESTATE MATTERS

Chairman Debrovner announced that the Board was convening in executive session at 3:45 p.m. The executive session was held pursuant to the provisions of the Texas Government Code §551.072 to discuss acquisition of real property. Director Miller was not present during the executive session.

#### CONSIDER APPROVAL OF RIGHT-OF-WAY ACQUISITIONS

Mr. Breeding presented a Resolution Authorizing Right-Of-Way Acquisitions relating to two (2) 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 \$3,100,000 including closing costs, subject to any required approvals, including FTA concurrences.

After discussion, Director Robinson moved that the Board adopt the Resolution authorizing right-of-way acquisitions for easements for Parcel Nos. AY15-015 and AY15-017, and authorize the Authority Administrator to take all appropriate action to acquire the property interests, which motion was seconded by Director Cunningham. The motion passed with Director Miller abstaining. A copy of the Resolution Authorizing Right-of-Way Acquisitions is attached.

### DISCUSS BAYOU BEND BRIDGE PROPOSAL

Ms. Newbery said Phase II of the Bayou Bend Bridge repair consists of (1) repair of tower columns by cladding with structural steel tubing, (2) replacement of the tower cross bracing with steel members, (3) replacement of the decking and decking support members and (4) replacement of the suspender cables. She said that the project cost will be between \$200,000 and \$400,000, and that the construction period is planned for May to August 2015. She then explained the two step procedure for advertising and bidding the work, including contractor qualification requirements, to insure that only contractors with historical sensitivity and structural capability are qualified for contract award.

After discussion, Director Kaplan moved that the Board authorize Staff to advertise for bids on the Bayou Bend Bridge Phase II Project. Director Miller seconded the motion, which passed unanimously.

### DISCUSS PARK ON SAN FELIPE (SOFA PARK)

Ms. Newbery discussed the tree selection for the park and said that pond cypress and allee elms are under consideration, as well as crape myrtles for a flowering option. She said that refurbishment of the 0.10 acre park, including paved walkways, landscaping, subsurface drainage, lighting and street furniture, is estimated at \$300,000, with bidding in March and construction to start in May.

After discussion, Director Cunningham moved that the Board authorize Staff to advertise for bids for the Park on San Felipe Project. Director Simon seconded the motion, which passed unanimously.

### UPDATE ON UPTOWN GREEN SPACE

Ms. Newbery said that the Tanglewood Park Project will be bid in June, with an estimated project cost of \$650,000. She said that construction should start in August. No action was taken on this matter.

### UPDATE ON MEMORIAL PARK

Ms. Newbery said that the refurbishment of the Seymour Lieberman Trail is on schedule to be completed in May. With respect to the 12-inch water line, she said that the 60% design submittal will be presented to the Board at the March meeting for approval to advertise for bids in April. She said that schematic design for the Woodway Outfall and Buffalo Bayou Paddle Trail Access will be

submitted in ten days, and that construction will start on Phase 1 erosion control and public boat access in June and finish in August.

Ms. Newbery said that the schematic designs for Phase 1 of the improvements to the Arboretum and Nature Center entry drives and parking loops are complete. She said that the Memorandum of Understanding will be executed on March 31, 2015.

Ms. Newbery said that there will be a public update on the Memorial Park Master Plan on Monday, March 9 at the Museum of Fine Arts. She said that the Master Plan will be submitted for Board approval on March 25. She said that a traffic study in Memorial Park is in progress. No action was taken by the Board on the Memorial Park update.

#### RECEIVE POST OAK BOULEVARD UPDATE

Mr. Breeding updated the Board on the Post Oak Boulevard project. He said that the Attorney General opinion requested by METRO is no longer needed. He said that the Houston City Council passed the Five-Year Capital Improvement Plan unanimously, and that he has met with the Mayor of the City of Bellaire, who is supportive of the project.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

---

Kendall A. Miller  
Secretary, Board of Directors

#### Attachments:

Minutes of the January 28, 2015 Meeting  
List of Invoices  
Resolution Authorizing Right-of-Way Acquisitions