

# MINUTES OF REGULAR MEETING OF UPTOWN DEVELOPMENT AUTHORITY

October 22, 2014

The Board of Directors of the Uptown Development Authority (the "Authority") met in regular session, open to the public, on October 22, 2014, 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 Cunningham, Robinson, O'Brien, and Sklar, thus constituting a quorum.

Also present were Mr. Stephen Wood, Mr. Robert Taube, Ms. Betsy Kirkgard, Ms. Delia Mizwa, Ms. Shannon Daniels, Ms. Lauren Anderson, Ms. Katie McDonough, Mr. Rod Smith, Mr. Bob Ethington, and Ms. Sarah Newbury, staff members of Harris County Improvement District No. 1 (the "District"); Ms. Rachel Nowicki and Ms. Carolyn McCain of Gunda Corporation; Mr. Jesus Davila of the City of Houston (the "City"); Mr. Thomas Hemingway and Mr. Matt Deal of Deal, Sikes & Associates; Mr. Robb Berg of Design Workshop; Ms. Margarita J. Dunlap, Public Affairs Representative of the Metropolitan Transit Authority ("METRO"); Mr. Muhammad Ali of Lockwood, Andrews & Newnam; and Ms. Yvonne Onak of Allen Boone Humphries Robinson LLP.

## CALL TO ORDER

Chairman Debrovner called the meeting to order at 3:50 p.m.

## APPROVE MINUTES

The Board considered approving the minutes of the September 24, 2014 regular meeting of the Board. Director Miller moved that the minutes of the meeting be

approved. Director Simon seconded the motion, which passed unanimously. A copy of the minutes of the September 24, 2014 meeting is attached.

#### RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

There were no comments or questions from the public.

#### APPROVE THE QUARTERLY INVESTMENT REPORT

Ms. Daniels reviewed the quarterly investment report for the quarter ending September 30, 2014, with reference to the Capital Projects Fund, Infrastructure Fund, Affordable Housing Fund and Pledged Securities. After discussion, Director Kaplan moved that the Board approve the quarterly investment report. Director Harris seconded the motion, which passed unanimously.

#### APPROVE INVOICES

Ms. Daniels presented to the Board a list of current invoices from August through September, 2014, in the amount of \$1,930,983.63. 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.

Ms. Daniels reviewed and discussed the cumulative total of MWDBE / SBE expenditures through September 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 September, 2014 and Construction Services from July, 2014 through September, 2014.

#### CONSIDER APPROVAL OF FISCAL YEAR 2014 AUDIT

Ms. Daniels discussed the audit prepared by the Authority's auditor, Whitley Penn. Chairman Debrovner said that the Authority's audit committee recommends approval of the audit. After discussion, Director Kaplan moved, based upon the recommendation of the auditor and the audit committee, that the Board approve the audit and authorize submission to the City. Director Miller seconded the motion, which passed unanimously.

#### POST OAK BOULEVARD UPDATE

There was no update on the project.

## MEMORIAL PARK UPDATE

Ms. Newbury updated the Board on the plans for improvements to the Bayou Bend Bridge and the Seymour Lieberman Trail and installation of a 12-inch water line. She also discussed Phase II of the Woodway Outfall project and discussed options to provide more public access to the water.

## CONSIDER AUTHORIZING COMMITMENT OF FUNDS TO PHASE I ARBORETUM IMPROVEMENTS

Ms. Newbury discussed the four-phase implementation strategy which includes significant interior trail expansion and a bike trail on the western border of the Houston Arboretum property. In addition, she discussed construction of entry gates to the Arboretum on Woodway as part of the Uptown Greenspace. After discussion, Director Miller moved to create a steering committee to consider financial assistance from the Authority for the Phase I Houston Arboretum improvements. Director Simon seconded the motion, which passed unanimously.

## CONSIDER APPROVAL OF SCHEMATIC BUDGET AND PROPOSED IMPROVEMENTS TO TANGLEWOOD PARK

Ms. Newbury spoke briefly about the proposed improvements to Tanglewood Park and Sofa Park, which is located at the southwest corner of San Felipe and Post Oak Lane. No action was taken on this matter.

## REAL ESTATE ACQUISITION GUIDELINES

Mr. Wood distributed to the Board for review a copy of the District's and Authority's Real Estate Acquisition Guidelines for the Post Oak Boulevard Street Reconstruction Project. He said that a committee composed of District and Authority Board members who do not own property in the District and special outside counsel will review each appraisal and appraisal review.

## EXECUTIVE SESSION – REAL ESTATE MATTERS

Chairman Debrovner announced that the Board was convening in executive session at 4:12 p.m. The executive session was held pursuant to the provisions of the Texas Government Code §551.072 to discuss acquisition of real property.

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 September 24, 2014 Board Meeting  
List of Invoices