

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

June 28, 2017

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 28th day of June 2017, 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:

Todd H. Casper  
Gerald Crump  
Tom Kiler  
Steven Lerner  
Greg Noble  
Ed Wulfe  
Jonathan Zadok  
Kendall Miller  
Mary C. Miller  
John D. Mooz  
Brad Simpkins

and all of said directors were present except Directors K. Miller, M.C. Miller, Mooz, and Simpkins. 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, and Ms. Amelia Escalante, Staff members of Harris County Improvement District #1; Mr. Rafael Ortega of Aurora Technical Services, Carol McCain of Gunda Corporation, Stuart Williams of Four Oaks Place, Linda Trevino and Margaret Dunlap of METRO, Rachel Nowicki of Uprising Consulting Services, John Dupuy of SDLA, Rachel Beeton and Emma Newbury, contractors for Uptown Houston, and Jessica Holoubek of ABHR.

## APPROVE MINUTES

Steve Lerner, Vice Chairman, called the meeting to order and asked the members to read the Minutes of the March 1, 2017, meeting. Director Casper moved that the Board approve the Minutes as written. Director Crump second the motion, which was approved by unanimous consent.

## RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

There were no comments.

## REVIEW OF QUARTERLY INVESTMENT REPORT.

Shannon Daniels presented and answered questions on the review of the Quarterly Investment Report to the Board. No action was taken.

## REVIEW AND CONSIDER AUTHORIZING THE FY 2016 AUDIT.

Shannon Daniels provided an overview and recommended that the District contract with Whitley Penn for Audit Services for Fiscal Year 2017 – 2018. The estimated fee is \$19,500 for the FY 2017 audit which is comprised of two components, the regular audit and the Federal audit. Director Lerner requested a motion for the Board to authorize the staff to enter into a letter agreement with Whitley Penn for the FY 2017 – 2018 Audit. Director Wulfe moved to approve the motion; Director Tom Kiler seconded the motion, which was approved by unanimous consent.

## ADOPT A RESOLUTION ADOPTING AN OPERATING AND DEBT SERVICE BUDGET FOR THE 2017 FISCAL YEAR, AUTHORIZING BUDGETED EXPENDITURES AND AUTHORIZING THE PRESIDENT TO DISBURSE DISTRICT FUNDS.

Ms. Daniels and Mr. Breeding presented and answered questions about the FY 2016 - 2017 Budget Review and the FY 2017 – 2018 Proposed Budget to the Board. Mr. Lerner asked for a motion to approve the Resolution Adopting an Operating, Capital and Debt Service Budget for the 2017 – 2018 Fiscal Year, Authorizing Budgeted Expenditures and Authorizing the President to Disburse District Funds which approves the FY 2017 – 2018 Budget and authorizes expenditures set forth in the budget, subject to the applicable competitive bid requirements and the restriction that checks over \$1,000 from District accounts will require the signature of the President, plus one Director or the signatures of three Directors. Director Noble moved to approve the motion, Director Zadok seconded the motion, which was approved by unanimous consent.

CONSIDER APPROVAL OF A DEVELOPMENT AGREEMENT WITH BELFIORE DEVELOPERS, LLC., APPROVAL OF AN ANNEXATION AGREEMENT WITH PALMETTO WYNDEN, LP., CONSIDER APPROVAL OF AN ESCROW AGREEMENT WITH PALMETTO WYNDEN, LP., APPROVAL OF AN ANNEXATION AGREEMENT WITH HUDSON BROTHERS REAL ESTATE LIMITED PARTNERSHIP, LP., CONSIDER APPROVAL OF AN ESCROW AGREEMENT WITH HUDSON BROTHER REAL ESTATE LIMITED PARTNERSHIP, LP.

Mr. Breeding gave a presentation explaining the proposed agreements for approval to allow Palmetto Wynden, LP and Hudson Brothers Real Estate Limited Partnership, LP to join the Harris County Improvement District #1. Belfiore desires to enter into a Developmental Agreement with Harris County Improvement District #1 for the purpose of paying for the utility relocation and for the District to manage the project. Director Lerner requested a motion for the Board to approve to proceed with all five of the agreements. Director Zadok moved to approve the motion, Director Casper seconded the motion, which was approved by unanimous consent.

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

No update was given.

#### ADJOURNMENT

There being no further business, the meeting was adjourned.

(SEAL)

  
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Secretary, Board of Director