

MINUTES OF REGULAR MEETING

OF

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

January 22, 2018

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”) convened in regular session, open to the public, at Chapman and Kirby, located at 2118 Lamar St., Suite 100, Houston, TX 77003, on the 22nd day of January, 2018, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Gordon Quan	Chairman
Sergio Selvera	Secretary
Frances Castaneda Dyess	Director
Mazen Baltagi	Director
Alex Vassilakidis	Director
Alan Johnston	Director

and all of said persons were present except Director Selvera, thus constituting a quorum.

Also present were: Clark Lord, Mona Cannon and Sandy Rivera-Ramirez of Bracewell LLP; Jennifer Curley of the City of Houston; Gary Hill of the City of Houston/Houston PW Interagency; Ranjan Roy of Ilewelyn-davies sahani; Jack Roland of Governmental Financial Reporting, LLC; Anton Sinkewich of East Downtown Management District; Griselda Gonzales of Edminster, Hinshaw, Russ and Associates; Ralph DeLeon of Tifworks; Linda Trevino of METRO; and Tharen Simpson of Lucky’s Pub.

DETERMINE QUORUM; CALL TO ORDER

Director Quan noted that a quorum was present and called the meeting to order.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of November 27, 2017. Following discussion, upon a motion made by Director Johnston and seconded by Director Vassilakidis, the Board voted unanimously to approve the minutes of November 27, 2017.

BOOKKEEPER’S REPORT

Mr. Roland presented the bookkeeper’s report and expenses for the prior month. Mr. Roland then let Mr. DeLeon discuss expenses related to the Phase 1 project located on page 5 of the bookkeeper’s report, attached hereto. One of those being an upfront payment to CenterPoint Energy for installation of utility poles. Director Quan and Mr. DeLeon discussed the possibility of cost sharing between the district and the TIRZ for costs related to installing the utility poles. The Board reviewed the invoices and expenses related to Phase 1 presented for payment.

Director Dyess moved that the Board approve the bookkeeper's report and the invoices and expenses related to Phase 1 presented for payment. Director Johnston seconded the motion and it carried by unanimous vote.

ENGINEER'S REPORT

PER for Phase 1 – Street and Utility Improvements - Work Order No. 11

Ms. Gonzales reported that EHRA has prepared the Project Manual for bidding and is awaiting PWE director signature for advertisement. Mr. DeLeon and Ms. Gonzalez further expanded on the bidding process.

CenterPoint Energy Gas will install a new 12-inch gas main along Lamar Avenue.

In regards to the concrete pole installation, Ms. Gonzalez brought up the contract between CenterPoint Energy Houston Electric, LLC and stated it needed to be approved soon.

Administrator's Report

Mr. DeLeon referred to the projects titled T-1503, T-1504, T-1508 appearing on the Administrator's Report attached hereto. Mr. DeLeon first discussed T-1503 which is related to the construction of Phase 1; he stated that the upcoming CenterPoint Gas Line Relocation and the Utility Pole Installation Project will require the CenterPoint contract be in place. Ms. Gonzalez stated that the gas line is expected to be completed in late April, and they will be in contact with CenterPoint and its contractor. Mr. DeLeon further stated that the current fiscal year's budget only included Phase 1 and the Utility Pole Installation Project will need to be approved on a different budget. Mr. DeLeon and the Board discussed contingencies for public access to the construction site. Director Johnston stated it was important to inform local business owners of street closures which may affect them. Director Dyess asked that street closures be added to the agenda for the next meeting.

Mr. DeLeon then discussed T-1508 which is the property acquisition they are acting on and referred the Board to page 3 of the Administrator's Report. Mr. DeLeon further discussed a Goal Park (listed as T-1510 on the Administrator's Report). Director Dyess stated that the current description for the Goal Park was insufficient to justify the TIRZ funding the project. Mr. DeLeon explained that Walker Street gets blocked off during soccer games at the BBVA Compass stadium and the Goal Park could provide a place to tail gate and have festivals on game days. Mr. DeLeon stated that Mr. Sinkewich would manage the space and give it functionality. Director Dyess made the same point regarding T-1511 on the Administrator's Report (T-1511 – Bastrop Promenade) and asked for further explanation for the TIRZ to fund these projects and for clarification as to the location of these projects. Mr. Lord clarified that the Board was not being asked to approve anything. Director Johnston then asked how these projects tied in with common benefits.

After discussion, Director Dyess moved that the board accept the engineer's report, as presented. Director Johnston seconded the motion and it passed unanimously. Mr. Lord clarified that the Board was not voting on approving the contract with CenterPoint at this time.

ATTORNEY'S REPORT

Mr. Lord stated that he has met with Mr. Frank Liu and his attorney and they are pursuing options to facilitate parking garage.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.072, CHAPTER 551, TEXAS GOVERNMENT CODE

There was no executive session for the month.

PUBLIC COMMENTS

Mr. Quan mentioned a farmer's market, to which Mr. Sinkewich stated it would be open on Sundays starting March 2.

There being no further business to come before the Board, the meeting was adjourned.

Chairman, Board of Directors