

**MINUTES OF REGULAR MEETING
OF
DOWNTOWN REDEVELOPMENT AUTHORITY**

February 11, 2014

The Board of Directors (the "Board") of Downtown Redevelopment Authority (the "Authority") convened in regular session, open to the public, at the offices of Houston Downtown Management District, on the 11th day of February, 2014, and the roll was called of the duly constituted officers and members of the Board, to-wit:

F. Xavier Pena	Chair
Curtis B. Lampley	Vice-Chair
Deborah Keyser	Secretary
Curtis Flowers	Treasurer/Investment Officer
Michele Sabino	Director
Keith Edward Hamm	Director
Barry Mandel	Director
James Harrison	Director

and all of said persons were present except Directors Lampley and Mandel, thus constituting a quorum.

Also present were: Bob Eury, Executive Director and Brianna Garner, Administrative Assistant of the Authority; Clark Lord of Bracewell & Giuliani LLP; Ralph De Leon and Donna Capps of the City of Houston; Lonnie Hoogeboom and Heather Swift of Houston Downtown Management District (HDMD); Jackie Traywick of Central Houston, Inc.; Lieutenant Michelle Chavez of the Houston Police Department; and Peter Hurley and Moyeen Haque of Matrix Structural Engineering.

DETERMINE QUORUM; CALL TO ORDER

Chair Pena noted that a quorum was present and called the meeting to order.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

Chair Pena requested all meeting attendees to briefly introduce themselves and welcomed all.

APPROVE MINUTES OF PREVIOUS MEETINGS

The Board considered approving the minutes of January 14, 2014. Following discussion, upon a motion made by Director Keyser and seconded by Director Hamm, the Board voted unanimously to approve the minutes of January 14, 2014.

FINANCIAL REPORT

Check Register

Ms. Traywick reported that the expenditures listed on the check register were reoccurring operating expenses and anticipated expenses for approved projects and recommended full approval by the Board.

Following discussion, upon a motion made by Director Flowers and seconded by Director Sabino, the Board voted unanimously to approve the check register and ratify all expenses.

MUNICIPAL SERVICES/HPD OVERTIME PROGRAM

Lieutenant Chavez presented the municipal services report and provided an overview of the criminal statistics within the Central Business District, as well as programming efforts and expenses. A Meet and Greet will be held on Wednesday, March 5, 2014 at 2:00 pm at the Total Plaza for stakeholders to meet their sector sergeants. Stakeholders are encouraged to meet their sector's sergeant and to learn the police department's recent efforts.

ECONOMIC DEVELOPMENT

806 Main project update

Mr. Hoogeboom reminded the Board the project requires inspections at 50%, 75%, and 100% completion. He reported the project has reached 50% completion and introduced Matrix Structural Engineers as the inspection consultants.

HISTORIC PRESERVATION/ THEATER DISTRICT IMPROVEMENTS

Alley Theatre funding update

Mr. Eury informed the Board that the Alley Theatre's Board will accept the Authority's Historical Façade grant, but will no longer need the land purchase/ leaseback. The theater is also in the process of obtaining the City's Historic Landmark certification, which is required to receive Historical Façade grant money.

STREETSCAPE ENHANCEMENT

Main Street Improvements public meeting overview and update on design

Mr. Hoogeboom reported the staff and consultants received favorable review from residents and business owners. Morris is putting together an itemized cost sheet and work order to move into Phase II.

Authorization of expenditure for streetscape improvements adjacent to block 350

Mr. Hoogeboom presented the expenditure request to the Board. The expenditure would help design and construct the sidewalks around Novare's Skyhouse before its opening date in April, and would be a part of the Main Street Improvements Project.

After some discussion, Director Keyser made a motion to authorize the appropriate officers of the Authority to execute the design and construction of streetscape improvements at Block 35 and project related expenditures in an amount not to exceed \$125,000. Director Hamm seconded the motion and the motion carried unanimously.

Authorization of design work for modification to Allen Parkway associated with ramp reconstruction

Mr. Eury provided the Board a brief description of the project. At the request of the Mayor's office, the Authority would fund schematic work for realignment of Allen Parkway from Montrose to I-45. The City has committed to reimburse the Authority with proceeds from the sale of City property at Gillette Street and Allen Parkway now being marketed.

Director Curtis moved that the Board authorize the expenditure with Walter P Moore for schematic design to reconfigure Allen Parkway from I-45 to Montrose in an amount not to exceed \$350,000; conditioned on the City's commitment of reimbursement. Director Keyser seconded the motion and it carried by unanimous vote.

OTHER BUSINESS

Downtown retail/ business/ marketing activity

Mrs. Swift updated the Board on the HDMD's retail and marketing efforts. HDMD has chosen a National Retail consultant for Houston's Shopping District project.

Personnel Committee Report

Director Sabino discussed the job description for the Executive Director/ Legal Counsel position of the DRA/ TIRZ #3. Staff has conducted preliminary phone interviews and hopes to fill the position by March 31. In office interviews will be conducted throughout mid-March.

NEXT MEETING

Tuesday, March 11 at noon.

ADJOURNMENT

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

[Signature page follows]



Secretary, Board of Directors