

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

March 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 March, 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 Flowers and Lampley, thus constituting a quorum.

Also present were: Bob Eury, Executive Director and Brianna Garner, Administrative Assistant of the Authority; Jackie Traywick of Central Houston, Inc.; Lonnie Hoogeboom of Houston Downtown Management District (HDMD); Clark Lord of Bracewell & Giuliani LLP; Ralph De Leon of the City of Houston; Captain Larry Satterwhite of the Houston Police Department; Linda Trevino of METRO; and Nancy Sarnoff of the Houston Chronicle.

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 February 11, 2014. Following discussion and presented corrections, upon a motion made by Director Harrison and seconded by Director Keyser, the Board voted unanimously to approve the minutes of February 11, 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 Mandel and seconded by Director Hamm, the Board voted unanimously to approve the check register and ratify all expenses.

MUNICIPAL SERVICES/HPD OVERTIME PROGRAM

Captain Satterwhite 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. He also discussed how to address trespassing on private property.

HISTORIC PRESERVATION

Discussion and possible authorization of grant for Holiday Inn- 1616 Main St.

Mr. Eury introduced the project to the Board. The historic Hotel Savoy is undergoing renovation into a 212-room Holiday Inn. The developers HDT Hotel LLC approached the Authority's Economic Development Committee to request a Historic Façade. Mr. Eury explained after great deliberation, staff recommends the Authority enter into an Economic Development Agreement with the reimbursement in an amount equal to 75% of the City tax increment paid by the property for ten years.

The Authority staff also recommends a reimbursement in an amount up to \$250,000 for replacement of sidewalks adjacent to the property and installation of windows at street level.

After some discussion, Director Sabino made a motion to authorize staff to negotiate an Economic Development and Streetscape Grant agreement subject to board's ratification. Director Hamm seconded the motion and the motion carried unanimously.

806 Main- Matrix 50% Inspection update

Mr. Hoogeboom informed the Board that Matrix inspected the structure's façade and filed a passing review. He reported two more inspections will be made as the construction progresses.

ECONOMIC DEVELOPMENT REQUEST

Ratify Hines assignment to new entity; HM Market Square LLC

Ms. Traywick presented the assignment request to the Board, which entails changing the Development Agreement's assignee from Hines Interests Limited Partnership to HM Market Square LLC.

After some discussion, Director Sabino made a motion to authorize the necessary agreement by the appropriate officers of the Authority to change the Hines assignment to HM Market Square LLC. Director Harrison seconded the motion and the motion carried unanimously.

STREETSCAPE ENHANCEMENT

Main Street Improvements update

Mr. Hoogeboom reported the Authority staff expects a cost estimate and itemized list of proposed improvements this week.

Authorization of expenditure for upgrade to METRO Arts in Transit at Central Station

Mr. Hoogeboom presented the expenditure request to the Board. This expenditure will fund granite material and installation costs for METRO's Arts in Transit program.

After some discussion, Director Harrison made a motion to authorize the expenditure not to exceed \$420,000 to METRO for material enhancements at three platforms (Main, Capitol, and Rusk) for Central Station. Director Sabino seconded the motion and the motion carried unanimously.

OTHER BUSINESS

Personnel Committee Report

Director Sabino informed the Board of the Personnel Committee's progress. The committee will continue to consider their top applicants and present their suggestion at the April Board of Directors meeting.

NEXT MEETING

Tuesday, April 8 at noon.

ADJOURNMENT

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

[Signature page follows]


Secretary, Board of Directors

