

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

September 9, 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 9<sup>th</sup> day of September, 2014, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Also present were: Bob Eury, President, Ryan Leach, Executive Director, and Aidé Meza, Administrative Assistant of the Authority; Jackie Traywick of Central Houston, Inc.; Lonnie Hoogeboom, and Jacqueline Posenecker of Houston Downtown Management District (HDMD); Clark Lord of Bracewell & Giuliani LLP; Captain Larry Satterwhite of the Houston Police Department; and Jennifer Curley of the City of Houston.

**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 August 12, 2014. Mr. Leach noted that the minutes should be amended to reflect that Bruce Austin is not a director or Vice-Chair and also not a voting member. Following discussion, upon a motion made by Director Keyser and seconded by Director Mandel, the Board voted unanimously to approve the minutes of August 12, 2014 as amended.

## **FINANCIAL REPORT**

### **Quarterly Financial Report**

#### **Check Register**

Ms. Traywick provided an overview of the operating account check register for August 2014. She reported that the expenditures listed on the check register were reoccurring operating expenses and recommended full approval by the Board.

Following discussion, upon a motion made by Director Mandel and seconded by Director Garcia, the Board voted unanimously to approve the check register.

## **MUNICIPAL SERVICES/HPD OVERTIME PROGRAM**

Captain Satterwhite presented HPD's monthly report to the Board which provided an overview of the criminal statistics within the Central Business District for the month of August 2014.

## **HISTORIC PRESERVATION IMPROVEMENTS**

### **Aloft Hotel Action Item #1**

Mr. Leach informed the Board of Aloft Hotel's recent application submission for a Historical Façade Preservation project. The developer presented the request to the Economic Development Committee (EDC) on August 27, 2014. The EDC vetted and approved taking the project to the Board, pending final request amount disclosure. Mr. Leach informed the Board that the developer had not disclosed the request amount.

No action was taken at this time in regard to the developer's request for a Historical Façade Preservation project.

### **Aloft Hotel Action Item #2**

Mr. Leach also informed the Board of Aloft Hotel's additional application submission for a Capital Improvement project. The developer similarly presented the request to the Economic Development Committee (EDC) on August 27, 2014. The EDC vetted and approved taking the project to the Board, pending final request amount disclosure. Mr. Leach again informed the Board that the developer had not disclosed the request amount.

No action was taken at this time in regard to the developer's request for a Capital Improvement project.

## **CAPITAL IMPROVEMENT PROJECTS**

### **Main Street Corridor Improvements**

Authority staff requested to enter into an agreement with Environmental Design, Inc in the amount of \$525,000 in FY2015. The expenditure would fund specimen tree supply and installation services as part of the Downtown Houston Streetscape renovation project benefitting both the Main Street Corridor Improvement project and Shopping District on Dallas St. Mr. Hoogeboom presented the request to the Economic Development Committee (EDC) on August 27, 2014. The EDC vetted and approved taking the project to the Board.

Following discussion, upon a motion made by Director Harrison and seconded by Director Sabino, the Board voted unanimously to approve the amount of \$525,000 for professional tree supply and installation services with Environmental Design, Inc., and the execution of necessary agreements by the appropriate officers of the Authority.

### **Rusk Sidewalk and Crosswalk Pavers**

Mr. Hoogeboom informed the Board of the Rusk Sidewalk and Crosswalk Pavers Capital Improvement project. Authority staff presented the request to the Economic Development Committee (EDC) on August 27, 2014. The EDC vetted and approved taking the project to the Board, pending final request amount disclosure. Mr. Hoogeboom informed the Board that the developer had not disclosed the request amount.

No action was taken at this time in regard to the request for a Capital Improvement project.

### **Main Street Corridor Improvement - SkyHouse Houston Sidewalk Update**

Ms. Posenecker presented an update on the completed sidewalk pavements and retail space surrounding the SkyHouse Houston project. The presentation recapped all construction completed through a previous BOD authorization of \$125,000 in FY 2013.

## **DOWNTOWN LIVING INITIATIVE**

### **SkyHouse Main**

Mr. Hoogeboom presented an overview of the grant requested for a Downtown Living Initiative (DLI) project. The grant would fund a 24-story high rise apartment building featuring approximately 336 residences, with approximately 7,200 square feet of street retail and a detached seven story parking garage serving the retail and residents. The developer presented the request to the Economic Development Committee (EDC) on August 27, 2014. The EDC vetted and approved taking the project to the Board.

Following discussion, upon a motion made by Director Mandel and seconded by Director Sabino, the Board voted unanimously to approve the DLI grant equal to the combined Program Tax Increments for the Qualifying Project of the Owner, computed annually for a period of up to 15 years and up a maximum reimbursement to the Owner of \$15,000 per unit and the execution of necessary agreements by the appropriate officers of the Authority.

#### 1111 Rusk – Old Texaco Building

Mr. Hoogeboom provided an overview of the 50% inspection report by Matrix Structural Engineering.

### **OTHER BUSINESS**

#### Scenic Houston

Mr. Leach presented the request of endorsement from Scenic Houston to the Board. He provided an overview of the endorsement letter as well as the *Streetscape Resource Guide*. Based on Authority staff recommendation, the Board decided against signing the endorsement letter at this time. No further action was carried out on this item.

#### Project Status Report

Mr. Leach provided a brief status update of ongoing projects. The Sabine to Bagby Promenade project has been completed. The Jesse H. Jones Library Plaza project is anticipated to be brought up to the Board in 2014.

#### Retail Update

Mr. Leach informed the Board of two significant changes in retail; the closing of Goro & Gun at 306 Main St. and the opening of Public Services Wine and Whiskey at 202 Travis.

### **NEXT MEETING**

Tuesday, October 14<sup>th</sup> at 12:00 pm.

### **ADJOURNMENT**

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

*[Signature page follows]*

  
Secretary, Board of Directors

