

**MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS**

September 9, 2014

The Board of Directors (the “Board”) of Reinvestment Zone Number Three, City of Houston (the “Zone”) convened in regular session, open to the public, at the offices of Houston Downtown Management District, on the 9th 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 Hoozeboom, 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. Executive Director Leach noted that Bruce Austin’s name should be removed and the minutes revised to reflect that he is currently not a Board Member or Vice-Chair and is 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 with that correction.

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.

CAPITAL IMPROVEMENT PROJECTS

Main Street Corridor Improvement - SkyHouse Houston Sidewalk Update

Ms. Posenecker presented an update on the completed sidewalk pavements and retail space surrounding the newly opened SkyHouse Houston DLI project. The presentation recapped all construction completed through a previous BOD authorization.

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 14th 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

