

LAKE HOUSTON REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

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BOARD PACKET

REINVESTMENT ZONE NUMBER TEN

CITY OF HOUSTON, TEXAS

AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
LAKE HOUSTON REDEVELOPMENT AUTHORITY
REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE)

Notice is hereby given that the Board of Directors of Lake Houston Redevelopment Authority (Authority), and Tax Increment Reinvestment Zone Number Ten, Lake Houston Zone (Zone), will hold a joint meeting on **Thursday, March 9, 2023**, at 8:00 a.m., at the Kingwood Community Center, 4102 Rustic Woods Drive, Kingwood, Texas 77345, and is open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Approve minutes from last meeting.
3. Comments from Council District E, Mayor Pro Tem Dave Martin.
4. Receive public comments.
5. Financial and bookkeeping matters, including acceptance of Financial Report, approving the payment of bills including:
 - a. City of Houston payment of \$9.455 million for the T-1013 Project.
6. Engagement Agreement with Public Finance Partners to assist in arbitration matters.
7. Engagement Agreement with Holloway Environmental + Communications Services to assist in NEPA (National Environmental Policy Act) requirements related to the T-1014 Project.
8. HNTB Report on Northpark Drive Overpass (T-1013) Project, including approving task orders, pay estimates, change orders, and final acceptance.
9. HNTB Report on Northpark Drive Reconstruction (T-1014) Project, including approving task orders, pay estimates, change orders, and final acceptance.
10. Receive presentations, reports, or updates from the Directors, consultants, City of Houston Staff, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
 - a. LHRA Earnings Analysis provided by Masterson Advisors LLC;
 - b. Landing Rock Insured Deposit Account, CD Market Place Certificate of Deposit Account and Collateralized Deposit Account.
11. Discuss meeting schedule including date and time of next meeting for **Thursday, April 13, 2023, at 8:00 a.m.**
12. Convene in Executive Session pursuant to section 551.087, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.
13. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.
14. Adjourn.



Ralph De Leon, Administrator for the Authority

An electronic copy of the Agenda and Board Packet can be found at: info@lhra.com

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LAKE HOUSTON REDEVELOPMENT AUTHORITY AND
TAX INCREMENT REINVESTMENT ZONE NUMBER TEN,
CITY OF HOUSTON, TEXAS
JOINT BOARD OF DIRECTORS MEETING

February 9, 2023

The Board of Directors (the “Board”) of both the Lake Houston Redevelopment Authority (the “Authority”) and the Tax Increment Reinvestment Zone Number Ten, City of Houston, Texas (the “Zone”) met at 8:00 a.m., at the Kingwood Community Center, 4102 Rustic Woods Drive, Kingwood, Texas 77345, and was open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

Kimberly Brusatori	Position 1
Jeffrey Nielsen	Position 2, Chairman Elect
Philip Ivy	Position 3, Vice Chair
Tom Broad	Position 4, Secretary
Vacant	Position 5
Billy Beattie	Position 6, Treasurer
Dr. Martin Basaldua	Position 7

and all of the above except Directors Ivy and Basaldua were present, thus constituting a quorum.

Also attending the meeting were, Jessica Beemer and Dustin Hodges of the City of Houston (the “City”); Ralph De Leon of TIFWorks, LLC; Mark Arnold of Hunton Andrews Kurth LLP; Joel Salinas and Grant Detro of HNTB Corporation; Chris Palis of Burton Accounting, P.L.L.C.; Wesley Garner of Community Impact Newspaper; Dee Price of the Kingwood Service Association; Adam Kupstas of Kingwood Place West Property Owners Association; and Leron Wilson community resident.

- 1. Establish quorum and call to order.** Director Nielsen conducted a roll call of Board Members present and called the meeting to order at 8:05 a.m.
- 2. Election of Officers.** Mr. De Leon provided an overview of the process, needed as Director Nielsen, currently Secretary would rotate to position of Chairman of the Board. After nominations and subsequent discussions, the Board voted to appoint Director Beattie as Treasurer and Investment Officer, Director Broad as Secretary, and Director Ivy would remain as Vice Chairman. Director Brusatori motioned to approve the slate as nominated, which was seconded by Director Broad and passed by unanimous vote.
- 3. Approve minutes from last meeting.** After review and discussion, Director Broad motioned to adopt the minutes from the January 12, 2023 Board of Directors meeting, which was seconded by Director Beattie, and which passed by unanimous vote.

4. **Comments from Council District E, Mayor Pro Tem (“MPT”) Dave Martin.** There were no comments from MPT Martin. Mr. Hodges reported that HPW had been addressing flashing red lights at various intersections including the intersection of Northpark and Hidden Pines Kingwood Drive and Forest Garden, Kingwood Drive and West Lake Houston and the matter is being corrected. Additionally, Mr. Hodges reported that BARC would be holding a micro-chipping event for Kingwood residents.
5. **Receive public comment.** There was no public comment.
6. **Financial and bookkeeping matters, including acceptance of Financial Report, approving the payment of bills.** Mr. De Leon provided an overview of the financial statements and invoices for the current period. After review and discussion Director Broad motioned to approve payment of invoices, which was seconded by Director Beattie, and which passed by unanimous vote.
7. **HNTB Report on Northpark Drive Overpass (T-1013) Project, including approving task orders, pay estimates, change orders, and final acceptance including:**
 - a. **Agreement between Lake Houston Redevelopment Authority and Harper Brothers Construction LLC.** Mr. De Leon provided an overview of the construction agreement for the Northpark Drive Overpass Project. Director Broad inquired about first steps after execution of the agreement. Mr. Detro responded contractor will submit drainage box and structural submittals to the engineer, and installation of drainage boxes should begin in May. Mr. De Leon responded the contractor will lease lay-down space, install a construction trailer, provide electrical and utility services to the trailer, fence the location and start staging materials and equipment at the location. Mr. Salinas reported initial traffic control devices will be installed as part of the initial mobilization phase. After discussion and review Director Broad motioned to engage Harper Brothers Construction LLC, which was seconded by Director Brusatori and which passed by unanimous vote.
8. **HNTB Report on Northpark Drive Reconstruction (T-1014) Project, including approve task orders, pay estimates, change orders, and final acceptance.** Mr. De Leon reported that the Authority had worked with H-GAC to reprogram the federal funds for year 2027, thus allowing time for the T-1013 project to be constructed before demolition occurs on the second phase. Additionally, Mr. De Leon reported that HNTB and the Authority will be meeting with TxDOT to discuss programming and scheduling a public meeting as required by NEPA (National Environmental Policy Act), a requirement of the federal funds grant.
9. **Receive presentations, reports, or updates from the Directors, consultants, City of Houston staff, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan.** There were no reports or presentations.

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10. **Discuss meeting schedule including date and time of next meeting for Thursday, March 9, 2023, at 8:00 a.m.** No action was taken.
11. **Convene in Executive Session pursuant to section 551.087, Texas Government Code, to discuss economic development matters of the Zone.** There was no executive session.
12. **Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.** No action was taken.
13. **Adjourn.** At 8:35 a.m, Director Broad motioned to adjourn, which was seconded by Director Beattie, and which passed unanimously.

Secretary, Board of Directors

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