

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

February 25, 2015

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, on the 25th day of February 2015, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Anello	Chair
Jason Johnson	Vice Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Patricia Garza	Director
Monica Savino	Director
Alice Valdez	Director
Ann Guercio	Director
Chris Silkwood	Director

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

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Blake McGregor and Criselda Gonzales of Edminster Hinshaw Russ & Associates (“EHRA”); Zakcq Lockrem of Asakura Robinson; Steven David of the City of Houston; Mandy McGowen of First Ward Civic Association; and John Deal of 1502 Sawyer LLC.

DETERMINE QUORUM; CALL TO ORDER

Director Anello noted that a quorum was present and called the meeting to order. He requested that the attendees introduce themselves.

DEVELOPER REIMBURSEMENT AGREEMENT WITH 1502 SAWYER LLC

Mr. Deal addressed the Board regarding a new development in the Zone. He stated that this company had purchased one-half of the old Riviana rice facility at Sawyer and Summer to develop a project called the Silos on Sawyer which will include artist studios, creative workspaces and some retail. Mr. Deal stated that the City is requiring the installation of a barrier along the Union Pacific Railroad Track. In connection with same, he requested that the Board consider reimbursing the cost of constructing the barrier from future increment. After discussion, Director Anello moved that the Board authorize the Zone’s attorney to negotiate a draft agreement with 1502 Sawyer LLC to reimburse the cost of the railroad barrier out of future

increment. Director Card seconded the motion and it passed with a vote of eight to zero. Director Garza abstained from voting on the matter.

APPROVE MINUTES

The Board considered approving the minutes of December 10, 2014. Director Lindsay moved that the Board approve the minutes of December 10, 2014. Director Guercio seconded the motion and it passed unanimously.

PRESENTATION FROM FIRST WARD CIVIC ASSOCIATION

Ms. McGowan addressed the Board regarding the possibility of expanding the boundaries of the Zone to encompass the property in the First Ward neighborhood. Mr. David stated that he would review maps of the neighborhoods and run preliminary tax numbers. After further discussion, Director Anello moved that the Board direct the Zone's consultants to work the City staff to collect data and documentation in connection with the proposed expansion of the Zone and amendment of the project plan. Director Johnson seconded the motion and it carried unanimously.

Director Guercio departed the meeting.

PROJECTS REPORT

MECA Meeting Room

The Board next discussed the rehabilitation of the meeting room in MECA. Director Johnson stated minor demolition is needed in order to proceed with the rehabilitation of the meeting room. Mr. Lord stated that the Authority needs documentation to define who is responsible during the demolition.

After discussion Director Anello moved that the Board authorize preparation of a document that allows for expenses to conduct the inspection and determine what improvements are needed in an amount not to exceed \$1,500. Director Lindsay seconded the motion and it carried by unanimous vote.

Community Outreach Program

There was no report for the month.

PROJECT FINANCING OPTIONS

Mr. Lord reported that BBVA Compass Bank is looking at the debt capacity for the Zone. The Board agreed to revisit the matter in the next year.

MECA'S REPORT

There was no report for the month.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

There were no items for the next meeting

PUBLIC COMMENTS

There were no comments from the public.

Secretary