

MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 4

April 12, 2019

The Board of Directors (the "Board") of Harris County Improvement District No. 4 d/b/a The Energy Corridor District (the "District") met in regular session, open to the public, on the 12th day of April, 2019, at 777 N. Eldridge Pkwy, Suite 270, Houston, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

David W. Hightower	President
Robert Halick	Vice President
D. Bruce Fincher	Secretary
Jon Baccus	Assistant Secretary
Peter Elgohary	Director
Donabel Quizon	Director
Tom Halaska	Director
Vacant	Director
David L. Lane	Director

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Peter Lee and Celia Moore, members of the public; Julia McCain of McCall Gibson Swedlund Barfoot PLLC; Ali Lamkahouan, Controller for the District; Fabiana Demarie, Urban Planner for the District; Robert Rayburn, Landscape Architect for the District; Michelle Lofton of ETI Bookkeeping Services; Pat Hall of Equi-Tax, Inc.; Kristen Hennings and Scott Saenger of Jones & Carter, Inc.; Sergeant Phillip Bennett of Harris County Constable Precinct 5; Susan Alford of Berg Oliver Associates, Inc., Sheila Condon of Clark Condon Associates ("CC"); Jackie Gorman and Rob Andrews of Austin Allen Company; Richard Long and David McIntosh of the United States Army Corps of Engineers ("Corps"); and Jessica Carr and Nikole Cales of Allen Boone Humphries Robinson LLP ("ABHR").

ESTABLISH A QUORUM AND CALL THE MEETING TO ORDER

Having established that a quorum of the Board was present, Director Hightower called the meeting to order.

MINUTES

The Board considered the minutes of the March 8, 2019, regular meeting. Following discussion and review, Director Elgohary moved to approve the minutes, as submitted. The motion was seconded by Director Halaska and passed unanimously.

ASSESSMENT AND COLLECTION MATTERS AND STATUS OF HARRIS COUNTY APPRAISAL DISTRICT LAWSUITS

Ms. Hall reviewed the assessment collector's report for March with the Board. She then reviewed a chart regarding the status of District assessment payers' lawsuits against the Harris County Appraisal District. The Board requested Ms. Hall present a comparative analysis next month. Following discussion and review, Director Elgohary moved to accept the assessment collector's report. The motion was seconded by Director Halick and passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Lofton reviewed the March financial report with the Board, including the bills presented for payment from the District's accounts. Following review and discussion, Director Elgohary moved to approve the bookkeeper's report and payment of the bills presented in the report. Director Halick seconded the motion, which was approved by unanimous vote.

AUDIT FOR FISCAL YEAR END 2018

Ms. McCain presented and reviewed the District's audit for the fiscal year ending December 31, 2018. Following review and discussion, Director Halick moved to approve the audit for the fiscal year ending December 31, 2018, subject to final review by the Board members and ABHR. Director Elgohary seconded the motion and it passed unanimously.

LETTER TO THE CITY OF HOUSTON REQUESTING APPOINTMENT OF DIRECTORS FOR POSITIONS 6 THROUGH 9

It was noted Mr. Lee is no longer eligible to serve on the Board. The Board thanked Mr. Lee for his service and contributions to the District. The Board reviewed a proposed letter to the City of Houston requesting that Directors Tom Halaska, Robert B. Halick, David Lane and Chase Crawford to terms ending June 1, 2023. Following review and discussion, Director Fincher made a motion that the Board authorize execution of the letter to the City of Houston regarding director appointments. The motion was seconded by Director Halick and carried by unanimous vote.

2019 VARIANCE BUDGET

Mr. Lamkahouan distributed and reviewed the 2019 budget and a budget summary for the 2019 year to date. He notes some construction projects have been delayed so revenues appear high at this time.

PARK ROW COMPLETION PROJECT

Ms. Hennings updated the Board on the Langham Creek bank restoration project. She said they obtained verbal approval from the Corps, but are waiting for final written plan approval prior to advertising the project for bids.

Ms. Hennings stated there are funds available through the Federal Emergency Management Agency and stated an application is being completed for the District.

DISCUSS CITY OF HOUSTON REIMBURSEMENT AMOUNT PER ECONOMIC DEVELOPMENT AGREEMENT

Mr. Lamkahouan discussed reimbursement for the Park Row construction expenses and requested authorization to submit a request in the amount of \$224,693. After review and discussion, Director Halaska moved to authorize submittal of the reimbursement request. Director Elgohary seconded the motion, which passed unanimously.

PLANNING

There was no discussion regarding this item.

UPDATE REGARDING REQUEST FOR QUALIFICATIONS FOR LANGHAM PARK MASTER PLAN

Mr. Rayburn updated the Board regarding the request for qualifications for the development of a signature/destination park within the District on Langham Creek. The Board discussed the proposals received at the meeting last month.

Mr. Rayburn introduced Mr. Long and Mr. McIntosh from the Corps. Director Hightower discussed proposed plans for development of Langham Creek and noted the Board would like feedback from the Corps before proceeding. Mr. Long discussed various requirements and restrictions for the area and discussed the discharge channel and reservoir schedule. Mr. Long stated the Corps would be open to considering a lease with the District, but will oversee all development and improvements to ensure they are compliant with current standards. He noted those standards may change in the future and will require the District to make adjustments as necessary. Mr. Long stated some current restrictions include: no plantings within 50 feet of structures, no woody vegetation within 50 feet of the levee toe, and a recommendation to avoid large permanent structures. Mr. Long informed the Board the Corps is installing overhead power poles and lines along the property line to run power to a pump station. Director Hightower inquired if the temporary parking lot constructed by the Corps can remain after the project is complete. Mr. Long stated he would be willing to work with the

District regarding that matter. Discussion ensued regarding possible development of the dam area and installation of public restrooms. Mr. Long noted Corps approval could take anywhere from one to five years.

ECD PUBLIC SAFETY

Sergeant Bennett updated the Board regarding security matters in the District and reviewed the report on March patrols and activity. He stated he conducts regular meetings with interested property owners within the District. Sergeant Bennett reported he will begin utilizing the Next Door application to provide updates to property owners.

CONSTRUCTION PROJECTS UPDATE

Ms. Demarie updated the Board regarding construction projects in the District.

MEMORIAL DRIVE AND ELDRIDGE PARKWAY INTERSECTION UPDATE

Ms. Demarie stated the water line relocation is complete and expects the District's portion of the work on the Southeast side to begin shortly.

MEMORIAL/DAIRY ASHFORD SIDEWALKS

Ms. Demarie updated the Board regarding the Memorial/Dairy Ashford Sidewalk project. She stated she is waiting on permits from the City of Houston and anticipates construction will begin sometime in May.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A DISTRICT EMPLOYEE

At 9:42 a.m., Director Hightower announced that the Board would convene in executive session. All other attendees left the meeting except for the Board members, Ms. Carr, Ms. Cales, Ms. Gorman and Mr. Andrews.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 9:56 a.m., Director Hightower announced that the Board would reconvene in open session.

After reconvening in open session, the Board concurred the executive director committee would be comprised of Directors Fincher, Halaska, Lane and Elgohary.

PUBLIC COMMENT

Ms. Moore stated she owns a small business in the District and noted she has a few suggestions. She requested the Board focus on connecting the community and enhancing the District and recommended the Board consider appointing a District representative from the small business community. Ms. Moore then inquired if the Board would consider sponsoring a community event she is organizing. Director Hightower requested she leave her contact information with District staff.

NEXT MEETING

The Board noted the next regular meeting will be held on May 10, 2019 at 8:30 a.m.

ADJOURN

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

(SEAL)

Secretary, Board of Directors