

MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 4

April 10, 2015

The Board of Directors (the "Board") of Harris County Improvement District No. 4 d/b/a The Energy Corridor Management District (the "District") met in regular session, open to the public, on the 10th day of April, 2015, at 14701 St. Mary's Lane, Suite 290, 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
Steve West	Secretary
Steve Moskowitz	Assistant Secretary
D. Bruce Fincher	Director
Sean Tackett	Director
Peter D. Johnston	Director
Chuck Cervas	Director
Debbie Fujimoto	Director

and all of the above were present except Directors West, Tackett and Cervas, thus constituting a quorum.

Also present at the meeting were Clark Martinson, General Manager for the District; Katherine Wallace, Finance and Economic Development Manager for the District; Shelley Malone, Assistant to Finance and Economic Development Manager for the District; Kelly Rector, Transportation Coordinator for the District; Rachael Weaver, Community Relations Coordinator for the District; John Nuñez, Transportation Manager for the District; Robert Rayburn, Senior Project Manager for the District; Joshua Bowie and Les Lee of eSiteful; Pat Hall of Equi-Tax, Inc.; Michelle Lofton of ETI Bookkeeping Services; Darren Willis of Jones & Carter, Inc.; Mark Klein; Marguerite Dunlap with METRO; Shaun Gray of Gray & Associates Events; and Jessica Holoubek and Veronica Seguin of Allen Boone Humphries Robinson LLP.

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 first considered the minutes of the March 13, 2015, regular meeting. Following discussion and review, Director Fincher moved to approve the minutes as

submitted. The motion was seconded by Director Fujimoto 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, a copy of which is attached. She also reviewed a chart regarding the status of District assessment payers' lawsuits against the Harris County Appraisal District. Following discussion and review, Director Johnston moved to accept the assessment collector's report. The motion was seconded by Director Fincher and passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Lofton reviewed the March cash management, capital funds and investment report, a copy of which is attached, and reviewed the bills presented for payment from the District's accounts. Following review and discussion, Director Johnston 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.

2015 YTD VARIANCE BUDGET

Ms. Wallace distributed and reviewed the year-to-date budget summary, a copy of which is attached.

ECD 10 AND 20 YEAR BUDGET SCENARIOS

Mr. Martinson distributed and reviewed 10 and 20-year budget scenario projections. The Board discussed assumptions for real property valuation growth. After discussion, Director Johnston moved to adopt the 10-year budget projection, as revised by Mr. Martinson to reflect a 2% decline in values over the first two years, 0% growth at the third year, and 2% growth over the following seven years. Director Halick seconded the motion, which passed unanimously.

2015 ANNEXATION UPDATE

Mr. Martinson updated the Board on the status of potential annexations into the District.

2015-2024 SERVICE AND IMPROVEMENTS PLAN UPDATE

Ms. Wallace reviewed a summary of the status of petitions received to date for the District's proposed 2015-2024 Service Plan. Discussion ensued. After discussion, Director Moskowitz moved to (1) publish notice and hold a public hearing regarding the District's proposed 2015-2024 Service Plan on May 22, 2015, at 9:30 a.m.; and (2)

appoint Director Halick as the hearing examiner. Director Fujimoto seconded the motion, which passed unanimously.

ECD CAR SHARE PROGRAM CMAQ GRANT

Ms. Rector reported on the CMAQ Car Share grant program and efforts to identify potential locations for additional vehicles. She stated that she will present potential funding options for the program at the next meeting. Discussion ensued regarding the program being in effect prior to the opening of the Park and Ride facilities in the District.

PARK ROW COMPLETION PROJECT

Mr. Willis presented and recommended award of a construction contract to Camino Services, LLC, in the amount of \$72,770.00, for Omni Hotel paving and water facilities associated with Phase II of the Park Row Completion Project. He stated that Camino Services, LLC was the bidder that presented the bid that will result in the best and most economical completion of the project.

Mr. Willis the presented and recommended award of a construction contract to A.H.C.C., LLC, in the amount of \$72,225.00, for Omni Hotel electrical facilities associated with Phase II of the Park Row Completion Project. He stated that A.H.C.C., LLC was the bidder that presented the bid that will result in the best and most economical completion of the project.

After review and discussion, Director Halick moved to (1) award a construction contract to Camino Services, LLC, in the amount of \$72,770.00, for Omni Hotel paving and water facilities associated with Phase II of the Park Row Completion Project, subject to final ABHR review and approval; and (2) award a construction contract to A.H.C.C., LLC, in the amount of \$72,225.00, for Omni Hotel electrical facilities associated with Phase II of the Park Row Completion Project, subject to ABHR review and approval. Director Fujimoto seconded the motion, which passed unanimously.

Mr. Willis updated the Board on the status of the Park Row Phase I street lighting and CenterPoint Energy schedule.

Discussion ensued regarding Park Row Phase I irrigation and landscaping. Director Hightower requested that Mr. Willis send a notice to Worthing regarding repairs to damage done to the District's landscaping and curbs in Park Row.

Mr. Willis reported on the status of the Park Row Phase II clearing and demolition and stated that the final pay estimate is pending.

Ms. Wallace reviewed the monthly expenses associated with Phase II totaling \$19,638.25 to be paid from capital funds. After discussion and review, Director Halick

moved to approve payment of the Phase II monthly expenses from the District's capital fund. Director Fujimoto seconded the motion, which carried unanimously.

Director Hightower updated the Board on the status of various agreements required by the U.S. Army Corps of Engineers ("USACE") in connection with permitting for Phase II of the Park Row Completion Project. Director Hightower discussed that he is awaiting a draft memorandum of understanding that will describe USACE requirements regarding data recovery efforts from the historically sensitive sites. Discussion ensued regarding holding a special meeting to discuss separating the Phase

ENERGYFEST 2015 RECAP

Ms. Weaver and Mr. Gray updated the Board on EnergyFest 2015 and reviewed the EnergyFest 2015 budget.

ECD EVENTS

Mr. Martinson reviewed upcoming related District events.

HOUSTON POLICE DEPARTMENT AND NEIGHBORHOOD PROTECTION AND CODE ENFORCEMENT UPDATE

Ms. Wallace discussed the District's security patrols, neighborhood protection, and code enforcement, including crime statistics report.

2015 TEXAS LEGISLATURE UPDATE

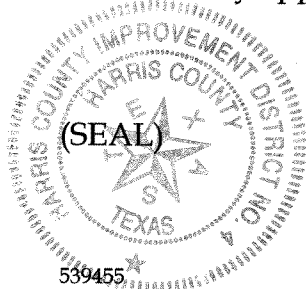
Mr. Martinson discussed legislation of interest that has been introduced in the 2015 Regular Session of the Texas Legislature.


NEXT MEETING

The Board discussed next month's meeting date and concurred to hold the next regular Board meeting on May 8, 2015, subject to confirming a quorum.

ADJOURN

There being no further business to come before the Board, Director Johnston moved to adjourn the meeting. Director Halick seconded the motion, which was unanimously approved.





Secretary, Board of Directors
Vice President

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Assessment collector's report.....	2
Cash management, capital funds report, and investment report.....	2
Year-to-date budget summary	2