

**MINUTES OF THE MEETING OF THE
HOBBY AREA MANAGEMENT DISTRICT
BOARD OF DIRECTORS**

August 10, 2017

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, August 10, at 1:00 p.m. in the Doubletree Hilton Hobby, 8181 Airport Blvd., Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Jesus H. Saenz, Jr.	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all the above were present, with the exception of Directors Bailey and Zachary, thus constituting a quorum. Also present were Jerry Lowry, Executive Director; Toby Stephens and Gabrielle Dirden, all with HAMD; Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Cindy Craig, Governmental Financial Reporting, LLC.; and Jeff Sonnheim, Equi-Tax. Others attending the meeting were Eoles Whitaker, Office of State Rep. Garnet Coleman; Jason Miller, Clark Condon; Mario Ramirez, Hobby Business Ambassador; Cheryle Widner, BBT; and George Balla, Contemporary Garden Homes. Chairman Perkins called the meeting to order at 1:00 p.m.

RECEIVE PUBLIC COMMENTS.

George Balla, sales manager for Contemporary Garden Homes, commented on new patio homes and townhouse condominiums being built by Contemporary Garden Homes in the District. He stated any help the District could provide in marketing the project would be greatly appreciated.

APPROVE MINUTES OF MEETING HELD JUNE 8, 2017.

Upon a motion duly made by Director Bonsall, and being seconded by Director De Haven, the Board voted unanimously to approve the Minutes of the June 8, 2017, Board meeting, as presented.

RECEIVE ASSESSMENTS COLLECTION REPORT.

Mr. Sonnheim presented the Assessment Collection Report, included in the Board agenda materials, and answered questions. He reported a 98% collection rate on the 2016 assessments, approximately \$16,015 in uncertified values and 65 unsettled accounts. He reported he expects to have the certified values on the 20th of this month. No action from the Board was required.

RECEIVE BOOKKEEPER'S REPORT AND APPROVE INVOICES FOR PAYMENT.

Ms. Craig presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Bonsall, and being seconded by Director De Haven, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

RECEIVE AN UPDATE AND RECOMMENDATIONS FROM THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEES.

a. Consider Selection Committee recommendations for Economic Development Strategic Plan and Target Industry Study.

Mr. Stephens reported seven responses were received from the Request for Proposals to conduct an economic development strategic planning study and target industry study. He reported the Selection Committee narrowed the responses down to three firms and conducted a scoring. He reported the Selection Committee met before the Board meeting to discuss the proposals and review the scoring and are recommending the Board select Avalanche Consulting and Communication Strategies. Mr. Stephens answered questions regarding the process for selection and how the firms were screened. He reported the total cost for the plans is \$87,000.00 and is covered in the budget. He stated the plans will take approximately six months to prepare. Director Cardenas made a motion to direct counsel to negotiate a contract with Avalanche Consulting and Communications Strategies and bring the contract to the Board for consideration at the next meeting. There was no second. The Motion did not pass. After further discussions, Director Cardenas made a motion to direct counsel to negotiate a contract with Avalanche Consulting and Communications Strategies in accordance with the proposal in the amount of \$87,000.00 and to bring back to the Board for approval at the next meeting. There was no second. The motion did not pass. After further discussions by the Board, and upon a motion duly made by Director Collum, and being seconded by Director Nelson, the Board voted to award the contract to Avalanche Consulting and Communications Strategies; authorize legal counsel to negotiate a contract with Avalanche Consulting and Communications Strategies to prepare the target industry study and economic development strategic plan according to the proposal in the amount of \$87,000.00; and authorized execution of said contract. Director Cardenas abstained. The motion passed.

b. Consider and approve Broadway Enhancement Project Payment Applications and/or required Change Orders.

Mr. Miller reviewed Pay Application No. 10 from Jerdon Enterprise, LP for the Broadway Blvd. project in the amount of \$20,016.01, Pay Application No. 11 from Jerdon Enterprise LP for the Broadway Blvd. project in the amount of \$13,993.44 and Pay Application No. 12 (Final) from Jerdon Enterprise LP for the Broadway Blvd. project in the amount of \$378,512.65, all included in the Board agenda materials. He reported Clark Condon has reviewed the pay applications and concurs with the quantities and amounts and is recommending all for approval. He answered questions regarding warranties and the District's ongoing maintenance obligations. Upon a motion duly made by Director De Haven, and being seconded by Director Nelson, the Board voted unanimously to (1) approve Pay Application No. 10 from Jerdon Enterprise LP in the amount of \$20, 016.01, a presented; (2) approve

Pay Application No. 11 from Jerdon Enterprise LP in the amount of \$13,993.44, as presented; and (3) approve Pay Application No. 12 (Final) from Jerdon Enterprise LP in the amount of \$378,512.65, as presented.

RECEIVE EXECUTIVE DIRECTOR'S REPORT.

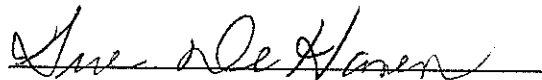
Mr. Lowry presented the Executive Director's Report, included in the Board agenda materials. He reported the District office has a new phone system and phone numbers. He reported the nominations and reappointments for the Board of Directors have been sent to the City and although some board members' terms have expired they continue to serve on the Board. He provided an update on the bus shelter design. There was general discussion by the Board regarding trash receptacles at the bus shelters. Mr. Stephens provided an update on the business ambassador program. Mr. Lowry provided an update on public safety initiatives. He reported a high visibility SEAL security patrol along Gulf Freeway will begin on August 15 for six weeks. Ms. Dirden reported a Metro Next event is scheduled for September 21. Director Saenz commented on Metro placing the transit center at the airport. There was general discussion regarding concrete failures in sections on Broadway Street. The matter has been reported to the City who is working under the warranty of the contractor. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:02 p.m.

(Seal)




Secretary