

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

February 18, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, February 18, 2016, at 2:00 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 -	vacant	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 Szilagyi and Zachary, thus constituting a quorum. Also present were David Hawes, Gretchen Larson, Linda Clayton and Eoles Whitaker, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; and Jack Roland, Governmental Financial Reporting, LLC. Others attending the meeting were Rhedonda Cox and O'Brien McFadden, both of SEAL Security; and Loreta Duke and Rebecca Wright, both with Andover Southview Fairlawn Civic Association. Chairman Perkins called the meeting to order at 1:33 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF MEETING HELD JANUARY 14, 2016.

Upon a motion duly made by Director Cardenas, and being seconded by Director Collum, the Board voted unanimously to approve the Minutes of the January 14, 2016, Board meeting, as presented.

RECEIVE ASSESSMENTS COLLECTION REPORT.

Mr. Hawes reviewed the Assessments Collection Report, included in the Board agenda materials. He reported 55% of the assessments had been collected for 2015 in January and as of today 95% had been collected. He reported assessments became delinquent on February 1. No action from the Board was required.

RECEIVE BOOKKEEPER'S REPORT AND APPROVE INVOICES FOR PAYMENT.

Mr. Roland presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Staff answered questions regarding various invoices. Upon a motion duly made by Director

Collum, and being seconded by Director Nelson, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

APPROVE RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS.

ACCEPT BOOKKEEPER/INVESTMENT OFFICER'S ANNUAL DISCLOSURES UNDER THE PUBLIC FUNDS INVESTMENT ACT.

Mr. Lord reviewed the Resolution regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers, included in the Board agenda materials. He reported had had reviewed the Investment Policy and there had been no change in law or circumstances and he was recommending no changes to the Investment Policy. He reported the Resolution amended the List of Qualified Broker/Dealers with whom the District may engage in investment transactions. He reviewed the Annual Disclosure Statements from the Bookkeeper and Investment Officer, included in the Board agenda materials. Upon a motion duly made by Director DeHaven, and being seconded by Director Collum, the Board voted unanimously to approve the Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers, as presented, and to accept the Annual Disclosure Statements from the Bookkeeper and Investment Officer, as presented.

RECEIVE REPORT ON HOUSE BILL 1295 IMPLEMENTATION.

Mr. Lord provided an overview of House Bill 1295. He reported House Bill 1295 was passed by the Texas Legislature during the last Session imposing new requirements for any new, amended, extended or renewed contracts entered into by governmental entities on or after January 1, 2016. He reported business entities must file a Form 1295 with the Texas Ethics Commission and disclose certain interested parties, intermediaries and controlling interests when seeking any contract before a governmental entity may enter into a contract. He reported two things trigger the requirement for the business entity to file a Form 1295: (1) the contract is in excess of \$1 million or (2) or if the contract requires an action or vote by the governmental entity. He stated the business entity must complete, execute and notarize Form 1295 and provide to the governmental entity at or in advance of the meeting at which the related contract may be considered. No action from the Board was required.

RECEIVE UPDATE FROM ENVIRONMENT, URBAN DESIGN AND MOBILITY COMMITTEE.

Mr. Whitaker provided an update on the Committee meeting held January 20, copy of the Minutes are included in the Board agenda materials. He provided an update on the Broadway project. Mr. Hawes reported comments from the City on the pre-bid package should be received within two weeks. There was general discussion regarding weight limit for thru traffic on Broadway.

- a. **Consider recommendations from Committee for approval of 12 locations for the District Mini Mural project.**

A map was provided in the Board materials depicting sites earmarked for mini murals on the electric boxes. Mr. Whitaker reported the Committee have reviewed the sites and are recommending twelve

locations at this time for the mini mural electrical box project. He reported the Committee will be reviewing artists and themes. Upon a motion duly made by Director Cardenas, and being seconded by Director Miller, the Board voted unanimously to approve the Committee's recommendation of 12 locations for the District mini mural project.

1:56 p.m. Director Vic Zachary arrived.

RECEIVE UPDATE FROM BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE.

Ms. Larson provided an update on ongoing planning for HobbyFest. She reported the Minutes from the Committee meeting held January 20, are included in the Board agenda materials, for review. No action from the Board was required.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Minutes from the Committee meeting held January 20, 2016, are included in the Board agenda materials. Office McFadden presented the SEAL Incident Report for January, 2016, a copy is attached as Exhibit A. There was general discussion regarding vagrants and the homeless and possibly providing information to them on shelter locations. Director Cardenas discussed the possibility of having bike patrol along the Sims Bayou trail. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S REPORT.

The Executive Director's Report is included in the Board agenda materials. Mr. Hawes provided an update on cleaning up illegal dumpsites in the District and reporting potholes for abatement.


Mr. Hawes pointed out since the meeting started early and some board members were not present during some of the action items that the Board may want to ratify action items 3, 5, 6, 7, and 9.a. Upon a motion duly made by Director Collum, and being seconded by Director Bailey, the Board voted unanimously to ratify action items 3, 5, 6, 7 and 9.a. previously approved during the meeting.

ADJOURN.

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:13 p.m.

(Seal)




Secretary

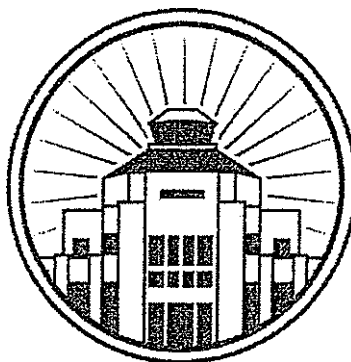
List of Exhibits:

- A. SEAL Incident Report, January 2016



**S.E.A.L.
SECURITY**

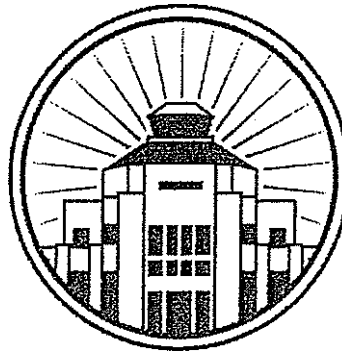
HOBBY AREA DISTRICT



INCIDENT REPORT

JANUARY 2016

Prepared For:



Hobby Area Management District

About Incident Reports:

This is an incident report prepared by SEAL Security Solutions, LLC each month for the Hobby Area Management District. Throughout the month of January, SEAL's dispatch center received calls from residents and SEAL officers concerning dangerous or potentially threatening situations or activity, and observations of incidents that occurred in the area. Our 24-hour dispatch center also received calls from clients inquiring about information on our services. These calls have been thoroughly recorded to provide Hobby Area Management District on pertinent information that impacts the community.

About SEAL Security:

SEAL Security was contracted to safeguard your community and be on call during high risk situations. All SEAL officers are armed and patrol in marked patrol units. SEAL Security takes a proactive position on patrolling and securing the Hobby District. Our expanded canine (K-9) division includes foot patrol in your community. In addition to patrol services, our dogs are trained in drug and explosive detection. Our specially-trained experts and their canine partners can be one of the most effective and productive security tools available to dissuade, discourage, and prevent crime. In the interest of safety, we ask that clients and residents do not approach the dogs or attempt to pet them. We appreciate everyone's assistance.

SUMMARY PAGE

Assistance	5
Alarm	1
Animal	1
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Call Center	27
CTW	5
Damage/Defacing of Property	3
Disturbance	4
Emergency Medical Services	0
Solicitors	1
Suspicious Activity	5
Suspicious Person(s)	17
Suspicious Vehicle(s)	3
Theft	1
Vehicle Collision	1

Call Center: 713.489.6300

Please call SEAL Security for any suspicious activity or anything that seems out of place.

JANUARY 1, FRIDAY

[04:07 AM] Owner at 4711 Reveille St. called to report that she received an alarm alert from ADT at around 2:30 AM. [04:52 AM] officer checked the area and advised the window was broken, however, the window had bars so intruder was unable to gain entry.

[05:01 PM] Officer and canine were patrolling on Airport Blvd. when they were flagged down by a rancher who required assistance. The rancher was trying to revive a newborn calf suffering from exposure. Despite the efforts of the officer and the rancher, the calf died.

[06:00 PM] While officer and canine were patrolling Dow Park, 7942 Rockhill St., the officer observed that the lights were inoperable at the basketball courts.

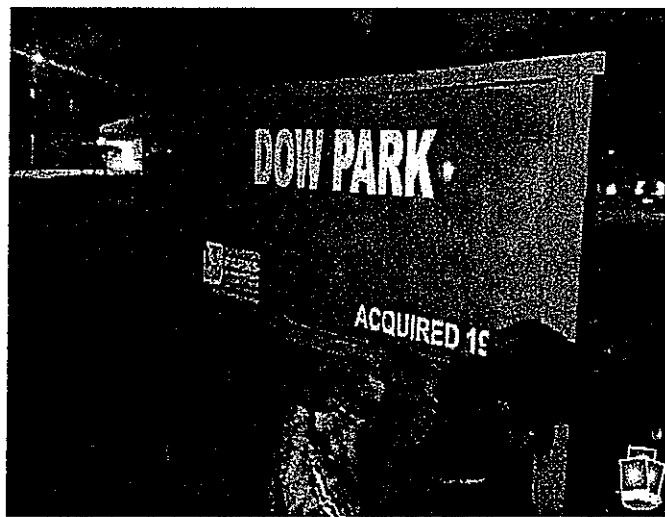


Figure 1: The basketball court lights were not working at Dow Park.

[11:00 PM] As the officer and canine patrolled I-45 INK, 9305 Gulf Freeway, the officer observed a known prostitute in the area who was exiting a customer's vehicle in the parking lot. The prostitute then departed the property upon the approach of the officer. The officer then proceeded to the Shell Gas Station, 9802 Gulf Freeway, to meet with the two store clerks on duty, who informed the officer that they had called the Houston Police Department (HPD) repeatedly about a troublesome loiterer who keeps returning to their location. They described the subject as a light-complexioned Hispanic/Afro American who is approximately 6 ft. 2 in. tall.



Figure 2: Evidence of prostitution was observed at I-45 INK and the Shell station has a chronic loiterer.

JANUARY 2, SATURDAY

[01:00 PM] As the officer and canine were conducting motor patrol under the Orem Dr. turnaround, the officer observed a fresh and extremely large dumping site.



Figure 3: Officer found a new and very large dumping site under the Orem Dr. turnaround.

JANUARY 3, SUNDAY

[06:00 AM] During officer and canine foot patrol of Robert C. Stuart Park, 7250 Belfort Rd., the officer observed a new dumpsite with shopping carts and assorted trash by the woods.



Figure 4: New dumping site was observed in Robert C. Stuart Park.

JANUARY 4, MONDAY

[09:01 AM] While officer and canine were patrolling, the officer observed a vehicle that was stalled in the intersection of Reveille Rd. and Telephone Rd., which was impeding traffic. The officer assisted the motorist in to get the vehicle started and moved.

[01:01 PM] The officer on patrol assisted the SEAL technician to conduct a special check of the camera surveillance system at 6322 Telephone Rd.



Figure 5: Officer assisted the SEAL technician with a special check of the camera unit at 6322 Telephone Rd.

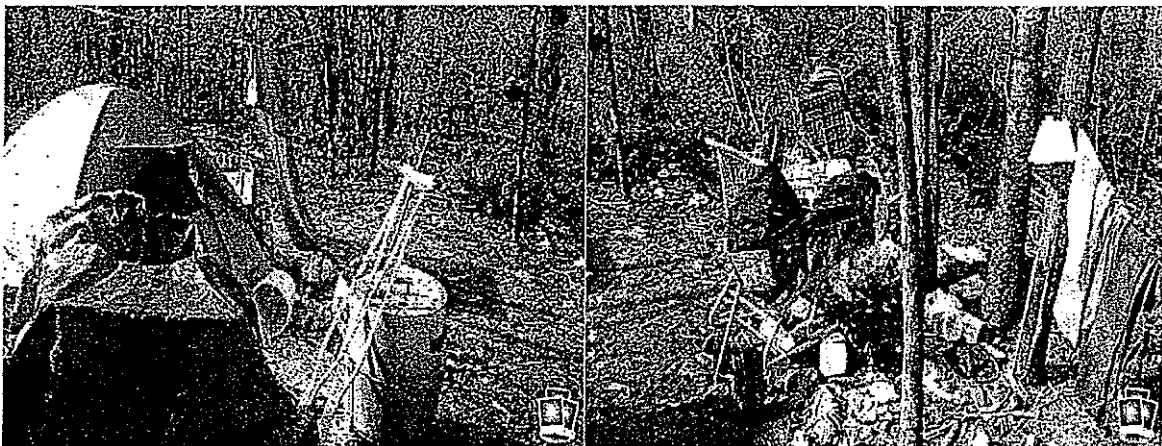
JANUARY 5, TUESDAY

[12:01 PM] During regular officer and canine patrol, the officer delivered requested SEAL camera footage data sticks to the Springhill Suites, 7922 Mosley Rd., and to Vista Verde Apartments, 8601 Broadway St. With nothing further to report, the officer and canine returned to neighborhood patrol duties.

[11:00 PM] While officer and canine were on patrol, the officer observed a public disturbance between loiterers taking place at the Shell Gas Station, 9802 Gulf Freeway. The officer entered the property and defused the situation, giving one of the panhandlers a verbal trespass warning. Once the loiters left, the officer met with the night shift clerk to alert the employee about the altercation that had occurred outside out of view. The clerk thanked SEAL Security and stated that store employees will continue to call SEAL if any problems arise. With nothing else to add to the report, the officer and canine returned to regular patrol duties.

JANUARY 7, THURSDAY

[10:32 AM] Officer and canine on patrol checked the homeless camp at 8164 Hansen St. and found that the named transient was still in residence. The vagrant informed the officer that he was unable to move himself and his possessions out of the area because he is missing a leg and was unable to find anyone to help him move. The officer contacted the named Houston Fire Department (HFD) academy district chief and asked him if he could assist in this situation. The HFD chief opined that it sounded like a good training exercise and gathered up HFD four trainees to help move the vagrant and his belongings. The trainees moved the transient and his possessions to a location where the vagrant could access them from the road. The trainees also cleaned up the site. The HFD chief and his trainees were very compassionate and competent when assisting with this situation. With nothing further to report, the officer and canine resumed patrol duties.



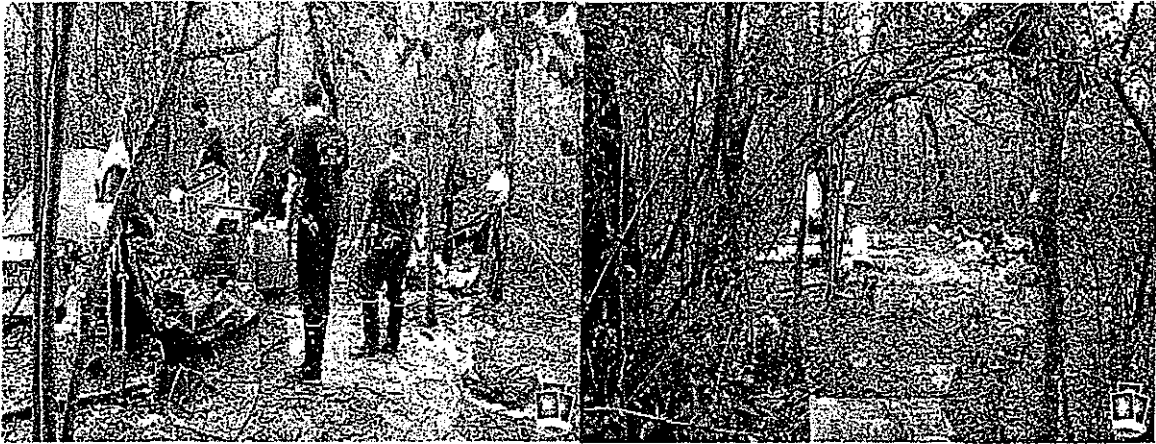


Figure 6: The HFD academy trainees moved the disabled vagrant and also cleaned the site.

[01:01 PM] During regular officer and canine patrol in the area of 9500 Easthaven Blvd., the officer advised that there has been some strange activity in the area recently. Someone has been digging grave-sized holes in the Northwest corner of the property.



Figure 7: Someone is digging grave-sized holes in the Northwest corner of the property.

[04:01 PM] During regular officer and canine patrol, the officer found a Ford 500 (license plate number: GHR 7188) that had been abandoned in the roadway by 6121 Heffernan St. and impeding traffic. The officer located the owner and was able to assist him in removing the vehicle from the street.

[05:01 PM] While conducting the regular property check at the Hong Kong Market, 9820 Gulf Freeway, the officer made contact with a Houston Police Department (HPD) vice officer who advised the SEAL officer that HPD would be running prostitution stings at 9820 and 8300 Gulf Freeway locations and that SEAL Security should avoid those areas this evening.

[07:00 PM] Officer and canine were patrolling at the Stop 'n Drive, 8318 Broadway St., and observed two Hispanic male subjects who were loitering alongside the building. The officer issued verbal trespass warnings to both loiterers, who were compliant and left the property. At this time, the officer and canine proceeded to Manheim Auto Auction.

[10:00 PM] Officer and canine returned to the Stop 'n Drive, 8318 Broadway St., and observed four Afro American male subjects and one Hispanic male subject who were loitering by the trash can. When told to disperse and leave, the group informed the officer that they had just left the store. The officer told the group that meant they could leave now. At this time, the group left the property.

JANUARY 8, FRIDAY

[03:00 PM] During regular officer and canine patrol at the Public Storage, 8430 Gulf Freeway, the officer met with the front desk agent who informed the officer that vagrants are sleeping in their restroom at night after 9 p.m. The officer advised the agent to notify the SEAL dispatcher of the situation, as well. The officer told the agent that the SEAL officer on night patrol will do a property check around that time.

[09:00 PM] Officer and canine on patrol performed a property check at Public Storage, 8430 Gulf Freeway, checking all around the building perimeter and ensured that no one was trespassing in the restroom. All appeared clear and secure at this time.

JANUARY 11, MONDAY

[03:00 PM] Officer and canine arrived at Manheim Auto, 8215 Kopman Dr. and were conducting their slow patrol when the officer was approached by an Afro American male subject, who had gold teeth and a tear drop tattooed on the left side of his face. The subject asked the officer where he could stage the cars. The officer informed him where to find a Manheim employee. The officer also notified Securitas about the male subject, as well. The officer and canine proceeded on their patrol of the property.

[05:00 PM] While conducting patrol at I-45 INK, 9305 Gulf Freeway, the officer observed a vagrant picking up cigarette butts. The officer informed the subject that he needed to leave. The subject informed the officer that he was going to the bus stop and left the property without incident.

[06:00 PM] While making contact with the named store clerk at the Citgo Gas Station, 10512 Gulf Freeway, the officer observed a wreck that occurred on the other side of I-45. A Houston Police Department (HPD) unit was already on the scene when as the accident happened.

[11:03 PM] While officer a property check at Wingstop, 8318 Broadway St., the officer assisted the store security officer in defusing a situation with an upset Afro American male subject. The

subject could not understand why he was not permitted to loiter in front of the Stop 'n Drive Store. The male subject finally left the property without any further issues.

JANUARY 16, SATURDAY

[02:41 PM] Employee at Citgo gas station located at 10512 Gulf Fwy. called to report there was a male, possibly Hispanic, who was refusing to leave. Subject had been asked several times to leave, but he refuses to cooperate. Subject was wearing a blue jacket and loitering in front of his business. [02:58 PM] Officer arrived and spoke with subject and asked him not return unless he was going to buy something. Subject complied and left property.

JANUARY 18, MONDAY

[12:29 PM] Employee at the Travelodge located at 9902 Gulf Fwy. called to report that a male threatened him and then left the property. [12:53 PM] Officer arrived and met with employee. Subject was gone on arrival.

[11:38 PM] Store manager at Citgo gas station located at 10512 Gulf Fwy. called to report there were two individuals, one African American and one Caucasian, drinking on the premise. [11:44 PM] Officer arrived and advised individuals were gone on arrival.

JANUARY 20, WEDNESDAY

[01:09 PM] Employee at the Travelodge located at 9902 Gulf Fwy. called to report that someone stole a TV two days ago and they were back again today. [01:43 PM] Officer arrived on duty and reported subjects were gone on arrival.

JANUARY 21, THURSDAY

[12:37 PM] Manager at Travelodge located at 9902 Gulf Fwy. called to report there were three suspicious individuals refusing to leave the property. Suspicious individuals were described as an African American female and male, and another female who manager could not determine what race she is. [12:48 PM] Officer arrived on scene and met with HPD who was on property. [01:40 PM] Officer arrived on scene and issued four CTWs to the violators. HPD case number 88252.

JANUARY 23, SATURDAY

[10:55 AM] Employee at the Stop N' Driver located at 8318 Broadway St. called to report there were four African American males loitering on property. HPD was notified.

JANUARY 28, THURSDAY

[11:23 PM] Manager at Travelodge located at 9902 Gulf Fwy. called to report there was a suspicious subject in the parking lot at the hotel. [11:45 PM] Officer arrived and issued one CTW to a Caucasian male who left property without incident.

JANUARY 30, SATURDAY

[11:23 AM] Employee at the Shell gas station located at 9802 Gulf Fwy S. called to report there was a suspicious female causing problems and damaging the property. Employee contacted HPD, but they have not arrived. Female was wearing all black. [11:45 AM] Officer arrived and patrolled area, but advised subject was gone on arrival.

[03:11 PM] Employee at the Valero gas station located at 9223 Airport Blvd. called to report there were three homeless males sitting under the tree on property, bothering customers and employees. [03:20 PM] Officer arrived and advised there was one suspect in custody at 9802 Gulf Fwy. HPD was notified. [03:22 PM] Suspect in custody is in a wheelchair. [03:35 PM] Officer reported that the suspect was stating that he needed insulin, but was refusing ems. [03:53 PM] Officer reported that HPD just arrived on scene. [05:05 PM] Suspect was transported to a detention facility.

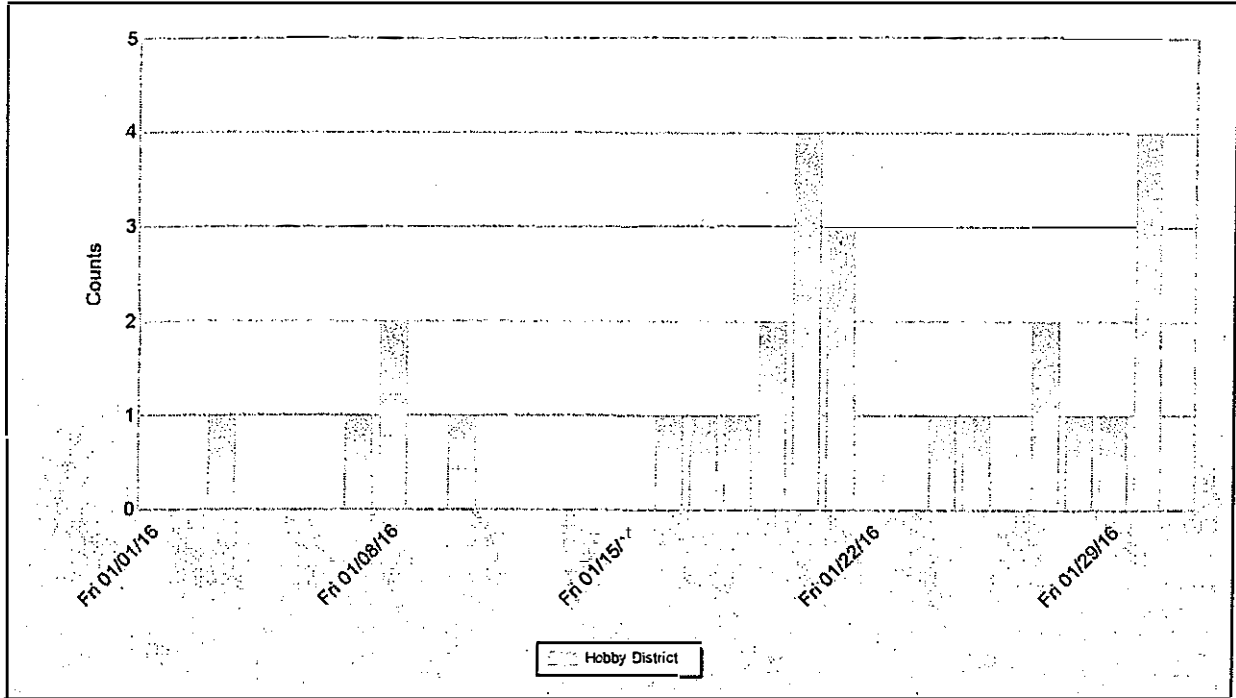
[05:49 PM] Store manager at Stop N Drive located at 8318 Broadway St. called to report there were two African American males outside the store drinking alcohol on premises. [06:04 PM] Officer arrived on duty and advised subject was gone on arrival.

JANUARY 31, SUNDAY

[08:08 PM] Manager at at Stop N Drive located at 8318 Broadway St. called to report there were three African American males hanging out in front of the business soliciting. HPD was notified.

CALL CENTER: 713.489.6300

Calls Received During the Month of January



Criminal Trespass Warnings

There were 5 total criminal trespass warnings issued.

Call Center

We received 27 calls into our call center from the district for information and tips.

Hobby Year-to-Date Summary

Incidents:	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
Calls	27												27
CTW	5												5
Assistance	5												
Alarm	1												
Animal	1												
Assault	0												
Auto Theft	0												
BMV	27												
Burglary of Habitation	5												
Damage/Defacing of Property	3												
Disturbance	4												
Emergency Medical Services	0												
Solicitors	1												
Suspicious Activity	5												
Suspicious Person	17												
Suspicious Vehicle	3												
Theft	1												
Vehicle Collision	1												

During our daily patrols, we made contact with several businesses to introduce S.E.A.L. Security to the district and offer our assistance to the owners and employees, as well as support to other security companies working inside the district.

END OF REPORT