

**MINUTES OF THE MEETING OF THE
HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NO. NINE)
BOARD OF DIRECTORS**

April 9, 2015

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, April 9, 2015, 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 -	<i>vacant</i>
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Perry J. Miller	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all were present, with the exception of Directors Szilagyi, Evans and Cardenas, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Gretchen Larson, Eoles Whitaker, Tony Allender, Linda Clayton and Jerry Lowry, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; and Cindy Craig, Roland Fry & Warren. Others attending the meeting were O'Brien McFadden, S.E.A.L. Security; Anne Culver, Scenic Houston; Ramona Crayton, METRO; and Joaquin Martinez, office of Councilman Gallegos. Chairman Perkins called the meeting to order at 1:05 p.m.

RECEIVE PUBLIC COMMENTS.

Ms. Ramona Crayton, METRO southeast sector representative, provided an overview of the new bus routes and answered questions. She reported METRO would be launching the new network in August.

APPROVE APPOINTMENT OF JOE EDD NELSON TO VACANT POSITION 8; ACCEPT OATH OF OFFICE, SWORN STATEMENT, AND BOND OF NEW DIRECTOR.

Chairman Perkins reported the Nominating Committee reviewed Mr. Nelson's resume and recommended appointing him to the Board of Directors. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to accept the appointment of Joe Edd Nelson to position 8 of the Board of Directors.

APPROVE MINUTES OF MEETING HELD MARCH 5, 2015.

Upon a motion duly made by Director Collum, and being seconded by Director De Haven, the Board voted unanimously to approve the Minutes of the March 5, 2015, Board meeting, as presented.

RECEIVE ASSESSMENT COLLECTION REPORT.

Mr. Hawes presented the Assessment Collection Report, included in the Board agenda materials, and answered questions. He reported 92% collected for 2014 assessments. He reported \$186,000 in uncertified values and once certified they will be billed. He reported delinquent notices had been sent out on the delinquent accounts. 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. Mr. Hawes pointed out on page 3 of the report under capital projects the \$557,432.00 under line item 8050 – Broadway Corridor Design Dev. needed to be moved to 8020 – Broadway Blvd. Hardscape. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to accept the Bookkeeper's Report as amended moving \$557,432.00 from line item 8050 to line item 8020, and approved payment of invoices, as presented.

CONSIDER MEMORANDUM OF UNDERSTANDING WITH SCENIC HOUSTON FOR BROADWAY LANDSCAPE PLAN.

Mr. Hawes reported the District had approved a Memorandum of Understanding with Scenic Houston covering the Broadway hardscape and that this agreement covered the softscapes such as irrigation, landscaping and wayfinding signage. He reported there was still one issue being worked out on the agreement involving the requirement of insurance and Scenic Houston has agreed to work out the issues. Mr. Allender went over Schedule 3 regarding insurance and answered questions. He reported the District holds general liability and errors and omissions insurance and contractors add the District to their liability insurance while doing projects. There was general discussion regarding landscape maintenance. Mr. Hawes reported the contractor was required to replace dead plants over a specific period of time but not maintain them. He reported the District was obligated to maintain the landscaping for the life of the District's plan. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to approve the Memorandum of Understanding with Scenic Houston for Broadway Landscape Plan, subject to approval of the District's attorney on the modifications to insurance requirements.

Ms. Culver distributed a cash flow projection spreadsheet on the Broadway project, a copy is attached as Exhibit A, and answered questions. She distributed a Scenic Houston letter of intent for contributions for the Broadway project, a copy is attached as Exhibit B.

CONSIDER AND APPOINT BOARD MEMBERS TO HOBBY AREA IMPROVEMENT CORPORATION.

Mr. Hawes reported there were five positions to appoint to the Hobby Area Improvement Corporation. He reported the candidates had all been on the Board for the Chamber of Commerce that transitioned to the Hobby Area Improvement Corporation. Upon a motion duly made by Director Zachary, and being seconded by Director Bonsall, the Board voted unanimously to appoint Danny Perkins to position 1, Perry Miller to position 2, Ann Collum to position 3, Sue DeHaven to position 4 and Joe Nelson to position 5 as board members to the Hobby Area Improvement Corporation.

RECEIVE AND CONSIDER REPORT FROM THE PUBLIC SAFETY AND SECURITY COMMITTEE.

Mr. Josh Hawes reported the Committee had met and received an update from Ms. Countiss on the county attorney program nuisance abatement. He reported two additional properties had been added to the RCR program. He went over the graffiti abatement maps, included in the Board agenda materials, and answered questions. Mr. McFadden presented the S.E.A.L. Security Incident Report for March, 2015, a copy is attached as Exhibit C, and answered questions. No action from the Board was required.

RECEIVE AND CONSIDER REPORT FROM THE ENVIRONMENTAL, URBAN DESIGN AND MOBILITY COMMITTEE.

Mr. Josh Hawes reported the litter abatement report was included in the Board agenda materials. He reported the Committee discussed the Broadway project and LED lighting. No action from the Board was required.

RECEIVE AND CONSIDER REPORT FROM THE ECONOMIC & BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson provided an update on the upcoming Hobby Fest event. She reported currently funds expended for Hobby Fest was approximately \$17,000 and once completed should be under the budgeted amount which was \$25,000. She went over the expenses, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Miller, and being seconded by Director Zachary, the Board voted unanimously to approve the expenditures as reported.

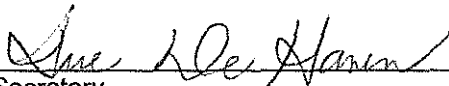
RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON ACTIONS/INITIATIVES IN SUPPORT OF THE DISTRICT'S SERVICE PLAN.

Mr. Hawes reported a recap of the TAG Membership meeting from Mr. Whitaker was included in the Board agenda materials. He reported he was still receiving great feedback from the State of District luncheon held in March. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:23 p.m.




Secretary

List of Exhibits:

- A. Scenic Houston spreadsheet on cash flow projection, Broadway project
- B. Scenic Houston, Letter of Intent
- C. S.E.A.L. Security Incident Report, March, 2015

**Cash Flow Projection
Broadway Project**

February 2015 thru January 2017

Presented to Harris County Improvement District No. 9

as of April 8, 2015

Amount	Quarterly										
	2015				2016				2017	Beyond Jan 2017	
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan		
Beginning Cash Balance	0	127,408	1,152,016	1,662,513	3,559,500	3,269,580	2,372,212	1,508,022	299,750		295,750
Contributions (Requested, Pending, and Committed)											
Foundations	3,310,000	60,000	750,000	-	2,100,000	-	-	-	100,000	-	300,000
Corporations	3,110,000	20,000	400,000	525,000	1,000,000	170,000	400,000	425,000	-	-	70,000
Non-Profits	1,750,000	-	-	250,000	-	1,000,000	-	-	500,000	-	-
Board Members	63,000	63,000	-	-	-	-	-	-	-	-	-
Total Potential Contributions	8,233,000	143,000	1,150,000	775,000	3,100,000	1,170,000	400,000	425,000	600,000	-	370,000
Expense task or project											
Softscape (landscape and soil)	2,359,398	-	-	-	-	464,848	464,850	464,850	964,850	-	-
Hardscape (paths, curbs, crosswalks, pavers)	1,614,715	-	-	-	-	403,679	403,679	403,679	403,679	-	-
Lighting, Electrical, Site Furniture & Amenities	1,236,855	-	-	-	135,000	225,464	275,464	275,464	275,464	-	-
Street Enhancements and retrofitting	500,000	-	-	-	550,000	-	-	-	-	-	-
Professional Design Costs	499,500	-	-	180,000	180,000	139,500	-	-	-	-	-
Site Prep and Demolition (tree protection)	395,428	-	-	-	-	98,857	98,857	98,857	98,857	-	-
Project Management and Administration	820,670	15,592	125,392	84,503	338,013	127,573	54,518	46,340	65,422	-	40,343
Initial Maintenance (2 years)	100,000	-	-	-	-	-	-	-	-	4,000	96,000
Total Expenses	7,526,566	15,592	125,392	264,503	1,203,013	1,459,920	1,297,368	1,289,190	1,808,271	4,000	136,343
Ending Cash Balance		127,408	1,152,016	1,662,513	3,559,500	3,269,580	2,372,212	1,508,022	299,750	295,750	529,407

Project Timeline

- Construction design and documentation
- Construction bid
- Construction let
- Project execution



EX A

Scenic Houston

LETTER OF INTENT

Thank you for your commitment to the **Broadway/Hobby Corridor Redevelopment Project** for Scenic Houston, a chapter of Scenic Texas, a 501(c)(3) organization. Please complete this form so that we may understand the intentions of your gift, and return it to Scenic Houston c/o Ms. Anne Culver • 3015 Richmond Avenue, Suite 220 • Houston, TX 77098.

In support of the Broadway/Hobby Corridor Redevelopment Project for Scenic Houston, I (We) commit the following gift:

\$ _____ over _____ year(s).

My gift will be made in the form of:

- Cash/Check
- Credit Card Charge
- Securities and Stock
- Other _____

Please make checks payable to: Scenic Houston

Installment Plan (if applicable): I (We) understand that Scenic Houston may be making financial commitments based on the payment of the following installments.

Year One: \$ _____ to be paid on or about _____ (date)

Year Two: \$ _____ to be paid on or about _____ (date)

Special instructions regarding your pledge payments: _____

Payment reminders will be forwarded annually on your pledge date anniversary unless otherwise requested.

Name: _____
Please print contributor name as you would like it to appear for public recognition

Signature: _____ Date: _____

Preferred Mailing Address: _____

City: _____ State/Zip: _____

Home Phone: _____ Fax: _____

If you have any questions, please contact Scenic Houston at 713-629-0481.

Credit Card: Visa MasterCard Discover

Card Number: _____ Expiration Date: _____

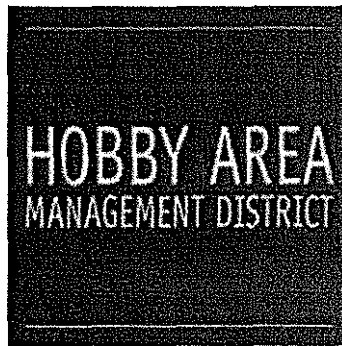
Credit Card Verification Code: (3 digit number on back) _____

Billing address (if Different): _____

Card Holder's Signature: _____



HOBBY DISTRICT

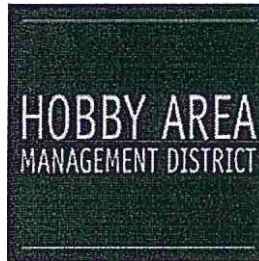


INCIDENT REPORT

MARCH 2015

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 March, 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	1
Alarm	0
Animal	0
Burglary of Habitation	0
Burglary of Motor Vehicle	1
Calls to Call Center	21
Damage/Defacing of Property	8
Disturbance	6
Emergency Medical Services	1
Solicitors	0
Suspicious Activity	6
Suspicious Person(s)	6
Suspicious Vehicle(s)	0
Theft	3
Vehicle Collision	2

Call Center: 713.489.6300

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

MARCH 3, TUESDAY

[11:00 AM] Officer on duty made contact with employees at City Gear, located at 6310 Telephone Rd., who stated there was an attempted burglary around 4:30 AM. Suspect(s) attempted to drive into the side of the building with a stolen pick-up truck. Suspects could not move the vehicle and then fled on foot. No items were stolen, only property damage.



Figure 1: Vehicle attempted to break into store by driving into it.

MARCH 4, WEDNESDAY

[03:00 PM] Officer on duty cleared Sims Bayou on Telephone Rd. and Belfort St. Officer found an older Caucasian male underneath the bridge. Officer did not find any other subjects.

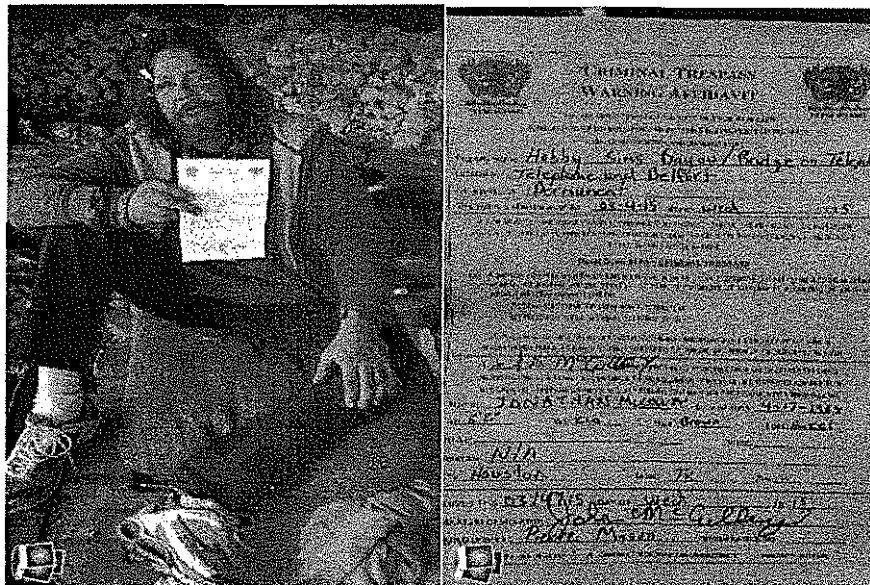




Figure 2: Officer issued a CTW and cleared area near bayou.

[03:59 PM] Officer found graffiti under the bridge on Telephone Rd. and Belfort St.

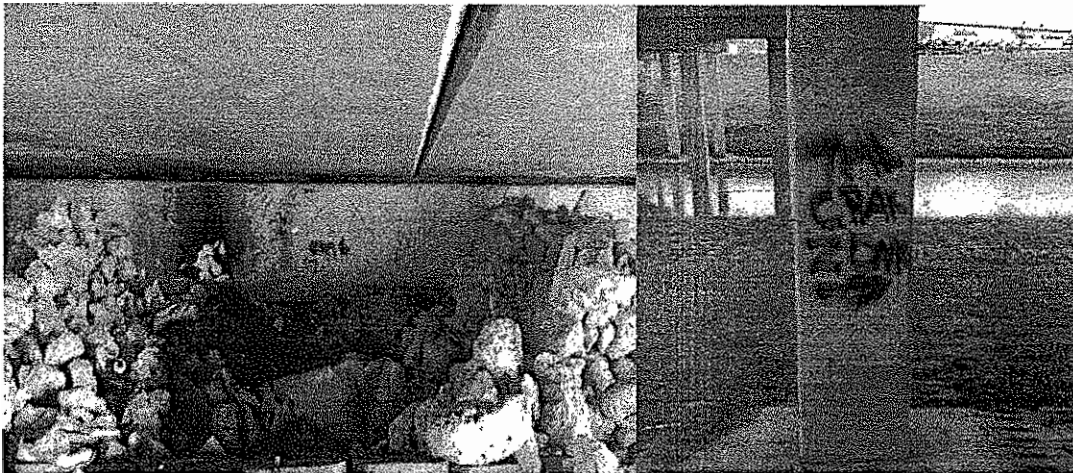


Figure 3: Graffiti on Telephone Rd. and Belfort St.

MARCH 7, SATURDAY

[02:05 PM] Employee at Lunas Auto Repair, located at 7792 Braniff St., called to report two suspicious Hispanic males, approximately 18 to 20 years of age, driving a black Honda or Altima vehicle around the business. Employee stated subjects were driving slowly and then exiting the vehicle. Officer was dispatched to address. [02:14 PM] Officer arrived to address and patrolled area, but did not locate vehicle matching the description. Officer made contact with caller who stated one of the boys was teaching the other one how to drive.

MARCH 9, MONDAY

[01:42 PM] Manager at Public Storage, located at 8610 Glenvista St., called to report a couple having an argument outside the store. Officer was dispatched to address. [01:57 PM] Officer arrived to address and reported male was gone. Female was leaving as officer approached.

[03:15 PM] Officer on duty checked for any nonviolent/violent crimes at Indigo Falls (Cabo San Lucas) located at 10910 Gulf Fwy. Officer noticed nothing out of the ordinary to report except for the flooding intersection causing traffic jams.

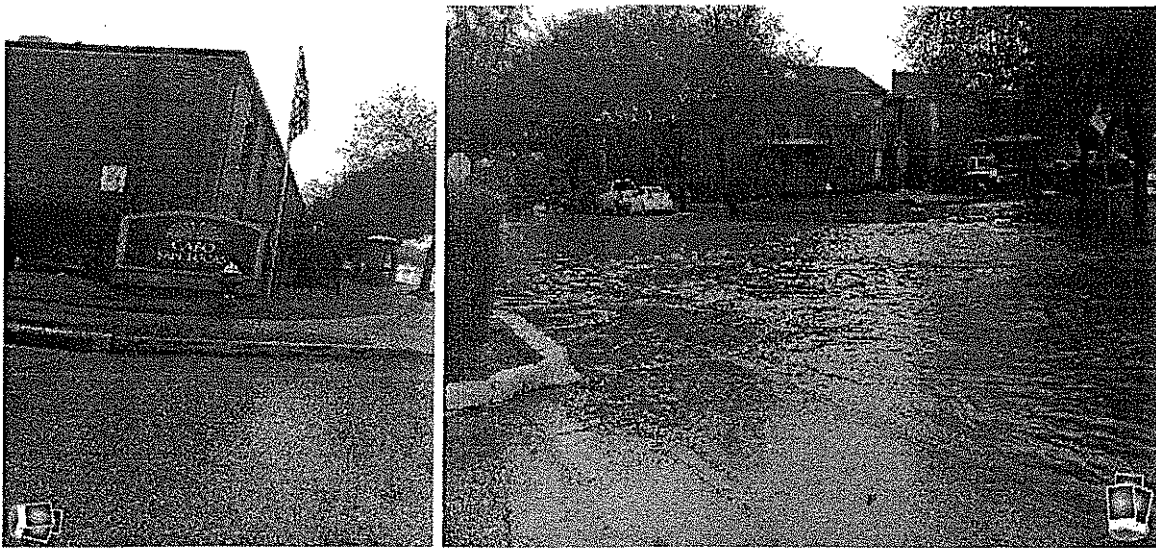


Figure 4: Flooding near Indigo Falls Apartments

MARCH 10, TUESDAY

[01:15 AM] Officer on duty witnessed a vehicle accident that occurred on the Gulf Fwy. and Belfort St. next to the plaza center. Officer rendered assistance and called for a tow truck. HPD was also on scene. No injuries were reported.



Figure 5: Vehicle accident occurred on Gulf Fwy. and Belfort St.

[01:30 PM] Employee at the 99 Cent Store Only, located at 10220 Almeda Genoa Rd., called to report three homeless subjects on property who threatening employees and refusing to leave. Employee stated it was one African American male, and a Hispanic male and female. Employee requested assistance from an officer to get them off the property. Officer was dispatched to location and reported subjects left property. Officer searched area and reported subjects left paraphernalia and other property.

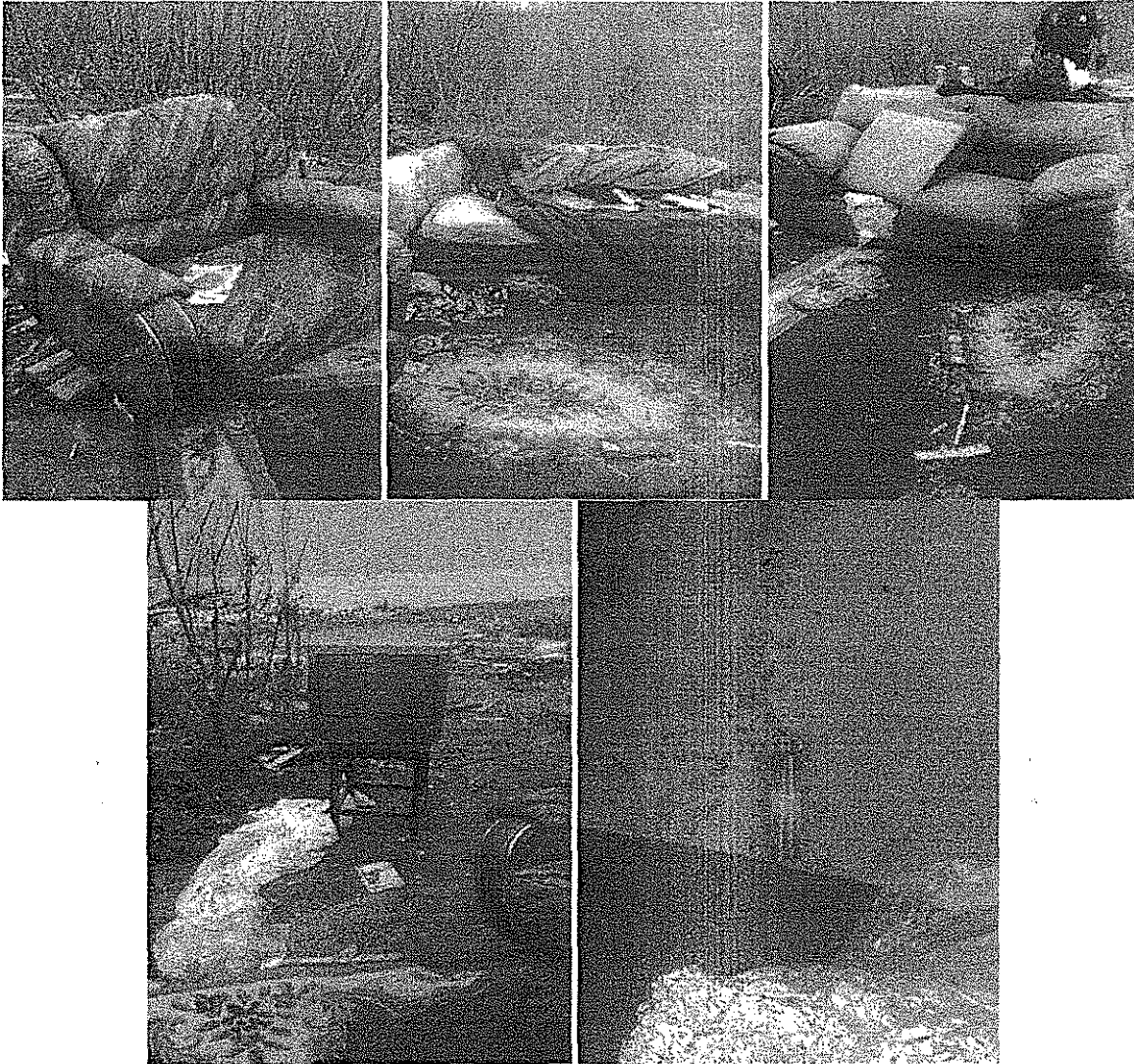


Figure 6: Subjects left drugs and other items behind store.

[03:00 PM] Officer on duty observed an African American male loitering at the Hong Kong family market located at 9820 Gulf Fwy. Violator was sitting down inhaling paint fumes. He had a permanent market in his hand covered with paint. Officer observed two buckets of paint and a needle on the ground where he was sitting. Violator was issued a CTW.



Figure 7: Subject was inhaling paint fumes with a permanent marker. Subject was issued a CTW.

[04:00 PM] Officer on duty went to check behind 99 Cent Store on Almeda Genoa Rd. to trespass two homeless individuals upon request of the store manager. Manager stated they were rude to him and asked him not to touch their stuff. Officers observed a stolen basket of Gatorade bottles, but violators were not in the area.



Figure 8: Officer did not find subjects.

[04:24 PM] Officer on duty found graffiti on 6714 Telephone Rd.

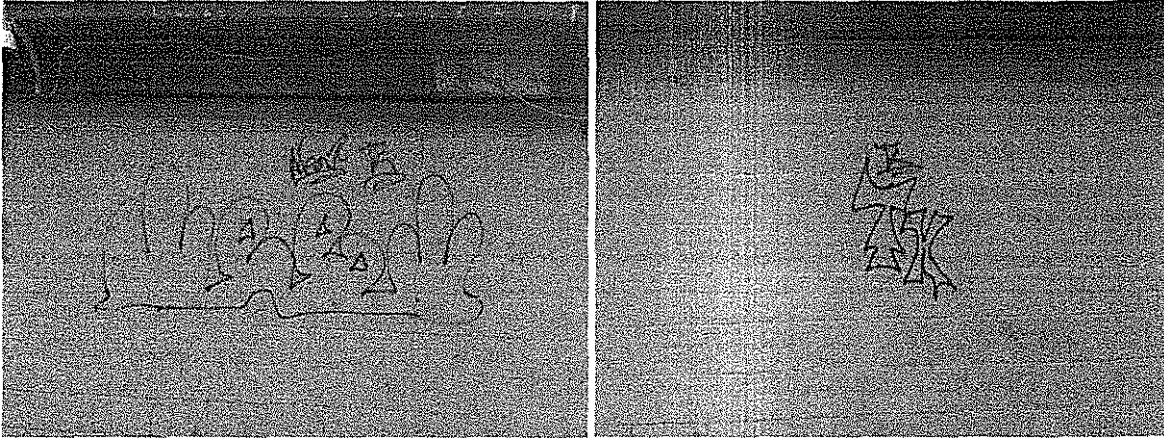


Figure 9: Graffiti on 6714 Telephone Rd.

[10:00 PM] Officer observed a silver vehicle blocking traffic on Lindbergh St. Officer helped push vehicle to the side of road and gave the individual an extra hand while he was trying to change his tire.



Figure 10: Officer assisted driver in changing vehicle tire.

MARCH 11, WEDNESDAY

[12:00 PM] Officer on duty suspects the businesses in the pictures below are posing as legitimate, but are actually massage parlors with illegal prostitution activity. Officer reported seeing six. Officer checked areas, but did not see any activity at the time.

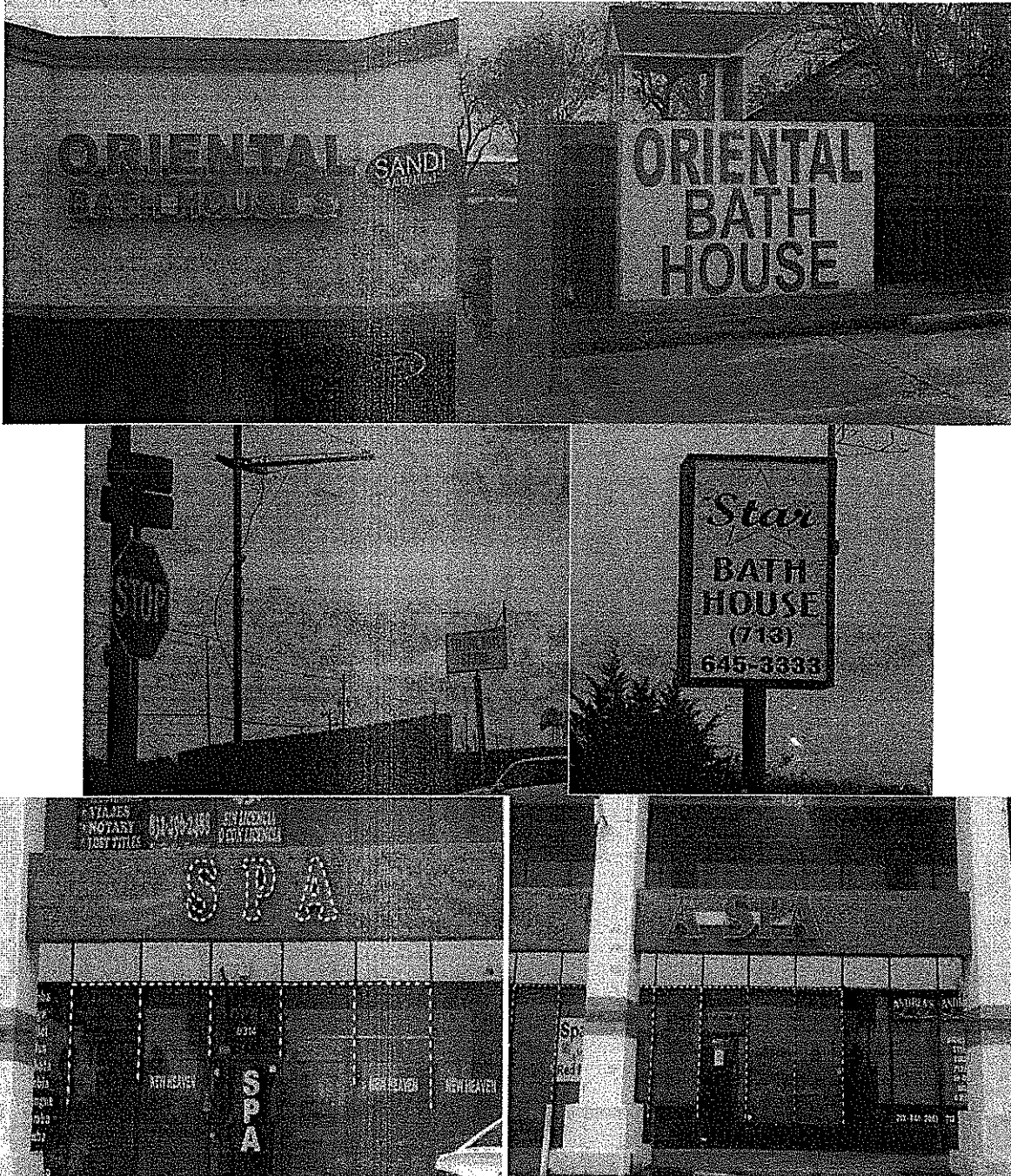


Figure 11: Officer suspects illegal activity at the business above.

[03:00 PM] Officer on duty was flagged down by a couple at the 24 Hour Fitness, located at 11528 Gulf Fwy., and informed officer that their vehicle was broken into. The radio and wallet was taken. Officer checked camera at Home & Decor upon manager's request. The supervisor on duty would not let the couple pull up camera footage without law enforcement or security present. Officer went with couple to check the cameras at beauty supply store with the manager's approval. Both cameras were out of view to get a description of suspect.



Figure 12: BMV occurred at parking lot of 24 Hour Fitness

[09:18 PM] Officer on duty noticed graffiti on the block of 6600 Midvale St.



Figure 13: Graffiti on the block of 6600 Midvale St.

MARCH 13, FRIDAY

[11:27 AM] Officer on duty found graffiti on the block of 9500 Easthaven Blvd.

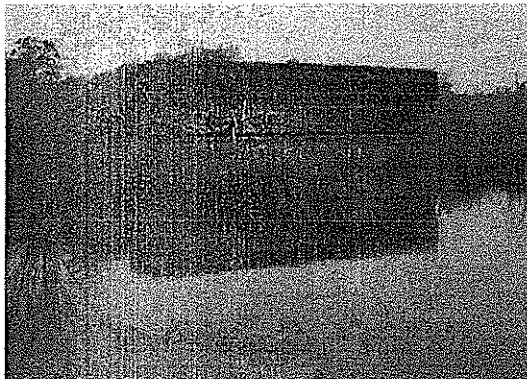


Figure 14: Officer found graffiti on the block of 9500 Easthaven Blvd.

[05:43 PM] Officer on duty reported there were several people on off road vehicle mud hogging on city owned land at Stuart Park on Sims Bayou on Belfort St. Officer issued a CTW to five subjects.

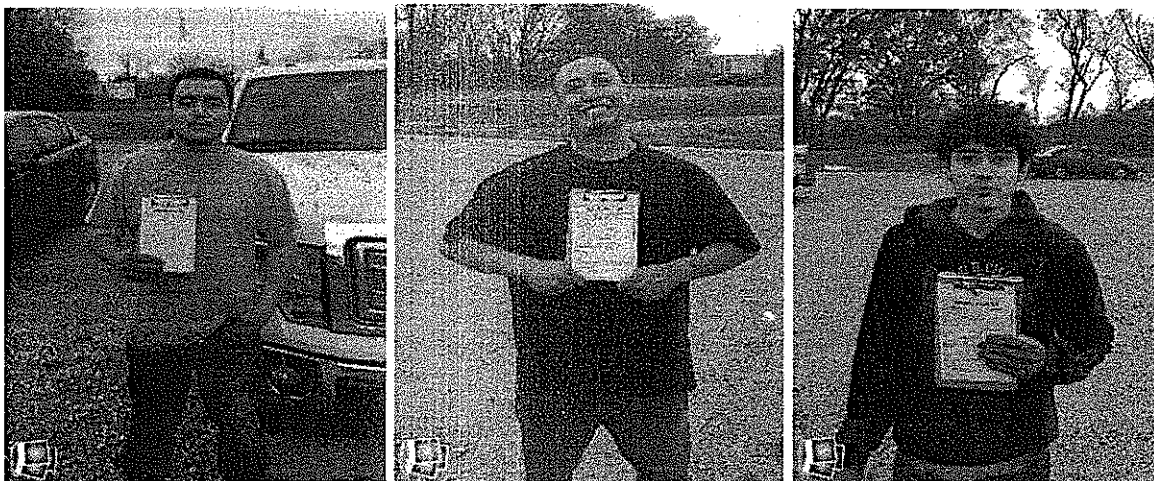




Figure 15: Subjects were issued a CTW.

MARCH 14, SATURDAY

[01:00 PM] Officer on duty made contact with manager at Radio Shack, located at 10013 Alameda Genoa Rd., who informed him of a robbery that occurred at the Gamestop next door.

MARCH 15, SUNDAY

[10:50 PM] Store manager at Citgo, located at 10512 Gulf Fwy., stated that there was a Hispanic male with tattoos, about 5'7" in height, early 30's, harassing his customers. Subject would not leave property. Officer was dispatched to area. [11:15 PM] Officer arrived to area and conducted a search for subject. Officer stated subject was gone on arrival.

MARCH 17, TUESDAY

[07:11 PM] Officer on duty reported a multiple vehicle collision at the intersection of Clearwood Dr. and Gulf Fwy. One truck ran a red light causing a four car pileup. Three drivers were seriously injured. One driver was stuck inside and could not get out. His battery was disabled and could not roll down his windows or unlock his doors so we could assist him. Officers contacted our dispatch and requested HPD, HFD, and EMS. While waiting for assistance, officer broke back window with his glass breaker baton cap to see if there was a safe way of getting him out before the vehicle caught on fire. While making entry, the driver said he couldn't move his left shoulder. Officers waited until EMS arrived to avoid causing more injury to the driver. EMS and HPD arrived and cleared the crash scene. Four subjects were transported to the hospital. Officer was cleared by HPD and EMS.

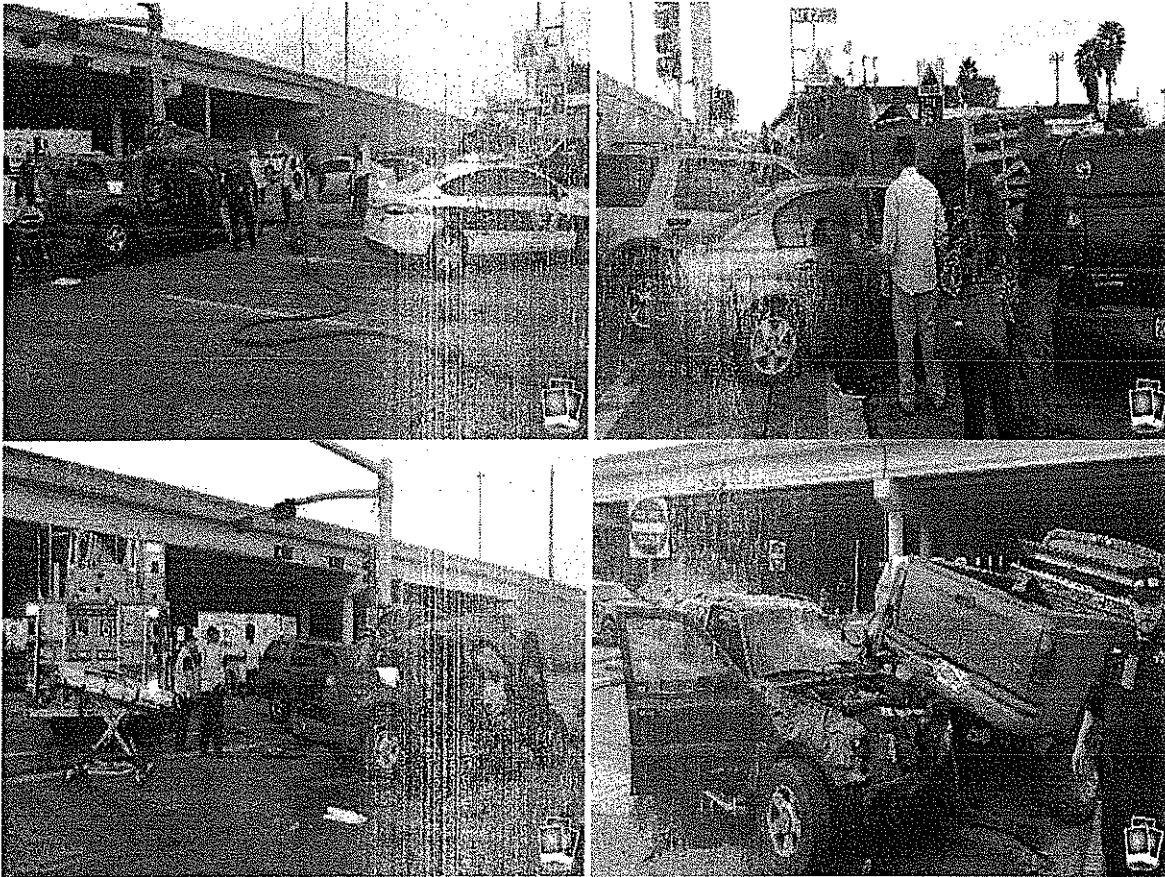


Figure 16: Officer assisted in a multiple collision.

MARCH 18, WEDNESDAY

[09:31 PM] Officer on duty checked Stuart Park on Belfort St. and found a white Dodge Durango SUV with an African American male and female occupants parked in the back of the property. Officer approached and advised the couple they needed to leave. They agreed and the officer drove to the front and waited. After a couple of minutes, the vehicle did not come out, so the officer went back and made contact again. Officer issued a CTW to the male. The female was gone and her things were still in the vehicle. The male claimed she became frightened when he came back and ran into the woods. Officer stated the man had fresh blood on his shirt and a cut on his upper lip. The man drove off without the female. Dispatch notified HPD to come and look further into this situation just in case he harmed the female and left her in the woods. Male subject was approximately 5'8", wearing a striped plaid button down shirt, and blue jean shorts. [09:49 PM] HPD arrived on site. HPD checked area and found no one.



Figure 17: Subject was issued a CTW.

MARCH 18, WEDNESDAY

[11:04 AM] Officer on duty found graffiti on 6820 Telephone Rd.

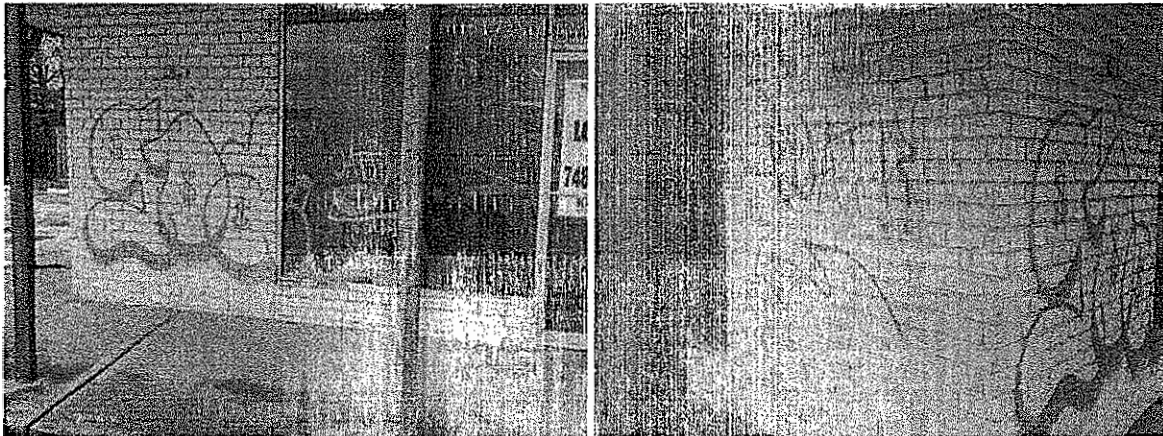


Figure 18: Graffiti on 6820 Telephone Rd.

MARCH 19, THURSDAY

[12:37 PM] Officer on duty found graffiti on 6703 Telephone Rd.

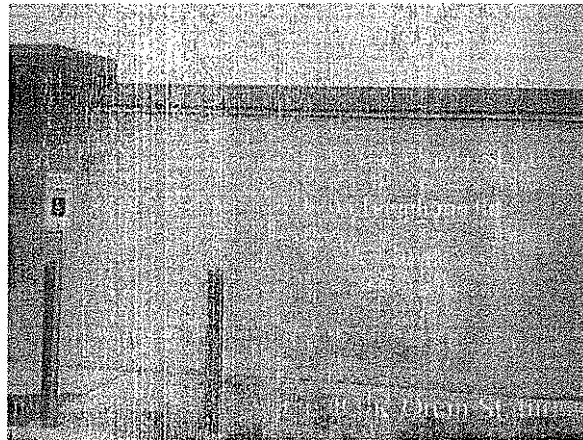


Figure 19: Graffiti at 6703 Telephone Rd.

MARCH 25, WEDNESDAY

[04:22 PM] Officer on duty found illegal dumping at the Orem St. turnaround.

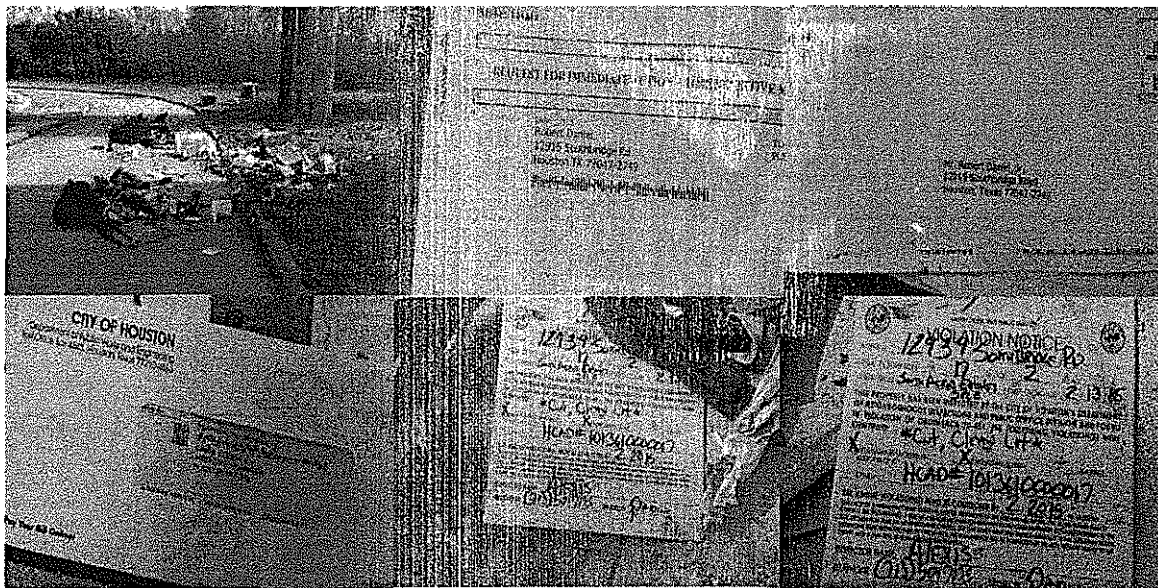


Figure 20: Officer found illegal dumping on Orem St.

MARCH 29, SUNDAY

[05:00 PM] Manager at the 99 Cent Store, located at 10200 Almeda Genoa Rd., called to report an African American female wearing a white sweater with pink hair who was refusing to leave the store. Manager stated subject was beating on the manager's office door. Officer was dispatched to location. [05:24 PM] Officer found subject on property and issued her a CTW.



Figure 21: Officer issued subject a CTW.

MARCH 31, TUESDAY

[04:54 PM] Officer on duty was flagged down by employee at Shell Gas Station, located at 9802 Gulf Fwy. An African American male in a wheelchair was causing a disturbance. Subject had defecated on himself and was playing in the mess. Subject refused to leave property. [05:15 PM] HPD was notified and escorted subject off property. No cause number was issued.

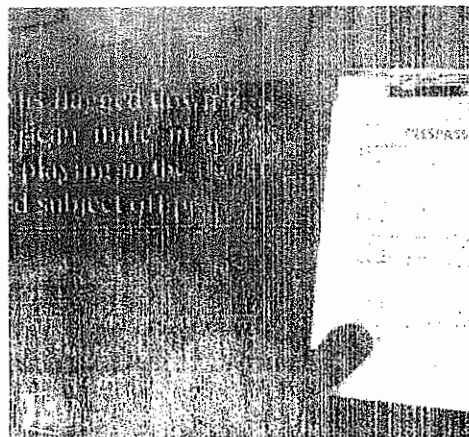
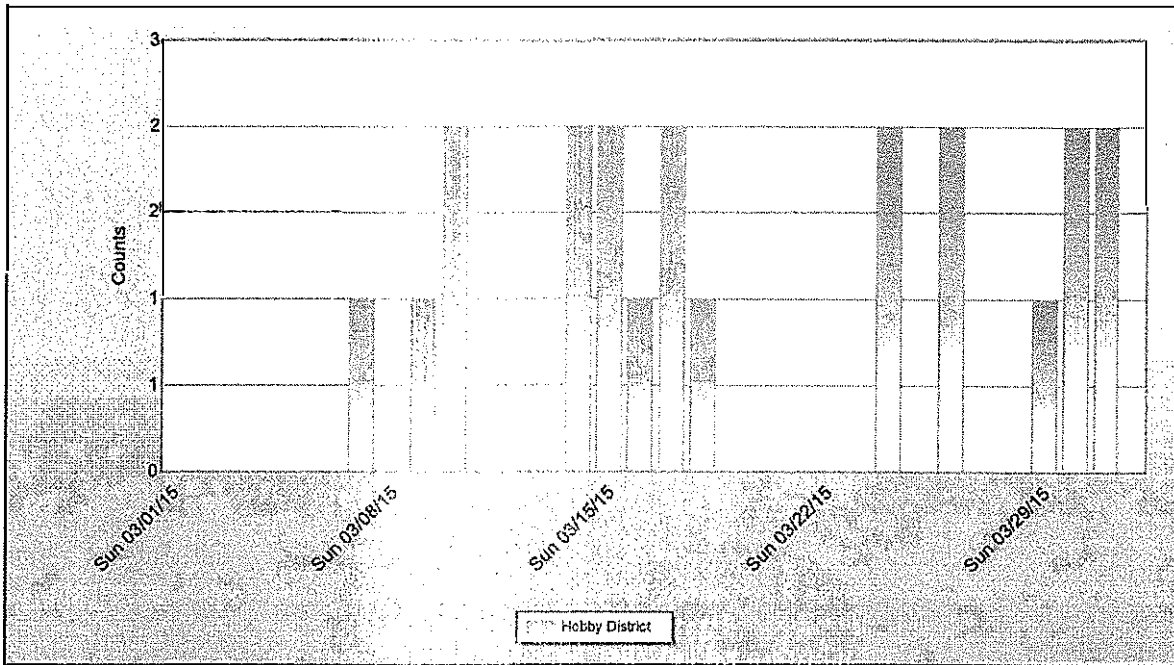


Figure 22: Subject was issued a CTW.

CALL CENTER: 713.489.6300

Calls Received During the Month of March



Criminal Trespass Warnings

There were 10 total criminal trespass warnings issued.

Call Center

We received 21 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	20	57	21										98
CTW	0	0	10										10
Assistance	0	1	1										2
Alarm	0	0	0										0
Animal	0	0	0										0
Assault	0	0	0										0
Auto Theft	0	0	1										1
BMV	0	0	1										1
Burglary of Habitation	0	0	0										0
Damage/Defacing of Property	2	2	8										12
Disturbance	2	4	6										12
Emergency Medical Services	0	0	1										1
Solicitors	0	0	0										0
Suspicious Activity	1	2	6										9
Suspicious Person	3	3	6										12
Suspicious Vehicle	0	2	0										2
Theft	0	1	2										3
Vehicle Collision	0	0	2										2

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