

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

**January 8, 2015**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, January 8, 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 and De Haven, thus constituting a quorum. Also present were David Hawes, Susan Hill, Josh Hawes, Gretchen Larson, Eoles Whitaker and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Jack Roland, Roland Fry & Warren; and Jeff Sonnheim, Equi-Tax, Inc. Others attending the meeting were Councilman Robert Gallegos, District I; Daniel Santamaria, Deputy Chief of Staff, District I; and Randy Pennington, business owner. Chairman Perkins called the meeting to order at 1:05 p.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**APPROVE MINUTES OF MEETING HELD DECEMBER 11, 2014.**

Upon a motion duly made by Director Cardenas, and being seconded by Director Bailey, the Board voted unanimously to approve the Minutes of the December 1, 2014, Board meeting, as presented.

**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, and answered questions. Mr. Hawes requested Mr. Roland provide an end-of-year statement once the bank statement was received. Upon a motion duly made by Director Bonsall, and being seconded by Director Collum, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

**RECEIVE AND CONSIDER PROPOSALS TO PREPARE END-OF-YEAR FINANCIAL REPORTS.**

The board reviewed the two proposals received back from requests for qualifications and estimates of costs for preparation of the District's end-of-year financial reports. Upon a motion duly made by Director Cardenas, and being seconded by Director Miller, the Board voted unanimously to accept the proposal received from Roland Fry & Warren, LLC to prepare the District's end-of-year financial reports.

**RECEIVE AND CONSIDER PROPOSALS FOR DISTRICT'S ANNUAL AUDIT REPORT.**

Ms. Hill distributed the proposal received from Belt Harris Pechacek, LLP. The Board reviewed all three proposals and discussed. Upon a motion duly made by Director Miller, and being seconded by

Director Bonsall, the Board voted unanimously to accept the proposal from Belt Harris Pechacek, LLP on the condition that the price quoted in the proposal is firm.

**CONSIDER BRADWAY BLVD. MAINTENANCE AGREEMENT BETWEEN THE DISTRICT AND CITY OF HOUSTON FOR ENHANCED NON TYPICAL INFRASTRUCTURE.**

The Board reviewed and discussed the Maintenance Agreement, included in the Board agenda materials. Upon a motion duly made by Director Cardenas, and being seconded by Director Miller, the Board voted unanimously to approve the Maintenance Agreement between the District and City of Houston for enhanced non typical infrastructure, as presented.

**CONSIDER BROADWAY BLVD. FUNDING AGREEMENT BETWEEN THE DISTRICT AND CITY OF HOUSTON FOR ENHANCED NON TYPICAL INFRASTRUCTURE.**

Mr. Hawes reviewed the Agreement, included in the Board agenda materials, and answered questions. There was general discussion regarding the Agreement. Upon a motion duly made by Director Cardenas, and being seconded by Director Miller, the Board voted unanimously to approve the Agreement subject to the amount to reflect not to exceed \$500,000, and authorize the Board Chairman to execute the Agreement with the reflected change. Mr. Hawes will meet with City staff regarding the requested change to amount, and if anything else changes will bring back to Board for approval.

**CONSIDER BROADWAY BLVD./HOBBY CORRIDOR AGREEMENT BETWEEN THE DISTRICT AND SCENIC HOUSTON.**

The Board reviewed and discussed the Agreement between the District and Scenic Houston, included in the Board agenda materials. Upon a motion duly made by Director Collum, and being seconded by Director Zachary, the Board voted unanimously to approve the Agreement between the District and Scenic Houston regarding the Broadway/Hobby Corridor Redevelopment Project, as presented.

**CONSIDER RESOLUTION, APPLICATION, CERTIFICATE OF FORMATION AND BYLAWS PERTAINING TO THE CREATION OF THE HOBBY AREA IMPROVEMENT CORPORATION.**

Mr. Lord reviewed the documents, including in the Board agenda materials, and answered questions. Director Cardenas pointed out some issues in the documents that needed clarification. Director Cardenas, Chairman Perkins and Mr. Lord will work on the issues and bring back to the Board. No action from the Board was taken.

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

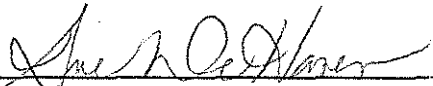
Councilman Gallegos updated the Board regarding the TIRZ expansion. He discussed the plan for the Botanic Garden at Glenbrook.

Mr. Hawes discussed the Gulfgate TIRZ expansion. He reported HGAC wants to provide more dollars for the Livable Centers Grant than was requested in the District's application. He reported they were looking at granting \$215,000, and it would be on HGAC's agenda this month. Mr. Lord provided information on how the grant works. There was general discussion regarding Hobby Fest, and State of District functions.

Mr. Pennington had several questions he directed to the Board. Mr. Hawes requested Mr. Pennington to send him his questions and that he would provide him with the information.

**ADJOURN.**

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:15 p.m.

  
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Secretary

