MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 3
APRIL 16, 2019

THE STATE OF TEXAS

COUNTY OF HARRIS

The Board of Directors (the "Board") of Harris County Improvement District No. 3 (the "District") met in regular session, open to the public, on the 16th day of April, 2019, at the regular meeting place, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Robert Axelson President
Albert P. Keller Vice President
Robert H. Schultz Secretary/Treasurer
Lias J. ("Jeff") Steen Director
Patricia Ann Chesnick Director

and all of the said persons were present, thus constituting a quorum.

Also attending all or portions of the meeting were Sergeant Todd Thibedeaux and Sergeant Joe Mabasa of Houston Metro Coordinators ("HMC"); Jamie Brewster; Marvin Warren; Jim Webb of The Goodman Corporation ("TGC"); Travis Younkin, Sharon Haynie, and Julia Gee of the District; and P. John Kuhl, Jr., and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

President Axelson called the meeting to order.

APPROVE MINUTES

The Board first considered approving the minutes of the February 19, 2019, meeting. Upon motion by Director Keller, seconded by Director Steen, and after full discussion, the Board voted unanimously to approve the minutes.

RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

RECEIVE REPORT ON FEDERAL/STATE/LOCAL FUNDING DEVELOPMENT AND MANAGEMENT

Update regarding Area Parking Study

Mr. Webb presented and reviewed the TGC Area Parking Study. He discussed issues and problems associated with regional parking needs and local parking demand and supply. He also reviewed results from the public outreach survey, and ITE data on specific problem areas within the District. He noted that the Study finds the Levy Park area to have the most significant parking issues, followed closely by highly used intersections (and connected streets) throughout the District containing retail, restaurant, and commercial businesses. He then discussed possible next steps and additional information development, including continued coordination with the City of Houston and METRO. The Board discussed the findings and options outlined in the Study, and the use of circulators and shuttles.
After full discussion, the Board instructed that 1) the Study be posted on the District's website and that public comment continue to be solicited; 2) coordination with the City and METRO continue on the planning of transit initiatives within the area; and 3) Mr. Webb and Mr. Younkin continue to develop next steps with respect to the Study’s findings.

**RECEIVE SECURITY AND PATROL SERVICES REPORT**

The Board next received the security and patrol services report. Sergeant Thibedeaux and Sergeant Mabasa reviewed with the Board the monthly activity reports for February and March. They discussed continuing issues throughout the City with bridge and ROW encampments and panhandlers, and the impact on law enforcement.

**RECEIVE PROPERTY TAX ADVISOR REPORT**

The Board then received the Property Tax Advisor Report.

*Receive general report*

Mr. Warren reviewed with the Board a recap of taxes levied as of April 15th, and March 15th, and the updated taxable value for 2018. He advised HCAD has begun sending out appraisal notices for 2019.

**PROJECT REPORTS**

Mr. Younkin then reviewed the written project status report.

*Westheimer Drainage System Improvements from Kirby to Buffalo Speedway – Roadway Package*

Mr. Younkin updated the Board on the Westheimer drainage system improvements between Kirby and Buffalo Speedway. He again noted that finalization of the project is on hold until the Lamar High School improvements are complete.

*Bissonnet Reconstruction from Kirby to Buffalo Speedway – Roadway Package*

Mr. Younkin updated the Board on the Bissonnet reconstruction. He advised the project is now approximately 80% complete, back-of-curb work is ongoing, and the project remains on track to be substantially complete in May.

*Eastside Improvements*

Mr. Younkin updated the Board on the TxDOT Eastside Street project. He advised the project is approximately 98% complete, and the contractor is completing final punch list items. He further advised the City is expected to turn traffic signal service on this week.

*Shepherd Drive Streetscape/Landscape Improvements*

Mr. Younkin updated the Board on the Shepherd Drive streetscape/landscape improvements. He advised that work on Farnham Street has been added to the project.

**FACILITIES AND GROUNDS MAINTENANCE REPORT**

*Receive General Report*

Mr. Younkin next updated the Board on facilities and grounds maintenance matters, and reviewed with the Board the work order reports and summaries for February and March activity. He reported on the ongoing installation of single sheet panes at the telephone booths, noting that it has significantly reduced
damages and replacement costs. He further reported on increases in graffiti abatement and streetscape maintenance and clean up.

**FINANCIAL MATTERS**

**Receive Bookkeeping Report**

The Board next received the Bookkeeping Report. Ms. Gee submitted and reviewed with the Board bookkeeping reports for activity through February 28 and March 31, 2019. Upon motion by Director Steen, seconded by Director Schultz, and after full discussion, the Board voted unanimously to approve the Bookkeeping Report, and to approve the payment of invoices as presented.

**CONSIDER ADJOURNMENT**

The next item on the agenda was to consider adjournment.

There being no further business to come before the Board, the meeting was adjourned.

[Signature]

Secretary, Board of Directors

[Signature]

Vice-President