

**HOUSTON FIRST CORPORATION**  
**MINUTES OF THE**  
**STRATEGIC PLANNING COMMITTEE**

**SEPTEMBER 8, 2011**

The Strategic Planning Committee of the Houston First Corporation (the "Corporation"), a Texas non-profit corporation created and organized by the City of Houston as a local government corporation pursuant to TEX.TRANSF.CODE ANN. §431.101 et seq. And TEX. LOC. GOV'T. CODE ANN §394.001 et seq., held a committee meeting in the 3<sup>rd</sup> Floor Boardroom at the George R. Brown Convention Center, 1001 Avenida de las Americas, Houston, Harris County, Texas 77010, on September 8, 2011, commencing at 9:00 a.m. Written notice of the meeting including the date, hour, place and agenda for the meeting, was posted in accordance with the Texas Open Meeting Act. The following committee members participated in the meeting: Dick Rabinow, David Solomon, Deon Warner and Dawn Ullrich. Hasu Patel also attended.

Chairperson Rabinow called the meeting to order at approximately 9:05 a.m. and a quorum was established.

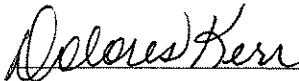
1. Consideration of an agreement with the Houston Downtown Management District related to Greenlink. Bob Eury advised the committee that "Greenlink" is a joint project between the Downtown Management District, as owner, operator and Federal Trust Grant Recipient, BG North American, LLC, as corporate sponsor, and Houston First Corporation as public sponsor that would jointly fund the acquisition of circulator buses that would operate on a downtown loop. He explained that previously Metro had the trolley circulator buses with a variety of routes; however the current plan was for one loop that would benefit a number of hotels and the George R. Brown Convention Center. Mr. Steve Lewis added that Houston First Corporation's contribution for the equipment would be \$600,000 and its share of the operating costs would be \$375,000 per year. Discussion followed by all. After a motion duly seconded, the committee agreed to recommend to the Board that the agreement between Houston Downtown Management District and the Corporation be approved.
  
2. Consideration of a convention services agreement with 806 Main Hotel, LLC, related to a hotel to be developed at 806 Main. Mr. Lewis gave a brief overview of the City's program to provide incentives for development of additional hotels in its central business district, providing hotel occupancy tax ("HOT") rebates of 50% to 100% depending on the proximity to Convention Center. In exchange, the Convention Center and Convention Bureau receive a 70% room block and inclusion in the hotel's marketing materials. The project that is being considered by 806 Main Hotel, LLC, is a Pearl Hospitality development which is to restore an existing building on Main and would create a 225 room hotel and 178

rooms in the room block with a major flag. Discussion followed by the committee members. After a motion duly seconded, the committee agreed to recommend to the Board of Directors the acceptance of a service agreement with 806 Main Hotel, LLC.

3. Consideration of an office space sublease at the GRBCC with the Dynamo Soccer, LLC. Mr. Lewis explained to the Committee that at the present time the Dynamo Soccer organization is currently housed at the GRBCC for rent of about \$900 to \$1000 month and that this was an agreement the City had arranged with the group. Mr. Lewis advised the Committee that the City was in the process of signing a lease with the Dynamo Soccer LLC, when the Corporation acquired the GRBCC as a lease property causing the Corporation to process the lease as a sublease with Dynamo Soccer LLC. The proposed rental is \$21,505.72, which would not include janitorial and broadband/phone, with a term of 5 years, with one 5 year renewal in favor of the Dynamo. Discussion followed. After a motion duly seconded, the committee agreed to recommend to the Board of Directors that it authorizes sublease agreement with Dynamo Soccer, LLC.
4. Presentation of GRB 2025. The committee was briefed on the draft master plan for the GRB and surrounding area, which has been prepared in consultation with Alan Colyer of Gensler Architects. Mr. Colyer advised the committee that any and all comments would be appreciated. Discussion followed and the plan is to reorganize the information to emphasize the commercial and/or retail on the north side of Discovery Green.
5. Tundra Garage. Luther Villagomez gave a brief update concerning the possibility of leasing the Tundra Garage from the Houston Sports Authority which would allow for over flow parking for large events.
6. Regional Tourism Center. Sharon Adams advised the committee that at present, the project is moving forward with the narrowing of Avenida de las Americas and the plan to move the two houses and train.
7. METRO Southeast Rail Line. Luther Villagomez explained to the committee that the southeast rail line would be located at the north end of the GRB and that proposed modifications were being evaluated at this time. He advised that with current progress the rail is due to be up and running in 2013. Dawn advised the committee that the Theater District Garages would also be in the path of the train and Steve Lewis added that modifications were being evaluated for the parking garages.
8. METRO Airport Direct. Peter McStravick advised that METRO's Airport Direct had ended as of August 21, 2011. He explained that the Airport System was interested in providing this service which could include Intercontinental, Hobby and possibly the Medical Center. Additional information will be provided as it develops.

9. New hotel development. David Solomon briefed the committee on the meeting that took place with the Houston Endowment concerning Blk99. He explained that a nonbinding agreement had been delivered that was to be presented to the Endowment's board in mid September and that we anticipate hearing from them by the end of the month.
  
10. Role of Strategic Planning Committee. Dick Rabinow advised the committee that he was not clear on the role of the committee regarding projects affecting facilities that are within the scope of other committees. Discussion followed and Mr. Warner advised that normally staff provides the path. Mr. Rabinow felt that another meeting would be needed before the board meeting of November 14<sup>th</sup>. The last week of October was mentioned as a possibility.

After motion duly seconded, the meeting was adjourned at approximately 11:25 a.m.



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Dolores Kerr, Secretary