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07/12/2024 PERSONAL
\$9.00 MPR - NOTICE MTG

GENERATION PARK MANAGEMENT DISTRICT
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, said address being a meeting place of the District.

The meeting will be held on Wednesday, July 17, 2024, at 11:00 a.m.

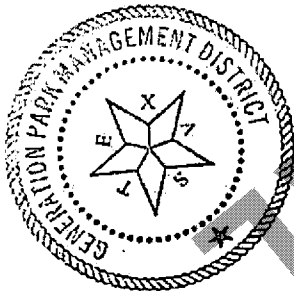
The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Approval of minutes of the June 19, 2024, Board of Directors meeting;
3. Bookkeeper's Report, including review of financial and investment reports and authorization of the payment of invoices presented;
4. Tax Assessor-Collector's Report, including:
 - a. Authorizing payment of invoices presented; and
 - b. Approving moving of accounts to uncollectible roll, as appropriate;
5. Report and legal action taken by the District's Delinquent Tax Collections Attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
6. Reports from HdL Companies regarding District sales and use tax collections and hotel occupancy tax collections;
7. Financial Manager's Report, including:
 - a. Five year and 30 year budget forecasts; and
 - b. Financial impact analysis in connection with planned and requested capital projects;
8. Financial Advisor's Report;
9. Status of the District's Bond Application Report in connection with the District's Series 2024 Unlimited Tax Bonds (the "Series 2024 Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same;
10. Status of application to the Texas Commission on Environmental Quality for use of surplus construction funds for funding of remainder of South Regional Pond land costs;

11. Approval of audit relative to reimbursement of expenses incurred by McCord Development, Inc. on behalf of the District in connection with CNP litigation and authorize disbursement of funds in accordance with same;
12. Operator's Report, including:
 - a. Authorizing the repair and maintenance of facilities;
 - b. Appeals of District charges and/or policies;
 - c. Referral of accounts for collection and approval of write-offs;
 - d. Compliance with permits and regulatory requirements, including discussion of any violations of same and review of notices of violations;
 - e. Status of priority 1 repairs required as a result of Utility System Survey and Inspection; and
 - f. Status of repair of SCADA system for the Water Plant No. 1 offsite well;
13. Approval of amendment to Interim Operations Agreement between the District and McCord Development, Inc. relative to the provision of construction and fire suppression system testing water to the Panattoni tract to extend the term of the Agreement;
14. Engineering Report, including:
 - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, recreational, road, conduit, and/or parking facilities within the District, and authorize the acceptance of TEC Form 1295, including:
 - i) Redemption Square South Expansion; and
 - ii) West Lake Houston Parkway Utility Extension to serve West Lake Houston Parkway Business Park;
 - b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - i) Wastewater Treatment Plant Phase 4 Expansion (JTR Constructors, Inc.);
 - ii) Generation Park West, Section 7 Utilities (R Construction);
 - iii) Generation Park South Water Plant (B-5 Construction Company);
 - iv) South Regional Pond Non-Potable Water Pump Station (ZeusCon); and
 - v) P127 channel repairs (PLD Construction);
 - c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
 - d. Status of Harris County Drainage Project on south side of District's concrete channel;
 - e. Review of updates to District's Capital Improvement Plan;
 - f. Status of preparation of application for renewal of Waste Discharge Permit (west side of Beltway 8), which expires March 3, 2025;

- g. Review of analysis regarding City of Houston's request for additional wastewater treatment capacity and extension of lease term;
- h. Ratification of the approval of a proposal from SWA Group for preliminary landscape architectural services to complete the schematic design of Grandfather's Lake; and
- i. Ratification of the approval of a proposal from IDS Engineering Group, Inc. for design, bidding and construction phase services for Lockwood Streetlights;
15. Approval of Agreement for Professional Services between the District and SWA Group for landscape architectural design and consultation services;
16. Requests for utility and capacity commitments and authorize the acceptance of TEC Form 1295;
17. Matters regarding Redemption Square Parking Garage, including:
- a. Status of collection of 2024 operating expenses;
18. Project Management Report, including:
- a. Landscape maintenance by Shooter & Lindsey, LLC;
- b. Detention pond and drainage channel maintenance by Champions Hydro-Lawn, Inc.;
- c. Aquatic maintenance by Lake Management Services, L.P.;
- d. Status of Storm Water Quality Permits;
- e. Approval of Special Event Permit Applications;
- f. Ratification of approval of proposal from Mike Stone Associates for Redemption Square Plaza Audio and Lighting Improvements; and
- g. Security Report, including:
- i) Status of modification of street light handholds; and
- ii) Status of securing additional security officers;
19. Approval of Sales, Monitoring, and/or Maintenance Subscription Agreement between the District and Stealth Monitoring, Inc.;
20. Review of proposals for project management services; authorize any action necessary in connection therewith;
21. Developer's Report;
22. Discussion regarding relocation of Generation Park East Wastewater Treatment Plant and authorize preparation of Temporary Lease Agreement in connection therewith;
23. Review Memorandum regarding Electronic Storage of District Records; approval of Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records;

24. Request from Records Management Officer to destroy certain records of the District;
25. Attorney's Report;
26. Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; and to consult with the District's attorney pursuant to §551.071, Texas Government Code;
27. Reconvene in public session and the taking of any action on matters addressed in Executive Session;
28. Discussion regarding granting of economic development incentives in connection with Project Savannah; authorize any action necessary in connection therewith;
29. Discussion regarding renewal of and revisions to guidelines and criteria for tax abatement agreements; and
30. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____

Daniel Bangold
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Franklin Reddick
COUNTY CLERK
HARRIS COUNTY TEXAS

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FILED