

**MINUTES OF THE MEETING OF THE  
REINVESTMENT ZONE NUMBER TWENTY-SEVEN  
CITY OF HOUSTON, TEXAS**

**October 23, 2017**

**ESTABLISH A QUORUM AND CALL TO ORDER.**

The Board of Directors of the Reinvestment Zone Number Twenty-Seven, City of Houston, Texas, held a regular meeting on Monday, October 23, 2017, at 6:00 p.m., at the St. Stephen's Episcopal Church, Pecore Hall, 1805 W. Alabama, Houston, Texas 77098, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1: Lisa W. Hunt

Position 2: Randy Mitchmore, *Chairman*

Position 3: Joe D. Webb, *Secretary*

Position 4: Sherry Weesner, *Vice-Chair*

Position 5: Paul Dickerson

Position 6: Jacqueline Martin, *Asst. Secretary*

Position 7: Kathy Hubbard

and all the above were present, except Director Hunt and Director Weesner, thus constituting a quorum. Also present were Jennifer Curley (City of Houston – Economic Development), Burdette Huffman, Ben Brewer III, Fred Sharifi, Marsha Bowden, David Staas, Kay Warhol, Greg LeGrande, and James Vick. Chairman Mitchmore called the meeting to order at 6:02 p.m.

**APPROVE MINUTES FOR MEETING HELD ON SEPTEMBER 18, 2017**

Upon a motion duly made by Director Hubbard, and being seconded by Director Dickerson, the Board voted unanimously to approve the minutes of the September 18, 2017 board meeting.

**RECEIVE COMMITTEE REPORTS**

Director Martin provided an overview of additional components to be included in the website and asked for a motion to issue a request for qualifications for website design services. Upon a made by Director Martin, and being seconded by Director Webb, the Board voted unanimously to create and issue a request for qualifications for website design services.

**RECEIVE AND CONSIDER RECOMMENDATIONS FOR LEGAL REPRESENTATION; SELECT LEGAL FIRM**

Director Dickerson stated that the committee had narrowed the list of potential law firms that responded to the request for qualifications to three: Allen Boone Humphries Robinson (ABHR), Bracewell, and Andrews Kurth. He recommended that the board attempt to hire ABHR and Bracewell, with ABHR performing as general counsel and Bracewell performing other specialized legal services, as needed, that ABHR does not. Upon a motion duly made by Director Dickerson, and being seconded by Director Hubbard, the Board voted unanimously to authorize Director Dickerson to hire Allen Boone Humphries Robinson and Bracewell for legal services, or select either of the two in the event they don't agree to work together.

**DISCUSS REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR WEBSITE DESIGN SERVICES;**

No discussion.

**RECEIVE AND CONSIDER JOINT PILOT PROJECT AND STUDY OF TRIP HAZARDS IN THE SPECIAL PARKING AREA OF MONTROSE WITH MAYOR PRO TEM COHEN, THE MONTROSE MANAGEMENT DISTRICT AND TIRZ #27**

Mr. Brewer generally described the tip hazard project, its focus within the Montrose Special Parking Area, the condition of various sidewalks within area, and partnering with the TIRZ and Mayor Pro Tem Ellen Cohen for funding. Director Dickerson requested more information on the total cost and timeline for the proposed project. Director Martin asked what was the process for approving a pilot project. Chairman Mitchmore stated that the project was presented and vetted in the Project and Planning committee, with the recommendation of board approval pending legal appropriateness. Upon a motion duly made by Director Hubbard, and being seconded by Director Dickerson, the Board voted unanimously to approve the joint pilot project and study of trip hazards in the Special Parking Area of Montrose with Mayor Pro Tem Cohen, the Montrose Management District and TIRZ #27.

#### **RECEIVE AND CONSIDER REVISED FY18 BUDGET**

Director Hubbard presented the revised budget to the board. Ms. Curley described the "Budget Details" page and the actual and projected increment for the TIRZ. She also described the difference between "restricted" and "unrestricted" fund balances. Upon a motion duly made by Director Hubbard, and being seconded by Director Webb, the Board voted unanimously to approve the revised FY18 budget.

#### **RECEIVE AND CONSIDER PROPOSAL TO PROCEED WITH DEVELOPER AGREEMENT REGARDING FAIRVIEW PROJECT**

Mr. Huffman provided a brief overview of the Fairview District project. He described various elements of the project, including bike lanes, intersection improvements, and parking. He also described the cost of the project, when compared to similar projects in other cities, as being relatively low, but public incentives and annexation into the zone would be necessary to complete. Mr. Huffman stated that their request for assistance would be \$2.3M for public infrastructure improvements and would be funded solely from growth associated with the Fairview project. Chairman Mitchmore stated that several considerations and steps would be necessary before a commitment could be made for the project. Director Webb expressed concern about supporting the project before being annexed into the zone. Ms. Curley asked what the projected increment associated with the project would be. Mr. Huffman responded that initial estimates would be \$6.3M. He also stated that they have received their public permits and are awaiting private permits. Ms. Curley recommended that Mr. Huffman provide additional financial information to the board as they discuss the project with the city.

#### **BOARD ANNOUNCEMENTS**

No discussion.

#### **PUBLIC COMMENTS**

Greg LeGrande offered an invitation to attend the Dunlavy Bridge lighting event on Thursday, October 26<sup>th</sup>, from 6pm-8pm.

#### **ADJOURN**

There being no further business to come to the board, upon a motion made by Chairman Mitchmore, and being seconded by Director Dickerson, the board adjourned at 7:00pm.

  
Secretary