

MINUTES  
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS  
AND  
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

January 13, 2020

The Board of Directors (the "Board") of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone") and Montrose Redevelopment Authority, City of Houston, Texas (the "Authority") met in regular session, open to the public, on January 13, 2020, at the St. Stephen's Episcopal Church, Havens Center, 1827 W. Alabama, Houston, Texas 77098, inside the boundaries of the Zone, and the roll was called of the members of the Board:

Lisa W. Hunt	Position 1
Randy Mitchmore	Position 2 Chair
Joe D. Webb	Position 3 Secretary
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

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

Also present at the meeting were Pat Hall and Jennifer Landreville of ETI Bookkeeping Services ("ETI"); Council Member Abbie Kamin; Jeff Reichman of January Advisors; Jennifer Curley of the City of Houston (the "City"); Steve Radom of Radom Development; Patti Joiner of Knudson, LP ("Knudson"); Steve Longmire, Greg LeGrande, and John Copous members of the public; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

ESTABLISH QUORUM AND CALL TO ORDER

Chairman Mitchmore called the meeting to order at 6:31 p.m.

RECEIVE PUBLIC COMMENT

Council Member Abbie Kamin introduced herself to the Board and expressed interest in working with the Authority on an ongoing basis to deliver projects in the Montrose area.

MINUTES

The Board considered approving the minutes of the December 16, 2019, regular meeting. Director Webb requested one change to the minutes as presented. After

review and discussion, Director Weesner moved to approve the minutes as revised. Director Hunt seconded the motion, which passed by unanimous vote.

#### RECEIVE COMMITTEE REPORTS

Director Hunt reviewed the Affordable Housing Committee report, a copy of which is attached. She introduced Mr. Reichman who gave a presentation on historical housing data and current inventory of housing within the Zone boundaries.

Mr. Bapat stated that the revised Agreement with H-GAC for the Livable Centers Study had been executed by the Chair. Ms. Joiner stated that an organizational meeting with H-GAC for the Livable Centers Study is scheduled for January 16, 2020, at 9 a.m.

The Board discussed the ongoing work of the Projects and Planning Committee. Mr. Bapat and Directors Webb and Weesner provided an update on status of negotiations of the development agreement for the Montrose Collective development (the "Development Agreement"). They reported that the Agreement had been finalized with the developer for reimbursement for costs of public infrastructure that will be installed by the developer and a parking covenant granting public use of 100 parking spaces for a 40-year period. Mr. Radom gave a presentation on the proposed development and responded to questions from the Board and the public.

Chair Mitchmore reported on a recent BOOSTmetro meeting and the bond program for same. He stated that the meeting indicated that bond proceeds would be allocated for the repair and/or development related to transportation lines along Montrose Boulevard and subsequently Bellaire Boulevard.

Ms. Joiner provided an update on the ongoing work of the Finance Committee. Mr. Bapat stated that ETI has submitted and ABHR has reviewed a contract from ETI to serve as bookkeeper for the Authority. Ms. Hall and Ms. Landreville introduced themselves to the Board and gave a quick overview of how the Authority report will look. After review and discussion, Director Tyler moved to approve the contract with ETI to serve as bookkeeper for the Authority. Director Webb seconded the motion which carried unanimously. Discussion ensued regarding the authority for Board members to sign checks on behalf of the Authority.

The Board discussed deferring any action regarding auditing services for the Authority until the bookkeeper makes a recommendation at the February meeting.

#### REVIEW FINANCIAL INFORMATION AND AUTHORIZE PAYMENT OF INVOICES

The Board discussed the invoices submitted by ABHR, Equi-Tax, Inc., and Knudson. After review and discussion, and based on the recommendation of the Finance Committee, Director Hunt moved to approve the invoices submitted. Director Webb seconded the motion, which passed by unanimous vote.

#### APPOINT INVESTMENT OFFICER

The Board considered appointing an investment officer for the Authority. After discussion, Director Weesner moved to appoint Kenneth Byrd of Equi-Tax, Inc. to serve as investment officer. Director Hunt seconded the motion, which carried unanimously.

Mr. Bapat reviewed a Resolution Appointing Investment Officer wherein the Authority appoints Kenneth Byrd of Equi-Tax, Inc. as the investment officer. After review and discussion, Director Weesner moved to approve and authorize execution of the Resolution. Director Hunt seconded the motion, which carried unanimously.

#### ACCEPT DISCLOSURE STATEMENT FOR BOOKKEEPER AND INVESTMENT OFFICER

Mr. Bapat explained that the annual disclosure statements required by the Public Funds Investment Act disclose relationships between the Authority's Investment Officer, Kenneth Byrd, and bookkeeper, Jennifer Landreville, with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority. He also explained that the statements would be filed in the Authority's permanent records and with the Texas Ethics Commission. Following review and discussion, Director Weesner moved to accept the disclosure statements and authorize filing of the disclosure statements with the Texas Ethics Commission. Director Hunt seconded the motion, which carried unanimously.

#### REPORT FROM MASTERSON ADVISORS

There was no report from Masterson Advisors.

#### REPORT FROM GAUGE ENGINEERING

There was no report from Gauge Engineering.

#### RECEIVE COMMITTEE REPORTS, CONT'D

Chair Mitchmore provided an update on the ongoing work of the Public Engagement Committee. He reported on a meeting with a resident of the Authority regarding the Zone website, the capital improvement projects of the Authority, and the ongoing work of the committees. Discussion ensued. The Board discussed best practices for communicating with members of the public.

#### ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE MATTERS

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board concurred to meet on February 17, 2020, at 6:30 p.m. at the Haven's Center.

RECEIVE PUBLIC COMMENT

Mr. Longmire requested that the Board consider the following: (i) installing additional lighting at the intersection of Westheimer and Taft; (ii) the addition of a streetlight at Taft and Westheimer, and (iii) the impact of the construction of a library as part of the Montrose Collective development. He also reminded the Board about the duct located at West Alabama and Garrett and the impact of the duct on the overall Montrose drainage system.

Mr. LeGrande thanked the Board of Directors for their service.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATION OF THE ZONE

The Board did not convene in executive session.

ADJOURN

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

/s/ Joe Webb  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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