

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

June 15, 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 by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 15th day of June, 2020, and the roll was called of the members of the Board being present by telephone:

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 except Director Valdez, thus constituting a quorum.

Also attending the videoconference were Katie Coyne and Wei Xiao of Asakura Robinson; Eleni Pappas of Traffic Engineers, Inc. (“TEI”); Muhammad Ali and Heather Goodpasture of Gauge Engineering (“Gauge”); Jennifer Landreville of ETI Bookkeeping Services (“ETI”); Brian Barr of January Advisors; Lisa Duffy of the City of Houston (the “City”); Patti Joiner and Christina Cornelius of Knudson, LP (“Knudson”); Julia Retta, Ali Schoon, Jack Valinski, Monica Aizpurua, Ben Brewer, Stephen Madden, Linda Travino, Bradley Lau and additional members of the public joined via teleconference and videoconference; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

Mr. Bapat reviewed certain recommended protocols for conducting the District’s meeting via teleconference and videoconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an “agenda packet” prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/tirz27/> and www.montrosehtx.org.

ESTABLISH QUORUM AND CALL TO ORDER

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

RECEIVE PUBLIC COMMENT

Chair Mitchmore offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment.

Mr. Madden reported on recent updates from the Montrose Management District ("MMD"), including a schedule to reorganize the board and implement a new Service and Assessment Plan for the MMD.

Mr. Brewer reported on changes to the MMD's assessed properties, including changes to properties that are included and excluded from the MMD's assessment.

MINUTES

The Board considered approving the minutes of the May 18, 2020, regular meeting. After review and discussion, Director Weesner moved to approve the minutes as presented. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PROJECTS AND PLANNING

REPORT

Chair Mitchmore reviewed the Projects and Planning Committee report, a copy of which is attached, and provided an update on the ongoing work of the Projects and Planning Committee.

REPORT FROM GAUGE

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined on the report.

WAUGH DRIVE AND COMMONWEALTH STREET IMPROVEMENTS

Mr. Ali updated the Board on the status of the Waugh Drive and Commonwealth Street Improvements.

PEDESTRIAN/BICYCLE MOBILITY PROGRAM (THE "PROGRAM")

Mr. Ali updated the Board on the status of the Program, stating that Gauge submitted the draft report of the Program to the Projects and Planning Committee, City, and Harris County for review and comment.

MONTROSE DRAINAGE STUDY

Ms. Goodpasture updated the Board on the status of the Montrose Drainage Study.

UPDATE ON METRO BOOST NETWORK

Messrs. Bapat and Ali updated the Board on the Metro BOOST Network.

Director Hunt joined the meeting.

Chair Mitchmore updated the Board on a recent meeting organized by Councilmember Kamin among Tax Reinvestment Zones to discuss mobility issues with Houston City Council District C.

UPDATE ON LIVABLE CENTER STUDY

Ms. Cornelius provided an update on the status of the Livable Centers Study.

Ms. Coyne presented on the work that Asakura Robinson will be doing in coordination with the Authority's Livable Center project. Ms. Coyne responded to questions from Board members.

UPDATE ON PROJECT WITH MONTROSE COLLECTIVE OWNER, L.P. AND APPROVE LETTER AGREEMENT

There was no update on the project with Montrose Collective Owner, L.P. this month.

APPROVE INTERLOCAL AGREEMENT WITH HARRIS COUNTY PRECINCT ONE

Mr. Bapat updated the Board on the status of the Interlocal Agreement for the joint development of bikeway infrastructure projects (the "Projects") with Precinct One. He stated that Authority has received the final Interlocal Agreement from the County Attorney's Office. After review and discussion, Director Weesner moved to approve and authorize execution of the Interlocal Agreement, subject to final review by the Projects and Planning Committee. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

APPROVE AGREEMENT WITH CITY FOR COUNCIL DISTRICT C SERVICE FUND

Chair Mitchmore recited a note from Councilmember Kamin's office related to the City's contribution of funds for the project to resurface, restripe, and rebuild sidewalks along Commonwealth Drive and Waugh Drive (the "Project"). Mr.

Bapat reviewed an Addendum to Purchase Order between the City and the Authority and Zone, wherein the City agrees to contribute \$30,000 towards the Project. After discussion, Director Hunt moved to approve and authorize execution of the Addendum to Purchase Order. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

APPROVE AGREEMENT WITH SPARK PARK FOR FUNDING AIMS PARK

Mr. Bapat reviewed an agreement between Spark and the Zone for the funding of the construction of a public park and recreation facility on the school grounds of the Arabic Immersion Middle School ("AIMS"). After review and discussion, Director Hunt moved to approve and authorize execution of an agreement with Spark Park for the funding of AIMS park. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PUBLIC ENGAGEMENT

REPORT

Director Weesner reviewed the Public Engagement Committee report, a copy of which is attached, and provided an update on the ongoing work of the Public Engagement Committee.

The Board discussed the possibility of creating an administrative email address for Ms. Cornelius. After discussion, Director Webb moved to approve the creation of an administrative email address for Ms. Cornelius. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

AFFORDABLE HOUSING

REPORT

Ms. Cornelius reviewed the Affordable Housing Committee report, a copy of which is attached, and provided an update on the ongoing work of the Affordable Housing Committee.

MONTROSE HOUSING STUDY

Mr. Barr provided an overview of the targeted assessment that January Advisors will be performing and responded to questions from Board members.

RENTAL ASSISTANCE PILOT PROGRAM IN PARTNERSHIP WITH SBP USA/GREATER HOUSTON COMMUNITY FOUNDATION

The Board tabled discussion on this agenda item until the next regular meeting.

FINANCIAL MATTERS

AUTHORITY FINANCIAL PROCESSES

Director Webb reviewed the Authority Financing Processes with the Board and responded to questions. After review and discussion, Director Weesner moved to approve and authorize execution of the Authority Financing Processes, subject to final ABHR approval. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

AUTHORITY INVESTMENT PROCEDURES

Director Webb reviewed the Authority Investment Procedures with the Board and responded to questions. After review and discussion, Director Weesner moved to approve and authorize execution of the Authority Investment Procedures, subject to final ABHR approval. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REPORT FROM BOOKKEEPER, REVIEW FINANCIAL INFORMATION, AND AUTHORIZE PAYMENT OF INVOICES

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

The Board discussed the invoices submitted by ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., January Advisors, and Knudson. After review and discussion, and based on the recommendation of the Finance Committee, Director Weesner moved to approve and authorize payment of the invoices presented in the Board Book. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

TEXPOOL AGREEMENT

In connection with last month's discussion of opening a TexPool account for the Authority, Ms. Landreville reviewed TexPool Investment Pools Participation Agreement ("TexPool Agreement") and Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives ("TexPool Resolution"). After discussion, Director Weesner moved to (1)

approve the opening of TexPool accounts for the Authority; and (2) approve and authorize execution of the TexPool Agreement and TexPool Resolution. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REPORT FROM ZONE ADMINISTRATOR

Ms. Cornelius reviewed the ongoing work of the Zone administrator. A copy of the report from Knudson is attached.

REPORT FROM ATTORNEY

Mr. Bapat reviewed the attached report from ABHR related to the ongoing work of the attorney.

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 July 20, 2020, at 6:30 p.m. via videoconference, if needed.

RECEIVE PUBLIC COMMENT

Chair Mitchmore offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment. There were no additional public comments.

ADJOURN

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

/s/ Joe Webb
Secretary, Board of Directors

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