

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

October 18, 2021

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 special session on the 18th day of October, 2021, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, with supplemental access provided by videoconference in accordance with Section 551.127 of the Texas Government Code, and the roll was called of the members of the Board being present:

Lisa W. Hunt	Position 1 Secretary
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Melinda Little	Position 4
Paul Dickerson	Position 5
Ray Valdez	Position 6 Vice-Chair
Jovon Tyler	Position

and all of the above were present, except Directors Dickerson and Tyler, thus constituting a quorum. Directors Hunt, Webb, Little, and Valdez attended in person at the meeting location, constituting a quorum in-person and Director Noebels attended the meeting by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

Also attending the meeting were Muhammad Ali of Gauge Engineering ("Gauge"); Walter Morris of Knudson, LP ("Knudson"); Jennifer Landreville of ETI Bookkeeping Services ("ETI"); Jim Webb of The Goodman Corporation ("Goodman"); City of Houston Councilmember Abbie Kamin; members of the public joined via teleconference and videoconference; and Alia Vinson, Sanjay Bapat, and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Bapat reviewed certain recommended protocols for conducting the meeting via teleconference and videoconference and informed the directors that in accordance with Section 551.127 of the Texas Government Code, those who are not attending in person or visible at the meeting location listed above via videoconference are unable to participate in discussions other than public comment and are unable to vote on any matters.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb established a quorum of the Board and called the meeting to order at 6:32 p.m.

PRESENTATION AND DISCUSSION REGARDING THE HISTORY OF THE ZONE, THE PURPOSE OF THE ZONE AND HOW IT WORKS, AND ZONE PROJECT SELECTION AND TIMELINE, AND QUESTION AND ANSWER SESSION REGARDING SAME

A presentation regarding the ongoing activities of the Authority was given and questions and answers were taken from the public.

PROJECTS AND PLANNING

TASK ORDER FOR GOODMAN CORP

Mr. Webb reviewed and discussed the attached memo from Goodman regarding funding opportunities for Montrose Boulevard and West Alabama Street projects (the "Projects"). He informed the Board that there is an opportunity to partner with the Upper Kirby Redevelopment Authority and Midtown Redevelopment Authority on a federal grant for the reconstruction of West Alabama Street, but that would require a commitment for the Authority to fund the local match portion of the West Alabama project. He then stated that if the grant was awarded, it may require the phasing of the Montrose Boulevard reconstruction project, but that he recommends seeking federal funding for that project as well. He then reviewed a matrix showing the potential impacts to the Montrose Boulevard and West Alabama projects depending on which grants were awarded. After discussion, the Board concurred to move forward with federal grant applications for both of the Projects. He then reviewed a task order from Goodman for submission of applications for grant funding to support the Projects. After review and discussion, Director Valdez moved to approve the task order. Director Little seconded the motion, which passed by a vote of 4 to 0, with Director Hunt abstaining.

TASK ORDER FOR GAUGE

Mr. Ali reviewed a task order from Gauge for the preparation of a Design Concept Report (DCR) for West Alabama Street. After review and discussion, Director Valdez moved to approve the task order. Director Little seconded the motion, which passed by a vote of 4 to 0, with Director Hunt abstaining.

REORGANIZE COMMITTEES

The Board considered reorganizing committees as follows:

Public Outreach Committee

Lisa Hunt and Melinda Little

Affordable Housing Committee

Lisa Hunt, Jovon Tyler, and Ray Valdez

Following discussion, Director Hunt moved to reorganize committees as discussed. Director Little seconded the motion, which passed unanimously.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices for payment, a copy of which is attached. Following review and discussion, Director Little moved to approve and authorize payment of the invoices. Director Hunt seconded the motion, which passed unanimously.

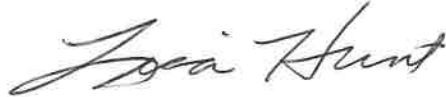
RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting by telephone or videoconference the opportunity to make public comment.

There being no public comments, Chair Webb moved to the next agenda item.

ADJOURN

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



/s/ Lisa Hunt
Secretary, Board of Directors