

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

February 21, 2022

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, on the 21st day of February, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District and the roll was called of the members of the Board being present:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Vacant	Position 4
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present except Directors Dickerson and Tyler, thus constituting a quorum.

Also attending the meeting were Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Jeff Reichman of January Advisors; Kristin Blomquist of Masterson Advisors ("Masterson"); Kara McManus and Robert McHaney and The Goodman Corp. ("Goodman"); Muhammad Ali of Gauge Engineering ("Gauge"); Jennifer Landreville of ETI Bookkeeping Services ("ETI"); John Geiss, Joe Cutrufo, Leah Wolfthal, Greg Pettigrew, Frank Blake, Nelson Vergel, and additional members of the public; and Alia Vinson, Sanjay Bapat, and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:37 p.m.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment.

Joe Cutrufo introduced himself to the Board, noting that he is the Executive Director of Bike Houston. Joe Cutrufo requested that the Board consider that the future construction improvements of Montrose Boulevard are designed in a way so that it is a multi-modal street with space for bicycles and pedestrians in addition to cars. Joe Cutrufo also commented that Bike Houston would be eager to partner with the Authority on future improvements to the Zone and discussed certain requested improvements with the Board. Chair Webb responded noting that the improvements discussed by Joe Cutrufo are included in the Authority's Livable Center Study.

MINUTES

The Board considered approving the minutes of the January 10, 2022, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Hunt seconded the motion, which passed unanimously.

REPORT FROM MASTERSON ADVISORS

Ms. Blomquist reviewed a presentation with the Board members regarding the process for issuance of tax-exempt bonds by the Authority. Ms. Vinson, Ms. Blomquist, and Mr. Bapat responded to questions from Board members. Ms. Blomquist also reviewed a bonding capacity analysis for the Authority.

PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including reports from January and February committee meetings, copies of which are attached.

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, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS

Mr. Ali updated the Board on the construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements project. He reviewed and recommended approval of Pay Estimate No. 10, in the amount of \$244,098.26, payable to Reytec Construction Resources, Inc. ("Reytec"). Following review and discussion, Director Hunt moved to approve Pay Estimate No. 10, in the amount of \$244,098.26, payable to Reytec. Director Noebels seconded the motion, which passed by unanimous vote.

Mr. Ali updated the Board on the installation of trees provided by Trees for Houston, noting that the City has approved Mexican Plum trees for certain

right of way areas.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali updated the Board on the status of construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He stated that R. Miranda Trucking and Construction, LLC ("R. Miranda"), the low bidder, has submitted all required bid documents which are currently under review and once all insurance and bonds are confirmed, the project can proceed.

In connection with the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Bapat reminded the Board that Harris County Precinct One has agreed to finance 50% of the costs of the project pursuant to an interlocal agreement between the Authority and Harris County Precinct One.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of engineering design for Montrose Boulevard.

The Board discussed an upcoming public engagement meeting.

WEST GRAY FROM SHEPHERD TO DUNLAVY STREET

Mr. Ali updated the Board on the construction status of improvements to West Gray from Shepherd to Dunlavy Street. He stated that mobility analysis, drainage analysis, and design work is all ongoing.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements, noting that design and drainage work is ongoing.

WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements. Chair Webb provided an additional update on the proposed project, specifically partnership opportunities with neighboring Zones. Mr. Bapat reviewed the attached commitment letters from the Upper Kirby Redevelopment Authority and the Midtown Redevelopment Authority committing to funding their portion of the local match required in the event a Federal grant is awarded for the project.

APPROVE TITLE VI COMPLIANCE PLAN AND RESOLUTION ADOPTING A TITLE VI COMPLIANCE PLAN FOR AUTHORITY

Ms. McManus introduced herself and reviewed a Title VI Compliance Plan (the "Plan") for the Authority, noting that it looks at demographics of the Authority and guidance related to discrimination race, national origin, or color. She stated that the Plan will be put into place by adding sections of the Plan onto the Authority website. Mr. McHaney noted that the Plan will be in place for the West Gray improvement project and will remain in place for three years for any additional federally funded project, including Montrose Boulevard and West Alabama Street in the event those projects are awarded federal grants. Following review and discussion, Director Hunt moved to approve and authorize execution of the Title VI Compliance Plan and Resolution Adopting a Title VI Compliance Plan for Authority. Director Noebels seconded the motion, which passed by unanimous vote.

MONTROSE COLLECTIVE OWNER, LP, INCLUDING DEVELOPER REIMBURSEMENT REPORT

Mr. Bapat updated the Board on the status of the developer reimbursement report with Montrose Collective Owner, LP ("Montrose Collective"), noting that the auditor is still awaiting appropriate documentation from Montrose Collective in order to produce a developer reimbursement report.

PUBLIC ENGAGEMENT REPORT

There was no update this month from the Public Engagement Committee.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee.

In connection with the ongoing work of the Affordable Housing Report, Mr. Reichman reviewed a proposal from January Advisors in the amount of \$32,000.00, for policy development and community engagement work.

Following review and discussion, Director Noebels moved to approve the proposal submitted by January Advisors, in the amount of \$32,000.00, for policy development and community engagement work. Director Hunt seconded the motion, which passed by unanimous vote.

FINANCIAL MATTERS

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

The Board discussed the invoices submitted by Reytec, Goodman, ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., and Knudson LP. After review and discussion, and based on the recommendation of the Finance Committee, Director Noebels moved to approve and authorize payment of the invoices. Director Hunt seconded the motion, which passed unanimously.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from Knudson, a copy of which is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing work by ABHR.

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

The Board discussed scheduling an upcoming public engagement meeting. The Board noted that the next regular Authority meeting is scheduled for April 18, 2022, at 6:30 p.m., at the offices of ABHR.

RECEIVE PUBLIC COMMENT

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

Kay Warhol reported that the next Neartown Super Neighborhood meeting is tomorrow, February 22, 2022, and noted that a brief update will be provided on the Authority's ongoing improvement projects. Kay Warhol also inquired about funding for the West Alabama improvement project.

Frank Blake inquired about the planting of trees along the right of way on Montrose Boulevard and inquired about whether West Dallas and Allen Parkway are included in this project. Chair Webb and Muhammad Ali responded to Frank Blake.

John Geiss inquired about the Woodhead improvement project and the status of design for same. Mr. Ali responded to John Geiss regarding the status of the project and noted that information for the project will be posted on the Authority website.

ADJOURN

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Projects and Planning Committee Reports.....	2
Gauge engineer's report.....	2
Commitment letters from the Upper Kirby Redevelopment Authority and the Midtown Redevelopment Authority	3
Monthly financial and bookkeeping report	4