

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

April 28, 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 28<sup>th</sup> day of April, 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
Paul Dickerson	Position 4
Eureka Gilkey	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present except Directors Hunt, Tyler, Dickerson and Gilkey. There being only 3 directors present, there was not a quorum and no action was taken on any of the items listed on the agenda.

Also attending the meeting were Brian Walwyn representing the City of Houston; Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Jeff Reichman of January Advisors; Kristin Blomquist of Masterson Advisors ("Masterson"); Jim Webb of The Goodman Corp. ("Goodman"); Muhammad Ali of Gauge Engineering ("Gauge"); Melissa Lujan, Erin Hinajosa, Christina Cornelius, Flora Yeh, Carolyn Foug, Patrick Jonke, Margo Fendrich, Marc Scott, Sophie Aurelio, Jack Valinski, Amanda Wolfe, Mahassen Ballouili, Abdul Javery, and additional members of the public; and 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 12:05 p.m. and noted that the Board would not be taking action on any agenda items today as there was no quorum.

RECEIVE PUBLIC COMMENT

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

Flora Yeh, a resident of Hawthorne Street, reported on the current status of sidewalk construction near Flora's home. Flora requested that the Board improve the dissemination of information related to the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. Flora informed the Board that Flora opposed the project as currently designed as it has varied sidewalk widths throughout the length of the project and requested that the board complete a feasibility study prior to continuing the project.

Carolyn Foug, a resident of Hawthorne Street, requested that the Board hire a design professional who will coordinate engineering drawings with site conditions for the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project.

Margo Fendrich, a resident of Hawthorne Street, informed the board that the construction had blocked access to the driveway and she was unaware of the construction schedules. Margo noted support for the project, but requested that the Board improve the dissemination of information related to the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project to ensure residents had adequate notice in order to prepare for construction related disruptions.

Patrick Jonke stated that he is a resident who lives on Sul Ross Street and inquired plans to repair drainage at the West Alabama Street and Woodhead Street intersection. Patrick noted that Patrick would forward pictures of recent flooding at the intersection to the Zone's email for the Board's and Gauge's review. Patrick inquired about the status of a collapsed/damaged storm drain at the same intersection. Chair Webb, Mr. Bapat, and Mr. Ali responded to Patrick, stating that W. Alabama Street improvements are being considered by the Board, and that the Board will be working to secure federal grant money for this and other future projects in the Zone.

In a response to earlier public comments and correspondence received from residents, Chair Webb addressed the concerns expressed by residents and members of the public related to increasing public outreach and dissemination of information and status updates of Zone projects, including the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. Chair Webb stated that the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project went through an extensive design and design review process that included seeking input from the local community, City Planning, and disability rights advocates. He informed the attendees that the plans were designed utilizing national standards and local guidelines for best practices and stated that the use of 6 ft sidewalks where possible enables the sidewalks to better accommodate people with disabilities, while also preserving the existing tree cover in Montrose. He informed the community that the Board will work to ensure that communication regarding construction is improved and that while a Gauge representative walked door to door to notify affected residents of the construction, earlier notification will be done for all future projects. Chair Webb added that the construction plans have been approved by the City and follow national standards and have been available on the district's website since October 2021. He

encouraged the public to contact the Board through e-mail at [info@montrosehtx.org](mailto:info@montrosehtx.org) with further questions/comments.

## MINUTES

The Board reviewed the minutes of the February 21, 2022, regular meeting. No action was taken by the Board.

## APPOINTMENT OF NEW DIRECTOR

There was no discussion or action taken on this agenda item.

## REORGANIZATION OF COMMITTEES

There was no discussion or action taken on this agenda item.

## DISCUSS FISCAL YEAR END 2023 BUDGET AND POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)

The Board reviewed the proposed budget for fiscal year end 2023 and potential five-year CIP. Discussion ensued regarding the process of preparing the budget, including the timeline for adoption of same, as well as projects included in the budget and future bond proceed projections. Mr. Bapat noted that the proposed budget will need to be adopted by the Zone at the May regular meeting and by the City Council for the City of Houston prior to becoming effective. The Board noted that the 2023 budget and CIP list has been published on the Zone website for public review and input. No action was taken by the Board.

## PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including reports from April 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 stated that the progress report for this project has been uploaded on the Authority website. He reviewed and recommended approval of Pay Estimate No. 12, in the amount of \$70,357.83, payable to Reytac Construction Resources, Inc. ("Reytac"). Pursuant

to Authority policies, action on approval would be taken at the next meeting of the Projects and Planning Committee meeting which is authorized to approve pay estimates in months where there is no Board meeting.

#### 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. The Board discussed the concerns from residents related to the project and dissemination of information related to construction status of same.

#### MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard Improvements project.

The Board further discussed a public engagement meeting regarding the design concept for the Montrose Boulevard improvements will be scheduled for the summer, and that the Board will seek to provide early and advance notice by notifying members of the public related to same, including reaching out to local homeowners associations and neighboring community groups. No action was taken by the Board.

#### 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 Gauge has submitted the drainage analysis to the City for review and approval. Mr. Bapat added that street improvements for the full length of West Gray will be partially financed by awarded grant funds from METRO. No action was taken by the Board.

#### DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements, noting that Gauge has submitted the technical memorandum to the City. No action was taken by the Board.

The Board noted that a public engagement meeting will be scheduled for the early summer timeframe, during which the Board and Gauge will discuss the design concept of the Dallas and Mandell Improvements project. No action was taken by the Board.

## WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements, noting that the traffic study analysis and drainage analysis are underway. No action was taken by the Board.

## 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 has just received the appropriate documentation from Montrose Collective in order to produce a developer reimbursement report. Mr. Bapat noted that there should be a report available at the regular May meeting. No action was taken by the Board.

## CONSIDER PROPOSAL FROM GOODMAN RELATED TO PURSUIT OF FUNDING

Chair Webb and Mr. Jim Webb discussed the proposal from Goodman related to the pursuit of funding, noting that it authorizes Goodman to pursue and address funding programs as they are released. No action was taken by the Board.

## COMMITMENT LETTER

Mr. Jim Webb discussed a commitment letter from the Authority related to the application, support, and local share commitment for the Baker Montessori Safe Routes to School Project. No action was taken by the Board.

## PUBLIC ENGAGEMENT REPORT

The Board discussed a public engagement meeting will be scheduled for the early summer timeframe

Chair Webb noted that Director Gilkey will be involved with the Public Engagement Committee and will work to redevelop how communities are notified of projects in the future.

## AFFORDABLE HOUSING REPORT

Ms. Joiner reviewed the Affordable Housing Committee reports from March and April, copies of which are attached, and discussed the ongoing work of the Affordable Housing Committee.

## FINANCIAL MATTERS

The Board reviewed the monthly financial and bookkeeping report, a copy of which is attached. The Board reviewed the invoices submitted by Burton Accounting, Reytec, Goodman, ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., and



Knudson LP, noting that these invoices will be reviewed and approved at a future Finance Committee meeting.

#### 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 noted that the next regular Authority meeting is scheduled for May 16, 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.

Sophia Aurelio introduced herself to the Board, noting that she is a representative of Bunkhouse, and discussed the design and construction plans of a boutique hotel at the 4100 block of Loretto Street, adjacent to the Menil Collection. Sophia provided information related to the boutique hotel and added that Bunkhouse will be notifying affected residents within 750 feet of the intersection of the hotel.

Flora Yeh requested a copy of plans for the Walk/Bike Montrose project. Mr. Ali responded, noting that the plans are available on the Authority website, and that he would send Flora a copy directly. Flora encouraged the Board to consider hiring a landscape architect. Flora inquired about whether tree surveys have been performed for the Zone's projects. Chair Webb responded, noting that the Authority has completed tree surveys for the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project and will continue to perform tree surveys for future projects.

Patrick Jonke inquired about the status of emergency shelters listed as being located within Lanier Middle School and Lamar High School and whether the Authority can provide funding for the shelters. Chair Webb responded, noting that the Board will seek to obtain information related to the emergency shelters and report back to Patrick.

ADJOURN

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



Secretary, Board of Directors

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