

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

May 16, 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 16th day of May, 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 Tyler and Dickerson, thus constituting a quorum. Director Noebels was present via videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

Also attending the meeting were Hannah Cobb and Lance Gilliam, representing Councilmember Sallie Alcorn's office and Councilmember Abbie Kamin's office respectively; Brian Walwyn representing the City of Houston; Jennifer Landreville of ETI; Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Jeff Reichman of January Advisors; Kara McManus of The Goodman Corp. ("Goodman"); Muhammad Ali of Gauge Engineering ("Gauge"); Patrick Jonke, Jack Valinski, Stephen Longmire, Jim Tucker, Brad Nyberg, Irfan Ali, Allison Shaw, Bridget Jenson, Kay Warhol, Linda Trevino, 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 6:32 p.m.

RECEIVE PUBLIC COMMENT

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

Stephen Longmore thanked the Board for its support of the Spark Park at the Arabic Immersion Magnet School and requested that the Board consider improvements to the traffic signal at Stanford Street and W. Alabama Street.

MINUTES

The Board reviewed the minutes of the February 21, 2022, regular meeting, and April 28, 2022, regular meeting. The Board confirmed that they had received feedback from a member of the public regarding the April 28, 2022, regular meeting. After review and discussion, Director Hunt moved to approve the minutes as presented. Director Valdez seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

APPOINTMENT OF NEW DIRECTOR

Director Webb informed the Board that the City Council for the City of Houston has appointed Eureka Gilkey to the Board of the Zone, and thereby also the Authority, to replace Melinda Little who has moved. Eureka Gilkey introduced herself to the Board.

REORGANIZATION OF COMMITTEES

Mr. Bapat provided an overview of Authority committees. Following discussion, the Board concurred to defer action on this agenda item until the June 27, 2022, regular meeting.

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

Mr. Ali reviewed potential five-year CIP for fiscal year end 2023 and summarized the projects included in same. In response to a question from Director Hunt, Mr. Bapat confirmed that the Board will consider the budget for each fiscal year prior to submittal of same to the City for approval. Following review and discussion and subject to final review by the Projects and Planning Committee, Director Valdez moved to adopt the fiscal year end 2023 budget and potential 5-year capital improvement projects and submittal of same to the City. Director Noebels seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the May committee meeting report, a copy of which is 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. 13, in the amount of \$34,494.58, payable to Reytec Construction Resources, Inc. ("Reytec"). Mr. Ali noted that the pay estimate includes a reduction in retainage from 2% to 1%. Following review and discussion, Director Noebels moved to approve Pay Estimate No. 13, in the amount of \$34,494.58 and the reduction in retainage to 1%, payable to Reytec. Director Valdez seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

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. Mr. Ali also provided an update related to the installation of trees for this project and coordination with Trees for Houston regarding same. He added that certain trees will be planted in the fall and he will follow up with the Board regarding approval of same at that time. Mr. Ali reviewed and recommended approval of Pay Estimate No. 1, in the amount of \$381,040.08, payable to R. Miranda Trucking & Construction, Inc. ("R. Miranda"). Following review and discussion, Director Noebels moved to approve Pay Estimate No. 1, in the amount of \$381,040.08, payable to R. Miranda. Director Valdez seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

Mr. Ali reviewed recent construction photos and sidewalk and driveway replacements, noting that Gauge will produce similar reports on a monthly basis related to the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He stated that Gauge has developed an exhibit designed to keep residents and nearby/interested community associations informed of construction timelines and updates for the project.

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, noting the meeting will be scheduled for June 27, 2022, with regular meeting agenda items to follow. The Board noted that they 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. The Board discussed holding the June 27, 2022, regular and public engagement meeting at a location inside the boundaries of the Zone.

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 the drainage analysis has been approved by the City and that design of the project is ongoing. Mr. Bapat reminded the Board that street improvements for the full length of West Gray Street will be partially financed by awarded grant funds from METRO.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements. He noted that the design concept of the Dallas and Mandell Improvements project will also be included in the public engagement portion of the June 27, 2022, meeting.

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. Mr. Ali stated that he noted Stephen Longmire's earlier public comment related to the request for traffic signal improvements at West Alabama and Stanford Street. The Board noted that the neighborhood association of Westheimer, Alabama, Montrose, and Mulberry supports the project.

PROPOSAL FOR ON-CALL ENGINEERING SERVICES

Mr. Ali distributed and reviewed Task Order No. 14, which is a proposal submitted by Gauge to provide engineering consulting services on an hourly basis, in an amount not to exceed \$15,000. He reported that the Projects and Planning Committee recommends approval of same. Following review and discussion, Director Valdez moved to approve Task Order No. 14, in an amount not to exceed \$15,000. Director Hunt seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

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 June meeting. No action was taken by the Board.

CONSIDER PROPOSAL FROM GOODMAN RELATED TO PURSUIT OF FUNDING

Chair Webb discussed the proposal from Goodman related to the ongoing pursuit of funding, noting that it authorizes Goodman to pursue and address funding programs as they are released. Following review and discussion, Director Hunt moved to approve the proposal, which includes a monthly fee of \$1,750 for one year and a budget allocation of \$105,500, in the total amount of \$126,500. Director Valdez seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

COMMITMENT LETTER

Chair Webb discussed a commitment letter from the Authority to Representative Lizzie Fletcher related to the application, support, and local share commitment for the Baker Montessori Safe Routes to School Project. Following review and discussion, Director Valdez moved to approve the ratification of the letter to Representative Fletcher. Director Noebels seconded the motion. The motion failed, with Directors Valdez, Noebels, and Webb voting "yay" and Directors Hunt and Gilkey abstaining. Director Hunt requested additional information related to the commitment letter. Following additional information and review of the commitment letter, the motion was reconsidered. Director Valdez moved to approve the ratification of the letter to Representative Fletcher. Director Noebels seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

PUBLIC ENGAGEMENT REPORT

The Board further discussed the public engagement meeting scheduled for June 27, 2022, and possible meeting locations inside the boundaries of the Zone. Following discussion, the Board concurred to appoint Director Gilkey as a temporary measure to the Public Engagement Committee.

AFFORDABLE HOUSING REPORT

Director Hunt reviewed the Affordable Housing Committee report from May, a copy of which is attached, and discussed the ongoing work of the Affordable Housing Committee. Director Hunt reported that the Affordable Housing Committee is continuing to work with January Advisors, developers, and focus groups, and discussed a timeline for an information session related to findings from same.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She reviewed the invoices submitted by Burton Accounting, 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 Hunt moved to approve and authorize payment of the invoices. Director Valdez seconded the motion, which passed with four votes in favor of the motion, and Director Gilkey abstaining.

REPORT FROM FINANCIAL ADVISOR

There was no report this month from the Authority's financial advisor.

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 June 27, 2022, at 6:30 p.m., at a location to be determined inside the boundaries of the Zone. The Board concurred to receive a presentation on the findings of the Affordable Housing Committee at the July regular meeting.

RECEIVE PUBLIC COMMENT

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

Ethan Michelle Ganz, representing the Montrose Residents Coalition ("MRC"), inquired about the inclusion and/or timeline of improvements to the lower portion of Westheimer and Fairview Street. Ethan noted that lower Westheimer and Fairview Street is an area of concern for MRC. Ethan also inquired about certain affordable housing policies and incentives, discussed during the Affordable Housing Committees report. Chair Webb responded first, noting that lower Westheimer improvements are not on the Authority's CIP but they are on the City's CIP. Chair Webb added Fairview Street improvements is on the Authority's CIP but there are other projects that are prioritized at this time. Director Hunt responded to Ethan's inquiry regarding affordable housing information and ongoing research.

Patrick Jonke inquired about ponding that occurs at W. Alabama and Sul Ross. Patrick asked about whether there is a weight limit on residential streets in Houston for trucks and if so, can signage be installed to inform drivers and deflect them away from Woodhead Street. Chair Webb responded, noting that he would look into these questions and follow up with Patrick, including his public comment from an earlier meeting regarding emergency shelters.

Kay Warhol, representing the Neartown Association, stated that Neartown Association will assist in spreading information related to upcoming public engagement meeting on June 27, 2022, and supported the plan to hold future meetings inside the boundaries of the Zone. Kay applauded the Board's efforts regarding communication efforts with the community. Kay inquired about the length of the bikeway improvements along West Dallas Street. Mr. Ali responded, noting that the project continues from West Dallas at Commonwealth to just east of Montrose Boulevard.

Stephen Longmire echoed Kay's comment related to the Board's efforts related to public outreach. Stephen provided information related to the Montrose Center as an option to host Authority meetings. Stephen shared opinions related to large multi-family apartment buildings. Chair Webb and Director Hunt responded regarding affordable housing matters.

Linda Trevino stated that certain METRO meetings are held at the Montrose Center and noted that METRO can post notice of upcoming Authority meetings on the METRO website.

Patrick Jonke inquired about the prioritization of projects included in the Walk/Bike Montrose project and input from users. Chair Webb and Ms. Joiner responded 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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