

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

December 12, 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 12th day of December, 2022, at the Havens Center at St. Stephen's Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, 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 in person except Directors Tyler and Dickerson, thus constituting a quorum.

Also attending the meeting were Brian Walwyn representing the City of Houston (the "City"); Teres Liles of ETI, Inc. ("ETI"); Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Muhammad Ali of Gauge Engineering ("Gauge"); Geoff Carleton of Traffic Engineers, Inc. ("TEI"); William Johnson, Randy Mitchmore, Edward Foteh, Sasha Babb, Alec Ajnoztajn, Richard Peoples, Amanda Wolfe, Bridget Jenson, Emily Wells, 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 6:37 p.m.

RECEIVE PUBLIC COMMENT

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

Mehdi Rais reported on technology issues related to audio components of the meeting. The Board addressed the issue.

MINUTES

The Board reviewed the minutes of the September 19, 2022, and November 14, 2022, regular meeting. After review and discussion, Director Valdez moved to approve both sets of minutes as presented. Director Noebels seconded the motion, which carried unanimously.

MONTROSE RECONSTRUCTION PRESENTATION

Messrs. Carleton and Ali gave a presentation on the Montrose Boulevard Improvements project and responded to questions from the Board related to same. Following the presentation, Messrs. Carleton and Ali reminded and encouraged members of the public that input, comments, and/or questions should be submitted via the Authority website at <https://montrosehtx.org/> or directly via e-mail to info@montrosehtx.org. The Board noted that the next meeting will be held on January 23, 2023, in-person only, at Pecore Hall, at St. Stephens.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE REPORT

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the December 5, 2022, committee meeting report, a copy of which is attached.

Next, Chair Webb reviewed correspondence to the City Planning Commission in support of a variance for the River Oaks Shopping Center - Building A.

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.

LANDSCAPE IMPROVEMENTS FOR COMMONWEALTH AND WAUGH

Mr. Ali updated the Board on the status of landscape improvements for the Commonwealth and Waugh project and reviewed an invoice submitted by Trees for Houston for the installation of trees along both streets, in the amount of \$23,180.00. Following review and discussion, Director Noebels moved to approve the invoice submitted by Trees for Houston. Director Valdez seconded the motion, which carried unanimously.

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, and expected completion dates of certain portions of the project.

Mr. Ali reviewed recent construction photos and sidewalk and driveway replacements related to the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He reviewed an exhibit designed to keep residents and nearby/interested community associations informed of construction timelines and updates for the project.

Next, in connection with the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Ali reviewed and recommended approval of a proposal for supplemental construction phase services, in the amount of \$79,310.00. Following discussion, Director Hunt moved to approve the proposal for supplemental construction phase services, in the amount of \$79,310.00. Director Valdez seconded the motion, which carried unanimously.

MONTROSE BOULEVARD IMPROVEMENTS

In connection with Montrose Boulevard improvements, Mr. Ali reviewed and recommended approval of a proposal for professional engineering design services to fully reconstruct Montrose Boulevard from Allen Parkway to W. Clay Street, in the amount of \$1,217,200.00. Following review and discussion, Director Noebels moved to approve the proposal for professional engineering design services to fully reconstruct Montrose Boulevard from Allen Parkway to W. Clay Street. Director Valdez seconded the motion, which carried unanimously.

Next, Mr. Ali reviewed and recommended approval of a proposal for the addendum to the Montrose Drainage Study, in the amount of \$18,410.00, and responded to questions from the Board related to same. Following review and discussion, Director Noebels moved to approve the proposal for the addendum to the Montrose Drainage Study. Director Valdez seconded the motion, which carried unanimously.

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. Messrs. Ali and 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. Mr. Ali reported that the revised boundaries for this project will be from Woodhead Street to Montrose Boulevard, due to proposed improvements from the owners of the River Oaks Shopping Center that may affect any newly constructed sidewalks.

Next, Mr. Ali reviewed and recommended approval of a Task Order for the sidewalk design services for W. Gray Street between Woodhead Street and Montrose Boulevard, in the amount of \$28,550.00, and responded to questions from the Board related to same. Following review and discussion, Director Noebels moved to approve the Task Order for the sidewalk design services for W. Gray Street between Woodhead Street and Montrose Boulevard. Director Valdez seconded the motion, which carried unanimously.

WHARTON DUAL LANGUAGE ACADEMY SIDEWALK IMPROVEMENTS

The Board and Mr. Ali discussed the sidewalks around the Wharton Dual Language Academy. In connection with same, Mr. Ali reviewed and recommended approval of a proposal for preparing schematic level plans for sidewalk improvements, in the amount of \$39,850.00. Following review and discussion, Director Noebels moved to approve the proposal for preparing schematic level plans for sidewalk improvements for the Wharton Dual Language Academy. Director Valdez seconded the motion, which carried unanimously.

UPDATE ON DALLAS AND MANDELL STREET

Mr. Ali provided an update on the improvements to W. Dallas Street and Mandell Street and responded to questions from the Board related to same.

WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements. Mr. Bapat reminded the Board and members of the public that this project is heavily dependent on timelines associated with federal grant funding.

PROPOSAL FOR ON-CALL ENGINEERING SERVICES

Mr. Ali reviewed and recommended approval of a proposal to provide engineering consulting services to be billed on an hourly basis, not to exceed \$15,000.00. Following review and discussion, Director Noebels moved to approve the proposal to provide engineering consulting services. Director Valdez seconded the motion, which carried unanimously.

PUBLIC ENGAGEMENT REPORT

The Board received an overview of the ongoing work of the Public Engagement Committee, including the December 5, 2022, committee meeting report, a copy of which is attached. The Board discussed the ongoing work related to hiring a public engagement firm as well as the proposed advertising and posting of a request for qualifications for same in the Houston Business Journal and certain minority council groups. Following review and discussion, Director Noebels moved to authorize the submittal and advertisement of the request for qualifications for a public engagement firm. Director Valdez seconded the motion, which carried unanimously.

Next, Director Hunt reviewed a proposal and letter of authorization submitted by Gensler to assist with the upcoming public engagement meeting for the Montrose Boulevard and Dallas and Mandell improvement projects.

AFFORDABLE HOUSING REPORT

There was no update this month from the Affordable Housing Committee.

FINANCIAL MATTERS

Ms. Liles reviewed the monthly financial and bookkeeping report, a copy of which is attached. She reviewed the invoices submitted and included in the Board packet. 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 carried unanimously.

REPORT FROM FINANCIAL ADVISOR

There was no report this month.

REPORT FROM ZONE ADMINISTRATOR

Ms. Joiner reviewed the report from Knudson, a copy of which is attached.

REPORT FROM ATTORNEY

There was no report submitted by ABHR this month.

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

The Board noted that the next regular Authority meeting is scheduled for January 23, 2023, at 6:30 p.m., at St. Stephen's Episcopal Church and School, in Pecore Hall. The Board reminded members of the public and consultants that the meeting will be held in-person only.

RECEIVE PUBLIC COMMENT

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

Steve Longmire addressed the Board, thanked them for their ongoing work, and shared the following concerns: (1) the intersection at W. Main and Montrose Boulevard is heavily used by Houston Independent School District buses and the buses commonly make illegal turns at same (Steve requested that HISD bus drivers be educated with regards to the intersection); (2) Steve requested that special diligence be applied to the west side of Montrose Boulevard where a historical cemetery is located; and (3) Steve requested that the Board hire an arborist to assist with protecting existing trees and soil pH levels. Chair Webb responded to Steve, noting that the Authority has hired an arborist and Mr. Ali responded, noting that a landscape architect will be working on the project as well.

Radu Tutos inquired about the following: (1) whether the Authority has looked into extending the walkability project for the Zone to the Museum District and possibility of sponsorships in connection with same; and (2) are there other intersections that are being considered for certain improvements in order to assist with safer commuting for cyclists across Montrose Boulevard. Chair Webb responded to Radu regarding the Zone's Walk/Bike study. Mr. Carleton responded to Radu regarding additional intersections, noting that several other intersections are under consideration.

Amanda Wolfe stated that she appreciated the presentation on Montrose Boulevard improvements and stated that she will coordinate on questions/comments from the Montrose Residents Coalition and submit them in advance of the January 23, 2023, public meeting.

Jim Tucker inquired about whether the Authority and Gauge has coordinated with the City's Capital Improvement Plans and related projects. Mr. Ali responded to Jim and noted that all the Zone's construction plans have been coordinated with Houston Public Works department to avoid issues where new infrastructure is torn up for a future project.

William Johnson thanked the Board for the presentation on Montrose Boulevard improvements and inquired about the following: (1) whether projected growth along the corridor from new development has been incorporated into the traffic study; (2) will there be sidewalk lighting; (3) has public art been considered; and (4) how did certain segments of Montrose Boulevard get prioritized for reconstruction. Chair Webb and Messrs. Carleton and Ali responded to William.

Randy Mitchmore inquired about certain construction along W. Alabama Street. Mr. Bapat reported on joint applications filed for federal funding submitted by Upper Kirby Redevelopment Authority, Midtown Redevelopment Authority, and the Authority.

Alexander Spike stated that bicycle lanes should be prioritized and inquired about whether the Houston bikeway plan coordinates with the Authority's current plans and whether a road diet was considered. Mr. Carleton responded to Alexander and provided additional information related to the bikeway network and parallel bikeway corridors and noted that Montrose Boulevard would retain its current configuration of four (4) traffic lanes.

Neal Ehardt discussed the current route of riding into Montrose that he takes on his bike and provided comments related to congestion and travel times and requested that the Authority consider a road diet on Montrose Boulevard to reduce the number of car traffic lanes to two. Mr. Carleton responded to Neal, noting that 20,000-30,000 cars travel down Montrose Boulevard daily and therefore Montrose Boulevard would retain its current configuration of four (4) traffic lanes.

Bruce Clark inquired about traffic calming measures and design related to same. Bruce inquired about incorporating traffic turning onto Montrose Boulevard from smaller side streets and safety measures for same. Mr. Carleton responded to Bruce, noting that the Authority is working to design intersections as safely as possible using tools such as safe turning radii, safe refuges, and appropriate speed limits. Mr. Carleton encouraged Bruce to attend the upcoming public meeting on January 23, 2023, to discuss specific intersections.

Mehdi Rais commented on the following items: (1) can the chat feature be enabled for Zoom participants attending the Authority meetings; (2) will public input be included for the Wharton Dual Language Academy project; (3) has there been a traffic study completed for Montrose Boulevard that includes number of pedestrians and bicyclists; and (4) has the Board considered installing raised crosswalks or traffic hawks. Mr. Carleton responded to Mehdi regarding designs and plans and Mr. Bapat responded regarding the chat feature on Zoom.

Payton Finch thanked the Board for the presentation regarding Montrose Boulevard and noted that the Waugh/Commonwealth improvement project lacks consideration of key connection points north of W. Dallas to provide access to Buffalo Bayou Park. He also requested further consideration of incorporating traffic calming measures into the Montrose Boulevard project.

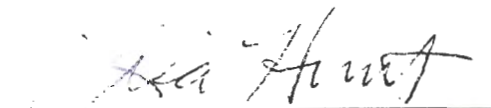
Frank Blake commented on drainage improvements and street debris/trash, noting that he is concerned about limiting the amount of debris that gets carried out to the bayou from construction occurring in the Zone.

Alexander Carranza commented that a road diet should be implemented and there should be one dedicated bike lane on each side of Montrose Boulevard.

Director Hunt inquired about parking requirements in the Zone and parking for certain multi-family buildings. Mr. Bapat and Mr. Carleton provided information regarding land use control in the City of Houston.

ADJOURN

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


Secretary, Board of Directors

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