

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

January 23, 2023

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 23<sup>rd</sup> day of January, at Pecore Hall, at St. Stephen's Episcopal Church, 1800 Sul Ross 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 Gilkey, Tyler, and Dickerson, thus constituting a quorum.

Also attending the meeting were Craig Koehl of Koehl Urban Forestry, Inc.; Brian Walwyn, Jack Valinski, Patrick Nguyen, Peter Eccles, and David Fields representing the City of Houston (the "City"); Kristi Miller of The Goodman Corp. ("Goodman"); Grace Huang and Fredy Gomez representing the Harris County Tax Office; Patricia Hall of ETI, Inc. ("ETI"); Ken Brown representing METRO; Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Muhammad Ali, David Greaney, Karam Qaddz, Heather Goodpasture, Vi Duong, Danny Varghese, Derek St. John, and John Huml of Gauge Engineering ("Gauge"); 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 6:35 p.m.

## MONTROSE RECONSTRUCTION PRESENTATION

An Open House regarding the Montrose Boulevard Improvements project was held and representatives from various Authority consultants involved in the project including Gauge, Goodman, SWA, and TEI were on hand to speak with and answer questions from the public.

## RECEIVE PUBLIC COMMENT

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

Hugo Ovalle inquired about the timeline for sidewalk improvements around Wharton Dual Language Academy and how certain projects are prioritized. Hugo requested that the Board prioritize projects aimed at improving safety conditions for children.

## MINUTES

The Board reviewed the minutes of the December 12, 2022, regular meeting. After review and discussion, Director Valdez moved to approve the minutes as presented. Director Noebels seconded the motion, which carried unanimously.

## 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 January 3 and January 9, 2023, committee meeting reports, 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.

### 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 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 Pay Estimate No. 9, in the amount of \$342,041.23, payable to R. Miranda Trucking and Construction LLC ("R. Miranda"). Following discussion, Director Hunt moved to approve the Pay Estimate No. 9, in the amount of \$342,041.23, payable to R. Miranda. Director Valdez seconded the motion, which carried unanimously.

#### MONTROSE BOULEVARD IMPROVEMENTS

No discussion was had on this item as the public meeting related to this project was held at 6:30 p.m.

#### 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 discussed a proposed timeline for the project and phasing of funding for same.

Next, Mr. Ali requested authorization for Gauge to advertise for bids for the sidewalk design services for W. Gray Street between Woodhead Street and Montrose Boulevard. Following review and discussion, Director Noebels moved to authorize advertisement for bids for the sidewalk design services for W. Gray Street between Woodhead Street. 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.

#### WHARTON DUAL LANGUAGE ACADEMY SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of sidewalk improvements around the Wharton Dual Language Academy.

Ms. Miller responded to question from Director Hunt regarding the timeline of federal funds and grants and the implications of the project being classified as a roadway system improvement. Following additional discussion related to improving the safety for children using the sidewalks around the Wharton Dual Language Academy, the Board concurred to prioritize funding for this project, noting that the money currently in the Authority's general fund is committed to the Walk/Bike Montrose project.

#### RESOLUTION OF SUPPORT AND FUNDING COMMITMENT FOR RAISE GRANT SUBMITTAL

Ms. Miller reviewed a Resolution of Support and Funding Commitment for the 2023 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Discretionary Grant Program and responded to questions related to same from the Board. After review and discussion, Director Noebels moved to approve and authorize execution of the Resolution of Support and Funding Commitment for RAISE. Director Hunt seconded the motion, which carried unanimously.

#### MODIFICATION NUMBER 01 TO INTERAGENCY AGREEMENT BY AND BETWEEN METRO AND THE AUTHORITY

Ms. Miller next reviewed a Modification Number 01 to Interagency Agreement by and Between METRO and the Authority for 5310 Enhanced Mobility of Seniors and Individuals with Disabilities (the "Modification to Interagency Agreement") and responded to questions related to same from the Board. After review and discussion, Director Noebels moved to approve and authorize execution of the Modification to Interagency Agreement. Director Hunt seconded the motion, which carried unanimously.

#### PUBLIC ENGAGEMENT REPORT

The Board received an overview of the ongoing work of the Public Engagement Committee, including an update on the advertising and posting of a request for qualifications for the Authority to hire a public engagement firm. Director Hunt added that the statement of qualifications were received on January 20, 2023, and that the Public Engagement Committee plans to have a recommendation at the next regular Board meeting.

#### AFFORDABLE HOUSING REPORT

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

## FINANCIAL MATTERS

Ms. Hall 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

Ms. Blomquist provided an overall analysis of the bonding capacity for the Authority and responded to questions from the Board related to same.

## REPORT FROM ZONE ADMINISTRATOR

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

## REPORT FROM ATTORNEY

Mr. Bapat provided an update on work performed by ABHR for the Authority.

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

The Board noted that the next regular Authority meeting is scheduled for February 20, 2023, at 6:30 p.m., at St. Stephen's Episcopal Church and School, at The Havens Center. The Board reminded members of the public and consultants that the February 20, 2023, regular meeting will resume offering videoconference and teleconference options available.

## 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 requested additional information related to the removal and planting of trees in connection with the Montrose Boulevard Reconstruction project.

Medhi Rais stated that he concurs with the earlier public comment made by Hugo Ovalle and requested that the Board prioritize the sidewalk improvements near the Wharton Dual Language Academy. Medhi reported that he attended a recent site visit with Councilmember Kamin to walk the intersections near the school.

Alexander Spike requested that the Authority construct a protected bike line along Montrose Boulevard as soon as possible.

Alexander Carrada reported on the climbing number of pedestrian fatalities and commented on reaching Vision Zero objectives by 2030. Alexander commented on the number of lanes currently constructed on Montrose Boulevard.

William Johnson stated that he appreciates the public engagement for Authority's projects and inquired about availability of roadway schematics for the Montrose Boulevard Reconstruction project and Mandell Street improvements project. William next inquired about the completion percentage of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. William requested that the Board consider survivability, affordability, and morbidity when working on the Fairview Street improvements. William discussed slowing down the speed of vehicles along Montrose Boulevard and the possibility of a dual lane bike lane along same.

Simon Newton discussed slowing down the speed of vehicles along Montrose Boulevard and the possibility of narrowing the road to encourage slower speeds, as well as constructing a dedicated bus lane during high traffic times and areas. Simon and Chair Webb discussed the METRO Boost Program.

ADJOURN

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

  
Secretary, Board of Directors

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