

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

February 20, 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 20<sup>th</sup> day of February, at the Haven's 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
Jeffrey Watters	Position 6
Ray Valdez	Position 7

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

Also attending the meeting were Brian Walwyn, representing the City of Houston (the "City"); Kristi Miller of The Goodman Corp. ("Goodman"); Jennifer Landreville of ETI, Inc. ("ETI"); Patti Joiner of Knudson LLP (Knudson"); Kristin Blomquist of Masterson Advisors ("Masterson"); Muhammad Ali of Gauge Engineering ("Gauge"); William Johnson, Hugo Ovalle, Leslie Hollaway, Ron Nodler, Bryan Hlavinka, Ken Wilbanks, Richard Newton, Aaron Moore, Ethan Michelle Ganz, Richard Glover, 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 6:35 p.m.

RECEIVE PUBLIC COMMENT

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

Steve Longmire addressed the Board and noted that he, Greg LeGrande, and Kay Warhol attended a recent meeting with METRO regarding construction of a university

line project and prohibition of left turns at certain non-signalized intersections. Steve requested that the Authority's engineers coordinate with METRO regarding certain pedestrian crossing signals. Chair Webb responded to Steve.

Director Watters introduced himself to the Board.

## MINUTES

The Board reviewed the minutes of the January 23, 2023, regular meeting. After review and discussion, Director Hunt moved to approve the minutes as presented. Director Noebels seconded the motion, which carried unanimously.

## PROJECTS AND PLANNING

### 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. 10, in the amount of \$308,750.00, payable to R. Miranda Trucking and Construction LLC ("R. Miranda"). Following discussion, Director Noebels moved to approve the Pay Estimate No. 10, in the amount of \$308,750.00, payable to R. Miranda. Director Valdez seconded the motion, which carried unanimously.

### MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard improvements, including the ongoing work related to the plans for the project and coordination with the Ismaili Center.

In connection with Montrose Boulevard Improvements, Mr. Bapat reviewed an Interlocal Agreement with the Downtown Redevelopment Authority and the Authority (the "Interlocal Agreement") for improvements at the Montrose Boulevard bridge that crosses Allen Parkway and connects to Buffalo Bayou Park and responded to questions related to same. Following discussion, Director Noebels moved to conditionally approve the Interlocal Agreement and authorize the Projects and Planning Committee to provide final approval of same. 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.

#### 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.

#### PROJECTS AND PLANNING COMMITTEE REPORT

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the February 6, 2023, committee meeting report, a copy of which is attached.

In response to questions from Director Hunt regarding coordinating with surrounding management districts and other local government authorities, Ms. Vinson discussed the general process related to the organization of the Montrose Management District.

#### PUBLIC ENGAGEMENT REPORT

Director Hunt provided 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 statements of qualifications were received, and that the Public Engagement Committee plans to have a recommendation at the next regular Board meeting.

Ms. Joiner requested authorization to include a module to assist users who are hearing and/or sight impaired gain access to the Authority's website in an amount not to exceed \$3,500.00. Following discussion, Director Noebels moved to approve the website improvement, in an amount not to exceed \$3,500.00. Director Valdez seconded the motion, which carried unanimously.

#### AFFORDABLE HOUSING REPORT

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

#### FINANCIAL MATTERS

Ms. Landreville 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 Valdez moved to approve and authorize payment of the invoices. Director Noebels seconded the motion, which carried unanimously.

In connection with the implementation of additional security measures for the Authority's accounts with Allegiance Bank, Ms. Landreville reviewed the following documents for the Authority to enroll in the Positive Pay program: (i) Addendum to the Treasury Management Services Agreement, Procedures, Terms and Conditions (Texas Special Purpose District); (ii) Addendum to the Treasury Management Services Agreement, Procedures, Terms and Conditions (Bookkeeper Agent Addendum); (iii) Authorization to Obtain Treasury Management Services; and (iv) Treasury Management Services Request. After review and discussion, and based on the recommendation of the Finance Committee, Director Valdez moved to approve and authorize execution of the documents in connection with the Positive Pay program with Allegiance Bank. Director Noebels seconded the motion, which carried unanimously.

#### REPORT FROM FINANCIAL ADVISOR

Ms. Blomquist gave a presentation on the bonding capacity for the Authority, a proposed timeline for the Authority's first bond issuance, and information related to same, and responded to questions from the Board. Ms. Vinson provided additional information related to the issuance of revenue bonds. Ms. Blomquist reviewed information related to disclosure counsel, underwriters, trustees, and rating agencies.

#### REPORT FROM ZONE ADMINISTRATOR

Ms. Joiner 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 March 20, 2023, at 6:30 p.m., at St. Stephen's Episcopal Church and School, at The Havens Center. The Board discussed holding another public engagement meeting related to W. Alabama improvements, as well as additional public engagement meetings related to the Montrose Boulevard improvements.

RECEIVE PUBLIC COMMENT

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

William Johnson requested that certain improvements and updates are made to the Authority website related to the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. William inquired about details related to the waterline project along Mandell Street. Mr. Ali responded to William. William inquired about the questions and responses to same regarding the Mandell Street project. Mr. Bapat stated that they are available on the Authority website under the "projects" tab. William asked whether the powerlines will be buried or overhead along Montrose Boulevard as part of the construction. Mr. Ali responded. William asked about the City paving and drainage project along Westheimer, east of Bagby Street, noting that there is a public hearing meeting on March 14, 2023, and requested that the Authority coordinate with the City on the timing of this project concurrent with Authority projects.

Alexander Caranza addressed the Board and requested that Montrose Boulevard be changed from a two lanes of traffic per direction road to a one lane of traffic per direction road, along with a dedicated bike lane and/or dedicated bus lane. Mr. Ali and Ms. Joiner responded to Alexander, noting that Montrose Boulevard is classified as a major thoroughfare.

ADJOURN

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

  
Secretary, Board of Directors

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