

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

April 17, 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 17th day of April, 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
Eureka Gilkey	Position 4
Amanda Flores	Position 4
Jeffrey Watters	Position 6
Ray Valdez	Position 7

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

Also attending the meeting were Brian Walwyn, representing the City of Houston (the "City"); Jim Webb of The Goodman Corp. ("Goodman"); Jennifer Landreville of ETI, Inc. ("ETI"); Rosaura Martinez and Connor Stokes of Hollaway Environmental Communications ("Hollaway"); Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Charles Graham of Norton Rose Fulbright ("NRF"); Kristin Blomquist of Masterson Advisors ("Masterson"); Muhammad Ali of Gauge Engineering ("Gauge"); William Johnson, Hume Spike, Jack Valinski, Evelyn Truong, Nelson Vergel, Linda Trevino, Richard Glover, Frank Blake, 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.

Director Flores introduced herself to the Board.

Steven Longmire inquired about having representatives from the Authority Board make a presentation regarding ongoing projects to the First Montrose Commons Civic Association. Steven commended the Board for their support of playgrounds within the neighborhood and also requested that the Board consider including more green spaces for all ages within the Zone.

Patrick Jonke requested that the Board and the Authorities consultants address a safety issue at the intersection of Woodhead Street and Westheimer, noting that the pedestrian signal at the crosswalk is disabled due to nearby construction. Mr. Ali noted that this construction project is owned and operated by the City but that he will communicate with the City regarding this matter to request quick action.

Jonathan Geiss expressed concerns about the intersection of Richmond and Woodhead and traffic accumulation due to the installation of a bike box. Mr. Ali responded and stated that Gauge and TEI will look into this matter.

Spencer Gutierrez introduced himself to the Board and stated that he is representing Congresswoman Lizzie Fletcher's office.

MINUTES

The Board reviewed the minutes of the March 20, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Hunt seconded the motion, which carried unanimously.

SERIES 2023 CONTRACT TAX BONDS

Ms. Blomquist provided an update on the Series 2023 Tax Increment Contract Revenue Bonds (the "Bonds") and responded to questions from the Board related to same.

Next, the Board considered authorizing preparation of the Preliminary Official Statement and Notice of Sale in connection with the sale of the Bonds.

The Board considered designating an underwriter for the Bonds. The Finance Committee reported on the underwriter selection process and provided a recommendation for same.

Following review and discussion, Director Hunt moved to (1) authorize preparation of the Preliminary Official Statement and Notice of Sale; and (2) designate Stifel Financial Corp. as the primary underwriter, with Cabrera Capital as a participating underwriter. Director Watters seconded the motion, which carried unanimously

REORGANIZE COMMITTEES

The Board considered reorganizing committees. Following discussion, Director Hunt moved to appoint Director Flores to the Affordable Housing and Public Engagement Committee and that Chair Webb will be stepping down from both committees. Director Watters 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 April 3, 2023, 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.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard improvements and reviewed and recommended approval of a task order for certain improvements related to refining the concept for two segments (i) north of Westheimer (Allen Parkway to Westheimer) and (ii) south of Westheimer (Westheimer to US 59), in the amount of \$65,500.00.

Following review and discussion, Director Watters moved to approve and authorize execution of the task order in connection with the Montrose Boulevard improvements. Director Hunt 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 the 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. 12, in the amount of \$495,758.91, payable to R. Miranda Trucking and Construction LLC (“R. Miranda”). Following discussion, Director Hunt moved to approve Pay Estimate No. 12, in the amount of \$495,758.91, payable to R. Miranda. Director Watters seconded the motion, which carried unanimously.

WEST GRAY SIDEWALK IMPROVEMENTS

Mr. Ali stated that bids were received for construction of METRO 5310 Program West Gray Street Sidewalk Improvements project. He recommended that the Board award the contract to R. Miranda in the amount of \$813,243.50. The Board concurred that, in its judgment, R. Miranda was the low bidder and would be most advantageous to the District and would result in the best and most economical completion of the project. In connection with the project, Mr. Ali also reviewed the following task order and proposals: (1) proposal for construction management and inspection services, in the amount of \$182,175.00; (2) proposal for construction phase services, in the amount of \$50,000.00; (3) task order for construction materials testing services, in the amount of \$61,717.98.

Following review and discussion, Director Hunt moved to (1) award the contract for construction of METRO 5310 Program West Gray Street Sidewalk Improvements project to R. Miranda in the amount of \$813,243.50, based upon the engineer’s recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (2) approve the proposals and task order in connection with the project. Director Watters 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.

RESOLUTION SUPPORTING AUTHORITY’S APPLICATIONS TO TXDOT 2023 PROJECTS SET ASIDE CALLS FOR PROJECTS

Mr. Webb reviewed a Resolution Supporting Authority’s Applications to TxDOT 2023 Projects Set Aside Calls for Projects (the “Resolution”). Following review and discussion, Director Hunt moved to approve and authorize execution of the Resolution. Director Watters seconded the motion, which carried unanimously.

In response to questions from Director Hunt, Mr. Webb gave an overview of coordinating efforts and projected timeline for a possible congressional appropriation for the West Alabama Street project through Congresswoman Fletcher's office.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an overview of the ongoing work of the Public Engagement Committee, noting that the recommendation of the Committee following review of the responses to hire a public engagement firm is to award the contract to Hollaway. Ms. Martinez and Mr. Stokes introduced themselves to the Board and responded to questions. Following discussion, Director Hunt moved to authorize ABHR to draft a Master Services Agreement with Hollaway. Director Watters seconded the motion, which carried unanimously.

MONTROSE ARTS PROJECT

There was no update this month on this agenda item.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee.

FINANCIAL MATTERS

The Board received an overview of the ongoing work of the Finance Committee, including the April 13, 2023, committee meeting report, a copy of which is attached.

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 Hunt moved to approve the bookkeeper's report and authorize payment of the invoices. Director Watters seconded the motion, which carried unanimously.

REPORT FROM ZONE ADMINISTRATOR

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 May 15, 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, in the near future. The Board discussed attending (i) the First Montrose Commons meeting at the Montrose Center on May 16, 2023, at 7:00 p.m., and (ii) the Hyde Park Civic Association on June 2, 2023, at Rudyard's Pub, at 7:00 p.m.

RECEIVE PUBLIC COMMENT

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

Kevin Strickland commented on wanting more people/pedestrian friendly corridors.

Douggie Steinbach commented on his appreciation and approval of the shared use path design for Montrose Boulevard improvements.

William Johnson requested that the Board consider distributing information related to curb extensions along Mandell Place. William inquired about the extent of the City's 72-inch waterline replacement project boundaries. Mr. Ali responded to William. William inquired about certain Authority website improvements.

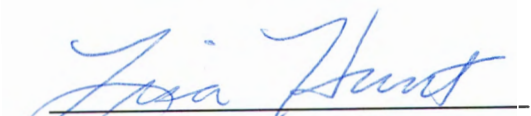
Charles Graham introduced himself to the Board, noting that he is working with Kathleen Ellison at NRF on the documents in connection with the Bonds.

Alex Spike requested that the Board consider a shared use path for Fairview and Taft and noted that he would like to see the City become more walkable.

Kay Warhol noted that the Board may attend the upcoming meeting for the Neartown Association on May 23, 2023, at the Women's Home on Westheimer.

ADJOURN

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


Secretary, Board of Directors

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