

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

January 10, 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 10th day of January, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, with supplemental access provided by videoconference in accordance with Section 551.127 of the Texas Government Code 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
Melinda Little	Position 4
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and Directors Noebels, Hunt, Webb, and Valdez were present in person, thus constituting a quorum. Director Little was present via videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. Directors Dickerson and Tyler were absent from the meeting.

Also attending the meeting were Muhammad Ali of Gauge Engineering ("Gauge"); Jennifer Landreville of ETI Bookkeeping Services ("ETI"); Greg Pettigrew, Bridget Jenson, Frank Blake, Nelson Vergel, and additional members of the public; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Bapat reviewed certain recommended protocols for conducting the meeting via teleconference and videoconference and informed the directors that in accordance with Section 551.127 of the Texas Government Code, those who are not attending in person or visible at the meeting location listed above via videoconference are unable to participate in discussions other than public comment and are unable to vote on any matters.

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 by videoconference and teleconference the opportunity to make public comment.

MINUTES

The Board considered approving the minutes of the December 13, 2021, regular meeting. After review and discussion, Director Valdez moved to approve the two sets of minutes as presented. Director Noebels seconded the motion, which passed unanimously.

PROJECTS AND PLANNING

There was no discussion on this agenda item.

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 stated that bids were received for the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He recommended that the Board award the contract to R. Miranda Trucking and Construction, LLC ("R. Miranda") in the amount of \$4,729,510.00. The Board concurred that, in its judgment, R. Miranda was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project. Mr. Ali reviewed a recommendation of award letter for the project. Following review and discussion, Director Hunt moved to award the contract for the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project to R. Miranda in the amount of \$4,729,510.00, 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. Director Noebels seconded the motion, which passed by unanimous vote.

In connection with the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Ali reviewed the following three task orders submitted by Gauge: (1) Task Order No. 11, in the amount of \$296,980.00, for construction management and inspection services; (2) Task Order No. 12, in the amount of \$46,510.00, for construction phase services; and (3) Task Order No. 13, in the amount of \$72,195.48, for construction materials testing

services. Following review and discussion, Director Valdez moved to approve and authorize execution of the three task orders. Director Noebels seconded the motion, which passed by unanimous vote.

Mr. Bapat reminded the Board that Harris County Precinct One has agreed to finance 50% of the cost of the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project and Waugh Drive Commonwealth, and Yoakum Street Improvements project.

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 reviewed and recommended approval of Pay Estimate No. 9, in the amount of \$451,136.14, payable to Reytec Construction Resources, Inc. ("Reytec"). Following review and discussion, Director Hunt moved to approve Pay Estimate No. 8, in the amount of \$325,992.32, payable to Reytec. Director Little seconded the motion, which passed by unanimous vote.

In connection with the construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements, Mr. Ali reviewed the following Task Order No. 6, Supplement No. 3, submitted by Gauge, in the amount of \$20,000.00, for the revised and extended contract period. He noted that the revised substantial completion date is January 24, 2022. Following review and discussion, Director Valdez moved to approve and authorize execution of Task Order No. 6, Supplement No. 3. Director Noebels seconded the motion, which passed by unanimous vote.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the work related to developing an amendment to the Authority's Development Agreement policy. The Board concurred to table any action related to the amendment to the Authority's Development Agreement policy until the February 21, 2022, regular meeting.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

The Board discussed the invoices submitted by 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 Noebels seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

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

Frank Blake inquired about illustrations for the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. Mr. Bapat stated that the plans for the project were available as part of the October meeting documents on the Authority's website, <https://montrosehtx.org/>.

Nelson Vergel requested information related to the responsibility for maintenance of the pedestrian islands near the intersection of Hyde Park Blvd and Waugh Drive. Mr. Ali responded and stated that he would look into this matter and follow up with Mr. Vergel.

Frank Blake inquired about the street lighting portion of the Waugh Drive, Commonwealth, and Yoakum Street Improvements project. Mr. Ali responded to Frank, noting that: (i) the street lighting as designed is adequate for the project; and (ii) he would follow up with CenterPoint Energy regarding lighting warmth and colors for the street lighting portion of the project.

ADJOURN

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


Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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