

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

June 27, 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 27<sup>th</sup> day of June, 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 except Directors Tyler and Dickerson, thus constituting a quorum. Director Noebels was present via videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

Also attending the meeting were Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC (“McCall Gibson”); Geoff Carleton of Traffic Engineers, Inc. (“TEI”) Brian Walwyn representing the City of Houston (the “City”); Jennifer Landreville of ETI, Inc. (“ETI”); Patti Joiner and Walter Knudson of Knudson LLP (Knudson”); Jeff Reichman of January Advisors; Muhammad Ali of Gauge Engineering (“Gauge”); Patrick Jonke, Jack Valinksi, Stephen Longmire, Jim Tucker, Brad Nyberg, Irfan Ali, Allison Shaw, Bridget Jenson, Kay Warhol, Linda Trevino, 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 6:32 p.m.

## PUBLIC MEETING REGARDING WEST DALLAS AND MANDELL WALK/BIKE MONTROSE PROJECT

Messrs. Ali and Carleton reviewed a presentation regarding the West Dallas and Mandell Walk/Bike Montrose Project and responded to questions from the Board and members of the public related to same.

## RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment. There being no further comments at this time, the Board moved on to the next agenda item.

## MINUTES

The Board reviewed the minutes of the May 16, 2022, regular meeting. After review and discussion, Director Hunt moved to approve the minutes as presented. Director Valdez seconded the motion, which carried unanimously.

## REORGANIZATION OF COMMITTEES

Mr. Bapat provided an overview of Authority committees. Following discussion, the Board concurred to defer action on this agenda item until the August 15, 2022, regular meeting.

## PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the June 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.

## 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 stated that Gauge is waiting on the City's final inspection of the project.

## 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. The Board discussed the concerns from residents related to communication of the timeline for the project and disruptions that may be caused to residents and the steps being taken to address such. Mr. Ali reviewed and recommended approval of Pay Estimate No. 2, in the amount of \$217,992.51, payable to R. Miranda Trucking & Construction, Inc. ("R. Miranda"). Following review and discussion, Director Hunt moved to approve Pay Estimate No. 2, in the amount of \$217,992.51, payable to R. Miranda. Director Valdez seconded the motion, which passed unanimously.

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.

## MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard Improvements project.

## 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. In connection with same, Mr. Ali reviewed a proposal for professional engineering services for sidewalk improvements for the new section of work, in the amount of \$92,925.00, submitted by Gauge. Following review and discussion, Director Hunt moved to approve the proposal for professional engineering services for sidewalk improvements for the new section of work, in the amount of \$92,925.00, for sidewalk design services along West Gray between Dunlavy Street and Montrose Boulevard. Director Valdez seconded the motion, which passed unanimously.

## DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements.

## WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements, noting that the traffic study analysis and drainage analysis are underway.

## MONTROSE COLLECTIVE OWNER, LP, INCLUDING DEVELOPER REIMBURSEMENT REPORT

Ms. Vossler reviewed the developer reimbursement report applying agreed-upon procedures to construction, engineer, and related costs reimbursable to Montrose Collective Owner, LP (“Montrose Collective”). Following review and discussion, Director Valdez moved to approve the reimbursement report. Director Hunt seconded the motion, which passed unanimously.

## METRO 5310 PROGRAM COMPLIANCE AND REPORTING

The Board reviewed a proposal from Goodman related to assisting the Authority provide compliance services for federal requirements for the Federal Transit Administration Section 5310 funding for the improvements along West Gray from Dunlavy to Montrose Boulevard. Following review and discussion, Director Hunt moved to approve the proposal, in the amount of \$18,500. Director Valdez seconded the motion, which passed unanimously.

Director Noebels left the meeting.

## PUBLIC ENGAGEMENT REPORT

There was no discussion on this agenda item.

## AFFORDABLE HOUSING REPORT

Director Hunt reviewed the Affordable Housing Committee report from June, a copy of which is attached, and discussed the ongoing work of the Affordable Housing Committee. Director Hunt reported that the Affordable Housing Committee is continuing to work with January Advisors, developers, and focus groups, and discussed a timeline for an information session related to findings from same.

## FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She reviewed the invoices submitted by Burton Accounting, Reytec, Goodman, 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 Gilkey seconded the motion, which passed unanimously.

ENGAGE MARK BURTON, CPA, TO PERFORM A REVIEW OF THE AUDITED FINANCIAL STATEMENTS

Mr. Bapat reminded the Board that they have previously engaged Mark Burton, CPA, to perform a review of the audited financial statements prepared by McCall Gibson for the Authority to address the materials weakness letter provided with the preparation of the audited financial statements. Following review and discussion, Director Hunt moved to engage Mark Burton, CPA, to perform a review of the audited financial statements. Director Valdez seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END JUNE 30, 2022

Ms. Vossler reviewed an engagement letter for McCall Gibson to prepare the District's audit for fiscal year end June 30, 2022, in an amount not to exceed \$12,500. Following review and discussion, Director Valdez moved to engage McCall Gibson prepare the District's audit for fiscal year end June 30, 2022. Director Gilkey seconded the motion, which passed unanimously.

REPORT FROM ZONE ADMINISTRATOR

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

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing work by ABHR.

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

The Board noted that the next regular Authority meeting is scheduled for August 15, 2022, at 6:30 p.m., at St. Stephen's Episcopal Church and School.

RECEIVE PUBLIC COMMENT

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

Stephen Longmire reported that the bad street lighting at the intersection at Richmond and Mandell is a safety hazard and requested that the Authority consider painting reflective paint along bike lane curbs and bollards in the Zone.

ADJOURN

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

/s/ Lisa Hunt  
Secretary, Board of Directors

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