

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

August 15, 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 15<sup>th</sup> day of August, 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 in person except Directors Tyler, Gilkey, and Dickerson, thus constituting a quorum.

Also attending the meeting were Brian Walwyn representing the City of Houston (the "City"); Cathy Wilbanks of ETI, Inc. ("ETI"); Patti Joiner and Walter Knudson of Knudson LLP (Knudson"); Muhammad Ali of Gauge Engineering ("Gauge"); Lloyd Matzner, Kevin Strickland, Alec Ajnoztajn, Doug Steinbach, Richard Glover, Radu Tutos, William Johnson, Jack Valinski, 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.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment. All participants stated they wished to hold their comments until the public comment item at the end of the agenda.

## MINUTES

The Board reviewed the minutes of the June 27, 2022, regular meeting. After review and discussion, Director Valdez moved to approve the minutes as presented. Director Noebels seconded the motion, which carried unanimously.

## REORGANIZATION OF COMMITTEES

Mr. Bapat provided an overview of Authority committees. Following discussion, Director Hunt moved to appoint Director Gilkey to the Public Engagement Committee. Director Valdez seconded the motion, which carried unanimously.

## 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. Mr. Ali reviewed and recommended approval of Pay Estimate No. 4, in the amount of \$276,123.48, payable to R. Miranda Trucking & Construction, Inc. ("R. Miranda"). Following review and discussion, Director Noebels moved to approve Pay Estimate No. 4, in the amount of \$276,123.48, payable to R. Miranda. Director Hunt 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, noting that the roadway schematic and drainage analysis portions of the project are completed.

## 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 response to question from Director Hunt, Mr. Ali gave an overview of the process of submitting preliminary engineering and design work to the City.

## 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 has been presented to the Projects and Planning Committee and that the drainage analysis is still underway. Mr. Bapat reminded the Board and members of the public that this project is heavily dependent on timelines associated with federal grant funding.

## PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the July and August committee meeting reports, copies of which are attached.

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

Mr. Bapat reminded the Board of the developer reimbursement report prepared by the Authority's auditor and approved at the June regular meeting. In connection with same, Mr. Bapat reviewed a Receipt for Payment from Montrose Collective Owner LP ("Montrose Collective"), wherein Montrose Collective approves and accepts the payment of \$118,848.00, pursuant to the reimbursement terms of the Development Agreement between the Authority and Montrose Collective. Following review and discussion, Director Noebels moved to accept the Receipt for Payment and direct that the Receipt be filed appropriately and retained with the Authority's official records. Director Hunt seconded the motion, which passed unanimously.

## PUBLIC ENGAGEMENT REPORT

Director Hunt provided an overview of the ongoing work of the Public Engagement Committee, including the August committee meeting report, a copy of which is attached.



## AFFORDABLE HOUSING REPORT

Director Hunt provided an overview of the ongoing work of the Affordable Housing Committee, including the August committee meeting report, a copy of which is attached.

## FINANCIAL MATTERS

Ms. Wilbanks 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 passed unanimously.

## REPORT FROM FINANCIAL ADVISOR

There was no report this month.

## 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 September 19, 2022, at 6:30 p.m., at St. Stephen's Episcopal Church and School. Discussion ensued regarding upcoming public meetings for certain Authority projects to be held in the fall.

## RECEIVE PUBLIC COMMENT

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

Lloyd Matzner inquired about missing reflective bollards on the bicycle lane barriers along Waugh Drive and replacement process for same. Lloyd also inquired about the timeline on W. Gray sidewalk project and general information related to the Montrose Boulevard project. Lloyd stated that the Authority Public Engagement Committee should directly communicate with local civic associations regarding upcoming public engagement meetings for future Authority projects. Chair Webb responded to Lloyd, noting that the reflective bollards will be replaced by the City. Mr. Ali responded to Lloyd regarding the timeline for the W. Gray project, noting that construction is proposed to begin in early 2023, with an estimated duration of six to



eight months. Mr. Ali next provided general information for the Montrose Boulevard Project, noting that one of the major goals of the project is to improve safety and mobility to make the corridor more walkable. He added that the project will include components to preserve trees and will include a drainage component/objective as well.

Alec Ajnoztajn stated that he commutes to the Rice University campus via bicycle and encouraged the Board to include separated bike lanes along Mandell Street to improve safety for pedestrians and cyclists.

Doug Steinbach stated that he commutes to the Rice University campus via bicycle and encouraged the Board to prioritize bike lanes within the Zone, especially lanes that completely separate cars from bicycle riders, particularly along Mandell Street for the Authority's upcoming project.

Kevin Strickland notified the Board, consultants, and members of the public that the City bicycle advisory meeting is coming up and encouraged everyone to attend. He stated that he serves on the Super Neighborhood 15 Board of Directors and is working on the 11<sup>th</sup> street safety project in the Heights. Kevin stated that he appreciates the protected bike lane along Waugh Drive in the Zone and encourages the Authority to continue to build cycling infrastructure that separates cyclists from cars, particularly along the Authority's upcoming Mandell Street project.

Richard Glover stated that he owns properties on the 3600 block of Mandell Street and requested that the Board consider parking to be on certain sides of the streets and planning related to same using occupant data. Chair Webb responded to Richard, noting that this data is currently being evaluated.

Radu Tutos stated that he is President of the Boulevard Oaks Civic Association and provided his support for Authority projects underway. Radu requested that a protected bike lane be constructed along Mandell to improve safety for everyone.

William Johnson reported that a utility project is underway in the area where the Hawthorne Street project is ongoing and a contractor is performing excavation work over the newly placed sidewalks along Hawthorne Street as part of the Authority's improvements along Hawthorne Street and commented on the poor quality of the utility contractor's work product compared to the Authority's project. Mr. Ali responded to William, reporting that the Authority has coordinated with all appropriate agencies and entities but private utility companies are sometimes unable to coordinate projects. Mr. Ali noted that the project inspector for the Authority will monitor the excavation and concrete replacement work reported by William.

Melissa Beeler addressed the Board and commented that she appreciates that the Board is looking into safer alternatives for Mandell Street. Melissa inquired about attending certain committee meetings. Director Hunt responded to Melissa and noted

that when the Affordable Housing Committee has reached a certain threshold of planning, the committee members will engage with the community for input and involvement.

Karen Rose commented on providing further safe access to people commuting to the Texas Medical Center on bicycles, particularly along Mandell Street where she would appreciate a separated bicycle lane if possible, noting that she lives in Lancaster Place and volunteers with Bike Houston. Karen thanked the Board for its work.

Frank Blake inquired about a public meeting for the West Dallas improvements and how to submit questions related to the project. Mr. Ali responded to Frank, noting that the West Dallas improvements will be discussed as part of the public engagement meeting for the Mandell Street improvements in the fall. Mr. Ali stated that questions should be submitted to [info@montroschtx.org](mailto:info@montroschtx.org).

ADJOURN

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

  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Gauge engineer's report.....	2
Projects and Planning Committee Reports.....	3
Public Engagement Committee Report .....	3
Affordable Housing Committee Report .....	4
Monthly financial and bookkeeping report .....	4
Finance Committee Report .....	4