

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

September 19, 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 19th day of September, 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, Noebels, and Dickerson, thus constituting a quorum.

Also attending the meeting were Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC ("McCall Gibson"); Brian Walwyn representing the City of Houston (the "City"); Jennifer Landreville 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 Valinksi, Kay Warhol, and additional members of the public; and Sanjay Bapat, Duggan Baker, 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.

Greg LeGrande reminded the Board that he is the President of Super Neighborhood 24 and commented on the construction along Hawthorne Street and

reported that the contractor has not done work over the last few weeks. Chair Webb responded to Greg, noting that the delay may have been partially due to a prioritization for certain areas of the construction to accommodate school starting.

Hugo Ovalle addressed the Board and inquired about certain sidewalk improvements to the roadways near the Wharton School and along Fairview Street. Hugo inquired about the process related to expediting certain projects. Chair Webb responded and stated that the Authority is working to pursue federal grant dollars for projects such as these.

Gretchen Shoot addressed the Board and reported that the contractor working on Graustark and Hawthorne has abandoned the project and commented on several negative effects of the project not being completed.

Radu Todos stated that he is very supportive of the construction of dedicated bike lanes and inquired as to whether the Board is considering connecting the bike lane along Waugh Drive to Allen Parkway. Chair Webb responded and stated that the Authority is discussing this project with Houston Tax Increment Reinvestment Zone No. 3 and Councilmember Kamin's office.

Melissa Bueller stated that she is a member of Bike Houston and requested that the Board look into partnership opportunities in order to extend the protected bike lane on Waugh to the Buffalo Bayou.

MINUTES

The Board reviewed the minutes of the August 15, 2022, regular meeting. After review and discussion, Director Valdez moved to approve the minutes as presented. Director Hunt 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, September committee meeting report, a copy of which is attached.

Mr. Bapat reported that correspondence has been sent to Harris County Precinct One ("HCP1") requesting that HCP1 increase its contribution by \$3,325,000 based on projected escalations costs for the Walk/Bike Montrose Study and construction of pedestrian and bicycle improvements throughout the Montrose area as identified in the Cost Sharing Agreement between the Authority and HCP1.

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 project, noting that the roadway schematic and drainage analysis portions of the project are completed. He added that the Design Concept Report was submitted to the City for review on August 15, 2022. In response to a question from Director Hunt regarding proposed timing of engaging members of the public and obtaining feedback for Montrose Boulevard improvements, Mr. Ali reported on how far along the scope of the project currently is, noting that Gauge performs preliminary engineering, reviews roadways and intersections, and prepares recommended improvement options for the project. Mr. Ali noted that the goal is to receive public feedback and incorporate same into the design portion of the project. Director Hunt then reminded members of the public to get engaged, adding that the project documents will be available on the Authority website in advance of the next public engagement meeting.

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. Mr. Ali reported that the 90% plans were submitted to the City on September 6, 2022.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements. He reported that the 60% plans will be submitted to the City on September 23, 2022.

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 roadway schematic portions of the project are completed. He added that the drainage analysis was completed on September 16, 2022, with the Design Concept Report scheduled to be submitted to the City for review on September 23, 2022. Mr. Bapat reminded the Board and members of the public that this project is heavily dependent on timelines associated with federal grant funding.

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 the project is complete and the City has accepted the project. He reviewed and recommended approval of Change Order No. 4 to the contract with Reytec Construction Resources, Inc. ("Reytec") to decrease the contract in the amount of \$138,844.05. The Board determined that Change Order No. 4 is beneficial to the District. Next, Mr. Ali reviewed and recommended approval of Pay Estimate No. 15 and Final, in the amount of \$58,943.90, payable to Reytec. Mr. Ali recommended final acceptance of the project.

Mr. Bapat reminded the Board that pursuant to the Cost Sharing Agreement with HCP1, the Authority will submit an accounting of the project within 60 days of its completion in order to request HCP1's contribution as well as request the agreed upon \$30,000 reimbursement from Councilmember Kamin's office. Mr. Bapat noted that the amount deducted from the Waugh Drive, Commonwealth, and Yoakum Street Improvements project in Change Order No. 4 will be allocated to another project included in the Walk/Bike Montrose study.

After review and discussion, Director Hunt moved to (1) approve Change Order No. 4, in the amount of \$138,844.05, as a decrease to the contract with Reytec, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; (2) approve Pay Estimate No. 15 and Final, in the amount of \$58,943.90, payable to Reytec; and (3) based on the engineer's recommendation, accept the project, including authorize issuance of the certificate of acceptance of project. Director Valdez seconded the motion, which passed by unanimous vote.

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, including weather caused delays and expected completion dates of certain portions of the project.

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.

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. 5, in the amount of \$214,535.27, payable to R. Miranda Trucking & Construction, LLC (“R. Miranda”). Following discussion, Director Hunt moved to approve the pay estimate, subject to circulation of same by Ms. Ollwerther. Director Valdez seconded the motion, which carried unanimously.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an overview of the ongoing work of the Public Engagement Committee.

AFFORDABLE HOUSING REPORT

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

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 Gilkey moved to approve and authorize payment of the invoices. Director Valdez seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END JUNE 30, 2022

Mr. Bapat reminded the Board that the Authority is required to prepare and appropriately file an audit for fiscal year ending June 30, 2022, pursuant to terms set forth in the Tri-Party Agreement between the City of Houston (the “City”), the Zone, and the Authority, as well in accordance with Chapter 431 of the Texas Local Government Code, and has engaged McCall Gibson to conduct the Authority’s audit for fiscal year end June 30, 2022.

Mr. Ellis reviewed the audit for the fiscal year ended June 30, 2022, and responded to questions from Board members related to same. After review and discussion, Director Hunt moved to approve the audit, subject to final ABHR review and review by Burton Accounting, and authorize submittal of same to the City. Director Valdez seconded the motion, which carried unanimously.

REPORT FROM FINANCIAL ADVISOR

There was no report this month.

REPORT FROM ZONE ADMINISTRATOR

The Board reviewed the report from Knudson, a copy of which is attached.

REPORT FROM ATTORNEY

There was no report submitted by ABHR this month.

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

The Board noted that the next regular Authority meeting is scheduled for November 14, 2022, at 6:30 p.m., at St. Stephen's Episcopal Church and School. Discussion ensued regarding upcoming public engagement 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.

William Johnson stated that he is happy to learn about the updated related to the construction along Hawthorne Street. He reported that the contractor working for CenterPoint Energy is tearing up concrete recently installed by R. Miranda, adding that the CenterPoint Energy contractor is not performing at the same quality level as R. Miranda. Mr. Ali responded and confirmed that the Authority had submitted all project plans and were approved by the City, which should have meant that there were no conflicts. He stated that Gauge will follow up with CenterPoint Energy as well. William next commented on reported parking issues along Mandell Street due to popular businesses along W. Alabama and Westheimer. He requested that the Authority consider parking on one side of the street. William also requested that curb and gutter improvements along Mandell be considered prior to the installation of bike lanes.

Doug Steinbach voiced his support for taking public feedback into the design work related to Mandell. He noted that he is supportive of protected bike lanes and feels that safety should not be sacrificed for convenience.

Richard Glover requested that the Board consider providing parking along the sides of where most people live on one street to prevent additional pedestrians crossing the street from a car to residence.

Matty Reyes requested that the Board consider improvements along Waugh and W. Dallas Street near Wharton Elementary School. He requested that the Board generally consider elementary school safety and discussed dangerous commuter levels with the Board. Matty noted that there will be another large residential apartment building in north Montrose that will likely equate to more driving commuters on

already not robust enough infrastructure. Chair Webb responded and stated that the Board is working to obtain funds from TxDOT for improvements to this area of Montrose.

Lloyd Matzner inquired about objectives of certain Zone projects and where they would be described and found on the Authority website. Chair Webb stated that the projects are listed on the Authority website and requested that Mr. Ali review descriptions for same.

Alec Ajnoztajn requested that notices for the Authority meetings be posted farther in advance and requested specifically that public engagement meetings have more early notice as well. He voiced his support for protected bike lanes and added that parking is not worth people's lives. Alec voices his support for more car free places and inquired about the possibility of a parking benefit association for Mandell and surrounding areas. Chair Webb responded that the Public Engagement Committee is working on its meeting schedule.

Hillary Hanes voiced her support for the extension of a protected bike lane along Waugh Drive to Allen Parkway.

Pervez Agaun requested information related to Authority projects and how to obtain additional information for same. Chair Webb and Mr. Ali responded to Pervez's questions and requested that he submit additional questions to info@montrosehtx.org. Pervez, Chair Webb, and Mr. Ali discussed educational opportunities and attending local civic associations in adjacent communities to discuss the Authority projects.

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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