

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

September 18, 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 18th day of September, at Pecore Hall, 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 5
Jeffrey Watters	Position 6
Ray Valdez	Position 7

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

Also attending the meeting were Kathleen Ownby of Spark School Park Program (“SPARK”); Geoff Carleton of Traffic Engineers, Inc.; Kristi Miller of The Goodman Corp. (“Goodman”); Jennifer Landreville and Fred King of ETI, Inc. (“ETI”); Rosaura “Rosie” Martinez and Conner Stokes of Hollaway Environmental Communications (“Hollaway”); Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Joseph Ellis of McCall Gibson Swedlund Barfoot (“McCall”); Muhammad Ali, Abedala Al-Hatamleh, John Huml, Vi Duong, John Karam Qaddo, Derek St. John, and David Greaney of Gauge Engineering (“Gauge”); William Johnson, Linda Trevino, Steve Longmire, Kevin Strickland, Lloyd Matzner, 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 6:31 p.m.

PUBLIC ENGAGEMENT PRESENTATION ON MONTROSE BOULEVARD IMPROVEMENTS

A public open house was held for members of the public to provide feedback on the Montrose Boulevard Improvements Project.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment.

Medhi Rais requested information related to the proposed timeline for the finalization of the plans for the Montrose Boulevard Improvements Project, Phase One. Mr. Ali responded. Medhi next inquired about the Board's plans related to TxDOT Transportation Alternatives Grant program.

MINUTES

The Board reviewed the minutes of the August 21, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Flores seconded the motion, which carried unanimously.

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 Hunt moved to approve the bookkeeper's report and authorize payment of the invoices. 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 September 6, 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.

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.

In connection with the construction of the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Ali reviewed and recommended approval of Change Order No. 2 to the contract with R. Miranda Trucking and Construction LLC ("R. Miranda") to decrease the contract in the amount of \$29,268.17. The Board determined that Change Order No. 2 is beneficial to the District. Next, he reviewed and recommended approval of Pay Estimate No. 17 and Final, in the amount of \$142,753.25, payable to R. Miranda. In connection with the final acceptance recommended by Mr. Ali, he also reviewed a Project Acceptance Letter and Contractor's Certification of Final Completion.

Following review and discussion, Director Noebels moved to (1) approve Change Order No. 2 in the amount of \$29,268.17 as a decrease to the contract with R. Miranda, 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. 17 and Final, in the amount of \$142,753.25, payable to R. Miranda; (3) approve and authorize execution of the Project Acceptance Letter and Contractor's Certification of Final Completion; and (4) based on the recommendation of the engineer, accept the project. Director Flores seconded the motion, which carried unanimously.

WEST GRAY SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of METRO 5310 Program West Gray Street Sidewalk Improvements project. Next, Mr. Ali reviewed and recommended approval of Pay Estimate No. 3, in the amount of \$114,231.80, payable to R. Miranda.

Following review and discussion, Director Noebels moved to approve Pay Estimate No. 3, in the amount of \$114,231.80, payable to R. Miranda. Director Flores seconded the motion, which carried unanimously.

UPDATE ON DALLAS AND MANDELL STREET

Mr. Ali stated there was no update on the improvements to W. Dallas Street and Mandell Street.

RECEIVE UPDATE FROM THE GOODMAN CORP.

Ms. Miller updated the Board on the ongoing work performed by Goodman.

PROJECTS AND PLANNING CONT'D

In connection with the sidewalk improvements around Wharton Dual Language Academy project, Mr. Bapat reviewed an Infrastructure Reimbursement Agreement between the City, the Authority, and the Zone. Following review and discussion, Director Hunt moved to approve and authorize execution of the Agreement. Director Watters seconded the motion, which carried unanimously.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the August 17, 2023, committee meeting, a copy of which is attached.

Mr. Stokes reviewed a progress report on the ongoing work and coordination between Hollaway, the Public Engagement Committee, and Gauge.

SPARK PARK BAKER MONTESSORI

Ms. Ownby reviewed a budgetary plan for the construction of a playground at the Baker Montessori School ("Montessori SPARK Park") and requested that the Authority contribute \$206,000 to the Montessori SPARK Park. Following review and discussion, Director Hunt moved to approve and authorize a reimbursement agreement of \$206,000, as requested, for the Montessori SPARK Park. Director Noebels seconded the motion, which carried unanimously.

MONTROSE ARTS PROJECT

There was no discussion on this agenda item.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the September 14, 2023, committee meeting, a copy of which is attached.

AUDIT

Mr. Ellis reviewed the annual financial statement for the Zone with the Board. Following review and discussion, Director Hunt moved to approve the audit, subject to final review, and authorize submittal of same to the City. Director Noebels seconded the motion, which carried unanimously.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from the Zone Administrator.

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

The Board noted that the next regular Authority meeting and public engagement meeting will be scheduled for October 16, 2023, at 6:30 p.m., at St. Stephen's Episcopal Church and School, Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

RECEIVE PUBLIC COMMENT

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


Steve Longmire notified the Board and members of the public of the upcoming event hosted by the First Montrose Commons Civic Association, Pumpkins in the Park, on Tuesday, October 31, 2023, on West Main Street. Steve thanked the Board for its support of the Montessori SPARK Park

Ethan Michelle Ganz stated that the Montrose Residents Coalition appreciates the work of the Authority and commented on the proposed removal of certain trees from Phase 1 of the improvements. Chair Webb responded.

Spike Hume addressed the Board and stated that he appreciates the multi-model progress and designs for the Montrose project. Spike commented on the proposed removal of certain trees from Phase 1 of the improvements.

ADJOURN

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


Secretary, Board of Directors

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