

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

August 21, 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 21<sup>st</sup> day of August, at the Haven's 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
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 Gilkey and Noebels, thus constituting a quorum.

Also attending the meeting were Jeff Reichman and David McClendon of January Advisors; Geoff Carlton of Traffic Engineers, Inc.; Kristi Miller of The Goodman Corp. ("Goodman"); Cathi Wilbanks of ETI, Inc. ("ETI"); Rosaura "Rosie" Martinez and Conner Stokes of Hollaway Environmental Communications ("Hollaway"); Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Kristin Blomquist of Masterson Advisors ("Masterson"); Grace Zuñiga and John Abodeely of the Houston Arts Alliance ("HAA"); Muhammad Ali of Gauge Engineering ("Gauge"); William Johnson, Linda Trevino, Steve Longmire, Jim Tucker, Lloyd Matzner, Frank Blake, 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 6:34 p.m.

RECEIVE PUBLIC COMMENT

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

Linda Trevino noted that there will be an upcoming METRO meeting on September 13, 2023, and provided information related to same.

Frank Blake commented on drought conditions and that status of street trees, including reminding meeting attendees to water them if they could. Frank also commented on the street trees surrounding the Wharton Dual Language Elementary School.

Sean Murphy introduced himself as a representative from Skansa and shared his excitement to be working with the Authority on certain development projects and working with the LGBTQIA+ and Montrose community. Sean commented on the Montrose Arts Project.

## MINUTES

The Board reviewed the minutes of the June 26, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Flores seconded the motion, which carried unanimously.

## PRESENTATION ON MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali gave a presentation on Montrose Boulevard Improvements and responded to questions from Board members and members of the public. Messrs. Ali and Bapat responded to questions from Board members regarding the Montrose Boulevard Improvements and reminded meeting attendees that the next public engagement meeting for Montrose Boulevard Improvements will be held on September 18, 2023, at St. Stephen's Episcopal Church, Pecore Hall, 1800 Sul Ross Street, Houston, Texas, 77098. Mr. Bapat reminded attendees that the Montrose Boulevard Improvements presentation has been recorded and will be available on the Authority website. Mr. Ali and Chair Webb reminded attendees to submit questions in advance of the public meeting to [info@montrosehtx.org](mailto:info@montrosehtx.org).

## 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 August 7, 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.

Mr. Ali reviewed recent construction photos related to the construction of the 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 the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Ali reviewed and recommended approval of Pay Estimate No. 16, in the amount of \$95,111.22, payable to R. Miranda Trucking and Construction LLC ("R. Miranda").

Following review and discussion, Director Watters moved to approve Pay Estimate No. 16, in the amount of \$95,111.22, payable to R. Miranda. Director Valdez 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. 2, in the amount of \$144,503.08, payable to R. Miranda.

Following review and discussion, Director Valdez moved to approve Pay Estimate No. 2, in the amount of \$144,503.08, payable to R. Miranda. Director Watters 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, including the Project Scope for 2023 and 2024 Pursuit of Funding. She responded to questions from the Board related to the results of grant applications. She reported to the Board that the Authority was not awarded the RAISE Grant for Montrose Boulevard Phase 2 but are exploring other opportunities for federal funding for the Project.

## PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the reports from the July 28, 2023, committee meeting, and the August 17, 2023, committee meeting, copies of which are attached.

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

## MONTROSE ARTS PROJECT

Mr. Bapat provided an overview of funding regarding the Montrose Arts Project, noting that the City allocates 1.75% of the costs for infrastructure projects for art. He also noted that the community has been requesting the inclusion of art installations highlighting the LGBTQ history of Montrose as part of the Montrose Boulevard Project. Mr. Webb stated that the Projects and Planning Committee desired to implement a community driven process to incorporate art into the Montrose Boulevard project. Ms. Zuñiga of HAA gave a presentation regarding a proposal for a process to incorporate art installations into the Montrose Boulevard Project and responded to questions from the Board related to same. Following review and discussion, Director Hunt moved to authorize ABHR to negotiate a services agreement between the Authority and HAA, in an amount not to exceed \$100,000. Director Flores seconded the motion, which carried unanimously.

## AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the August 10, 2023, committee meeting, a copy of which is attached.

The Board next reviewed and considered approval of a Public Infrastructure Development Reimbursement Policy (the "Policy") for the Zone. Director Hunt and Mr. Bapat responded to questions from the Board related to same. Following review and discussion, Director Watters moved to authorize the Affordable Housing Committee to approve the Policy language along the parameters discussed. Director Flores seconded the motion, which carried unanimously.

Next, Mr. Reichman reviewed a report regarding affordable housing within Montrose.

## 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 Hunt moved to approve the bookkeeper's report and authorize

payment of the invoices. Director Watters 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 September 18, 2023, at 6:30 p.m., at St. Stephen's Episcopal Church and School, Pecore Hall, 1800 Sul Ross 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.

William Johnson discussed three things with the Board, including: (i) Centerpoint Energy projects that are tearing up the new improvements to Hawthorne and Woodhead, (ii) the City project regarding the 72-inch water main, and (iii) the possibility of phasing the construction progress for the Mandell Street and W. Dallas Street improvements project to account for the City's project. Mr. Ali responded to William.

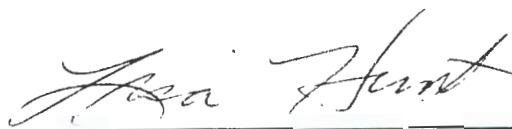
Richard Glover discussed concerns regarding street parking along Mandell Street under the proposed design.

Medhi Rais thanked the Board and consultants regarding the changes that were incorporated into the plans for Montrose Boulevard, Phase 1 improvements. Medhi next commented on the Public Infrastructure Development Reimbursement Policy discussed during the meeting. Director Hunt responded to Medhi.

Steve Longmire commented on suggestions for art installations in connection with the Montrose Arts Project, noting that he would be happy to serve on a committee for the selection process, if appropriate.

ADJOURN

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

  
Secretary, Board of Directors

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