

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

April 19, 2021

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 by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 19th day of April, 2021, and the roll was called of the members of the Board being present by telephone:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present, thus constituting a quorum.

Also attending the videoconference were Muhammad Ali of Gauge Engineering ("Gauge"); Kristin Blomquist of Masterson Advisors; Jennifer Landreville of ETI Bookkeeping Services ("ETI"); Patti Joiner and Walter Morris of Knudson, LP ("Knudson"); Brian Jackson of the City of Houston Economic Development Office; Robert McHaney of The Goodman Corp.; Stephen Longmire, and additional members of the public; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Bapat reviewed certain recommended protocols for conducting the meeting via teleconference and videoconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an "agenda packet" prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/tirz27/> and [www.montrosehtx.org](http://www.montrosehtx.org).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:36 p.m.

## 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 relayed issues he has faced communicating with the [info@montrosehtx.com](mailto:info@montrosehtx.com) address and requested that the Board ensure all communications receive responses. Stephen Longmire next updated the Board on the status of the SPARK park at the Arabic Immersion Magnet School (“AIMS”) and provided information related to the proposed ribbon cutting event for same.

## MINUTES

The Board considered approving the minutes of the November 30, 2020, special meeting, February 24, 2021, regular meeting, and March 31, 2021, special meeting. After review and discussion, Director Valdez moved to approve the three sets of minutes as presented. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

## PROJECTS AND PLANNING

### 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 status of the Waugh Drive, Commonwealth and Yoakum Street Improvements and stated that Reytec Construction Resources, Inc. (“Reytec”) has begun construction. Mr. Ali also reported that the City of Houston (the “City”) has required the change from armadillo style curbs to pre-cast concrete curbs for the bicycle lane barriers and noted that a change order will be required to account for this change and will be presented at a future Authority Board meeting. Discussion ensued.

Next, Mr. Ali updated the Board on a recent meeting with the Chief Transportation Planner at the City, Mr. David Fields. He reported that Mr. Fields made several recommendations related to pedestrian safety improvements and enhancements at intersections. Mr. Ali stated that, in an attempt to receive favorable unit pricing for construction costs, Gauge is recommending incorporating pedestrian safety improvements into an Authority project, including: (i) the intersection at Westheimer Road and Taft Street, (ii) the intersection at West Gray Street and Taft Street, and (iii)

the intersection at Crockett Street and Westheimer Road. Vice-Chair Weesner stated that the Projects and Planning Committee also recommends that these projects be incorporated into a future Authority project. Discussion ensued.

#### UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali provided an update on the design of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements. He stated that Gauge is advancing the design to 60% complete.

#### DISCUSS LIST OF POTENTIAL PROJECTS

Vice-Chair Weesner and Mr. Ali discussed the potential project list for the Zone. Mr. Ali gave a quick overview of the list, noting that Gauge created the list and documented projects based on drainage, mobility, and economic development criteria. Discussion ensued regarding the projects and prioritization of same. The Board noted that the proposed potential project list has been published on the Zone website for public review and input. Following discussion, Director Weesner moved to: (1) adopt the potential project list for the Zone; and (2) approve the publication of the final project list on the Zone website. Director Noebels seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

#### DISCUSS FISCAL YEAR END 2022 BUDGET AND POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)

The Board reviewed the proposed budget for fiscal year end 2022 and potential five-year CIP. Discussion ensued regarding the process of preparing the budget, including the timeline for adoption of same. Mr. Bapat noted that the proposed budget will need to be adopted by the Zone at the June regular meeting and by the City Council for the City of Houston prior to becoming effective. Chair Webb noted that one revision will be made to the affordable housing projects line item, increasing the budgeted amount to \$500,000, following the recommendation of the Affordable Housing Committee. The Board concurred to review the budget at the June regular meeting.

#### SPARK PARK

Mr. Bapat noted that SPARK has submitted their documentation noting that the construction is complete and that the contractors have been paid in full, pursuant to the agreement with the Zone, and has requested reimbursement of \$150,000. Following review and discussion, and pursuant to the recommendation of the Projects and Planning Committee, Director Weesner moved to authorize payment of \$150,000 to

SPARK. Director Tyler seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

#### UPDATE ON LIVABLE CENTERS STUDY

Chair Webb noted that the final Livable Centers Study is available for review on the Zone website.

#### UPDATE ON PROJECT WITH MONTROSE COLLECTIVE OWNER, L.P. AND APPROVE LETTER AGREEMENT

There was no update on this matter.

#### INTERACTIVE DIGITAL KIOSKS

The Board discussed the proposed City installation of interactive digital kiosks, some of which would be installed within the Zone boundaries. Discussion ensued. Mr. Brian Johnson of the City's Economic Development Office responded to questions from Board members. Mr. Bapat noted that feedback on the interactive digital kiosks from the Board would be relayed to the City's Economic Development Office.

#### PUBLIC ENGAGEMENT COMMITTEE

Vice-Chair Weesner updated the Board on the community meeting on March 31, 2021, related to the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

#### AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee. A copy of the report is attached.

#### FINANCIAL MATTERS

Ms. Landreville reviewed the increment report prepared by Equi-Tax, Inc. She stated that the increment report was prepared to true up costs from the City, related to the Zone's increment value. She also confirmed that the Zone received the \$1.3 million from Harris County for the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She noted that there was one additional check: check no. 1037, in the amount of \$150,000, payable to SPARK.

The Board discussed the invoices submitted by ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., Gauge, Goodman Corp., and Knudson. A copy of the report from the Finance Committee is attached. 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 Noebels seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion, with the exception of Vice-Chair Weesner who experienced technical difficulties and was unable to cast a vote.

REPORT FROM MASTERSON ADVISORS, INCLUDING FINANCIAL CAPACITY OF ZONE

There was no discussion on this agenda item.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reported on the ongoing work of the Zone administrator, a copy of which is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing legal work performed by ABHR, a copy of which is attached.

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

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board concurred to its next regular meeting on June 21, 2021, at 6:30 p.m. via videoconference.

RECEIVE PUBLIC COMMENT

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

Greg LeGrande thanked the Zone for the consideration of the intersection improvements discussed by the Board, and the Zone's continued efforts related to safety enhancements. Greg LeGrande noted that he is disappointed with the City's handling of the proposed installation of interactive digital kiosks and stated that he is appreciative that the members of the Zone are posing questions to the City related to same.

Julia Retta thanked the Board for its efforts and involvement with the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

Stephen Longmire provided a technical correction related to nomenclature used earlier in the meeting, noting that AIMS is an acronym for the Arabic Immersion Magnet School, rather than erroneously called Arabic Immersion Middle School. He further thanked the Board for its involvement related to the project.

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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