

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

September 21, 2020

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 21st day of September, 2020, and the roll was called of the members of the Board being present by telephone:

Lisa W. Hunt	Position 1
Randy Mitchmore	Position 2 Chair
Joe D. Webb	Position 3 Secretary
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 and Heather Goodpasture of Gauge Engineering ("Gauge"); Jennifer Landreville of ETI Bookkeeping Services ("ETI"); Brian Barr of January Advisors; Lisa Duffy of the City of Houston (the "City"); Patti Joiner and Christina Cornelius of Knudson, LP ("Knudson"); Linda Trevino, Julia Retta, Jack Valinski, Stephen Longmire, Greg LeGrande, Clint McManus, Kay Warhol, and additional members of the public joined via teleconference and videoconference; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Bapat reviewed certain recommended protocols for conducting the District's 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.

ESTABLISH QUORUM AND CALL TO ORDER

Chairman Mitchmore called the meeting to order at 6:35 p.m.

RECEIVE PUBLIC COMMENT

Chair Mitchmore offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment. There were no public comments.

MINUTES

The Board considered approving the minutes of the August 17, 2020, regular meeting. After review and discussion, Director Hunt moved to approve the minutes as presented. Director Webb 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

Ms. Cornelius reviewed the Projects and Planning Committee report, a copy of which is attached, and provided an update on the ongoing work of the Projects and Planning Committee.

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.

Mr. Ali provided an update on the construction of Woodhead and Hawthorne Neighborhood Safe Improvements.

The Board discussed preparation for the upcoming townhall meeting on October 22, 2020. The Board recited its continuing mission to hold a townhall style meeting at least one time a year to engage with members of the public and maintain transparency.

WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS

Mr. Ali provided an update on the construction of Commonwealth and Waugh Drive. He stated that the City has requested that certain lighting be added to the plans. He requested authorization for Gauge to advertise the project. After review and discussion, Director Weesner moved to authorize Gauge to publicly advertise the project. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

MONTROSE DRAINAGE STUDY

Ms. Goodpasture updated the Board on the status of the Montrose Drainage Study and responded to questions from Board members. Discussion ensued.

UPDATE ON LIVABLE CENTER STUDY

Ms. Cornelius provided an update on the status of the Livable Centers Study.

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

Mr. Bapat stated that there were no new updates from Montrose Collective at this time.

UPDATE ON MONTROSE B-CYCLE PROJECT

Mr. Bapat updated the Board on the Montrose B-Cycle Project located at the intersection of Dunlavy and Westheimer. Mr. Bapat stated that the City is in receipt of the \$15,000 contribution from the Zone and that the B-Cycle station will be installed in the next few months.

UPDATE ON AGREEMENT WITH CITY FOR COUNCIL DISTRICT C SERVICE FUND

Mr. Bapat provided an update on the Addendum to Purchase Order between the City and the Authority and Zone and reminded the Board that the City agreed to contribute \$30,000 towards resurfacing, restriping, and rebuilding the sidewalks along Commonwealth Drive and Waugh Drive.

PUBLIC ENGAGEMENT

REPORT

Director Weesner reviewed the Public Engagement Committee report, a copy of which is attached, and provided an update on the ongoing work of the Public Engagement Committee. The Board further discussed the upcoming townhall meeting on October 22, 2020.

The Board reviewed and discussed a revised Media Policy, which includes a section related to social media. After review and discussion, and based on the recommendation of the Public Engagement Committee, Director Tyler moved to adopt the Media Policy as revised. Director Dickerson seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion, except for Director Hunt who experienced technical difficulties and was unable to vote on the motion.

DISCUSS AND APPROVE APPOINTMENT OF AUTHORITY REPRESENTATIVE TO THE SOUTH MAIN ALLIANCE ADVISORY COMMITTEE AND PROCESS FOR BOARD APPOINTMENTS

The Board discussed the possibility of appointing an Authority representative to the South Main Alliance Advisory Committee ("South Main") and generally the process for future Board appointments. Chair Mitchmore stated that he had been approached by South Main as an advisory member. Discussion ensued. After discussion, the Board concurred that ABHR or Knudson should reach out to South Main for a written request related to an Authority representative to South Main.

AFFORDABLE HOUSING

REPORT

Director Hunt reviewed the Affordable Housing Committee report, a copy of which is attached, and provided an update on the ongoing work of the Affordable Housing Committee.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

The Board discussed the invoices submitted by ABHR, Gauge, ETI Bookkeeping Services, eLsqrd Media Group, Equi-Tax, Inc., and Knudson. Ms Landreville noted that the Authority also received an invoice from the City for municipal services in the amount of \$196,546. After review and discussion, and based on the recommendation of the Finance Committee, Director Webb moved to approve and authorize payment of the invoices presented in the Board Book and payment to the City for municipal services. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

Mr. Bapat reminded the Board that an audit was not necessary for the Authority this year due to the delay of funds being transferred from the City to the Authority. He noted that the Board should expect to review the annual financial audit for the Authority during the regular September meetings in future years.

REPORT FROM ZONE ADMINISTRATOR

Ms. Cornelius reviewed the ongoing work of the Zone administrator. A copy of the report from Knudson is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing legal work performed by ABHR.

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 hold a townhall meeting on October 22, 2020, at 6:30 p.m. via videoconference, and its next regular meeting on December 7, 2020, at 6:30 p.m. via videoconference.

RECEIVE PUBLIC COMMENT

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

Mr. Longmire requested that the Board consider certain additional lighting along the proposed bike lanes within the Commonwealth and Waugh Drive improvement project.

Ms. Warhol requested that the Board communicate the information related to the upcoming townhall meeting to Neartown Management District.

ADJOURN

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

/s/ Joe. D. Webb
Secretary, Board of Directors

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