

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

December 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 December, 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 Director Noebels, thus constituting a quorum.

Also attending the meeting were Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Muhammad Ali and David Greaney of Gauge Engineering ("Gauge"); Rosaura "Rosie" Martinez and Connor Stokes of Hollaway Environmental Communications ("Hollaway"); Kristi Miller of The Goodman Corp. ("Goodman"); James Vick of SWA Group; Katy and Mehdi Rais, Kevin Strickland, Gloria Suarez, Steve Longmire, Jonna Hitchcock, Rocky Kneten, Sarah Frazier, Simon Newton, James Schriver, Lloyd Matzner, Richard Glover, Gia Longworth, William Johnson, Heather Lee, Hugo Ovalle, and additional members of the public; and Sanjay Bapat and Alyssa Peruchini of Allen Boone Humphries Robinson LLP ("ABHR").

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:38 p.m.

RECEIVE PUBLIC COMMENT

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

Steven Longmire, Medhi Rais, Alex Spike, Simon Newton, Ricky Cardenas, Katy Rais, Gloria Suarez, Greg LeGrande, Gia Longsworth, Dougie Steinbach, Susan Chadwick, Radu Tutos, Kevin Strickland, Heather Lee, and Hugo Ovalle, provided public comments in favor of proceeding with the Montrose Boulevard Improvements, Phase One project.

Rebecca Jasso, Clifford Pugh, Olive Hershey, Rocky Kneten, Sarah Frazier, Robert Zorka, Helen Zorka, Geroge Hitchcock, Treylene Vesopolis, Julie Young, Tom Oliver, Mary Ellen Whitworth, Carol Price, Jonna Hitchcock, Steve Stazney, Danny Harries, Clara Goodwin, Erin Colaco, Matt Latham, Julie Toby, Anne Thobie, Mike McCann, Robert Gardner, Leslie Shilsky, and Page Powell provided public comments against proceeding with the Montrose Boulevard Improvements, Phase One project.

Delia Quar commented on safety concerns related to certain street closings in connection with the Montrose Boulevard Improvements, Phase One project.

James Shriver commented on being an advocate for bicycle friendly streets in the Zone.

Chair Webb read a statement regarding the Montrose Boulevard Improvements, Phase One project.

The Authority consultants responded to questions and inquiries from members of the public regarding the Montrose Boulevard Improvements project.

MINUTES

The Board reviewed the minutes of the October 16, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Gilkey seconded the motion, which carried unanimously.

FINANCIAL MATTERS

The Board reviewed the monthly financial and bookkeeping report, a copy of which is attached, prepared by ETI Bookkeeping. 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 Gilkey seconded the motion, which carried unanimously.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Mr. Bapat reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. He stated that the Authority is required to file certain

financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Watters moved to approve the Annual Report, authorize the attorney to submit the Authority's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the Authority's official records. Director Hunt seconded the motion, which carried unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the Authority's procedures for continuing disclosure compliance. Mr. Bapat stated that no changes are required at this time.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE REPORT

The Board received an overview of the ongoing work of the Projects and Planning Committee, including the November 6, 2023, and December 4, 2023, committee meeting reports, copies of which are 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.

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 Nos. 5 and 6, in the amounts of \$80,490.98 and \$94,291.68, respectively, payable to R. Miranda. Mr. Ali next reviewed and recommended approval of Change Order No. 1 to the contract for the addition of 30 days to the contract time for no additional cost. The Board determined that Change Order No. 1 is beneficial to the Authority.

Following review and discussion, Director Flores moved to (1) approve Pay Estimate Nos. 5 and 6, in the amounts of \$80,490.98 and \$94,291.68, respectively, payable to R. Miranda; and (2) approve Change Order No. 1 to the contract with R. Miranda for 30 additional days to the contract, based upon the Board's finding that the Change Order is beneficial to the Authority and the engineer's recommendation. Director Hunt seconded the motion, which carried unanimously.

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

Mr. Ali reviewed a proposal for additional services for Montrose Boulevard, Segment 1 from Allen Parkway to W. Clay Street for public engagement, a memorandum regarding certain tree removals, and median modifications, in the amount of \$66,999.00. Following review and discussion, Director Flores moved to approve the proposal in the amount of \$66,999.00. Director Hunt seconded the motion, which carried unanimously.

Mr. Ali next reviewed a proposal for additional services for Montrose Boulevard, Segment 1 from Allen Parkway to W. Clay Street for bridge structural analysis, bridge layouts, and underpass/cladding system lighting, in the amount of \$63,411.10. Messrs. Bapat and Ali reminded the Board that this project is entirely located within the boundaries of the Downtown Redevelopment Authority ("DRA"), and therefore the DRA will be paying for this proposal. Following review and discussion, Director Flores moved to approve the proposal in the amount of \$63,411.10. Director Hunt seconded the motion, which carried unanimously.

Mr. Ali reviewed a task order for Gauge to prepare a Design Concept Report (DCR) for Westheimer Road (Shepherd Drive to Montrose Boulevard), in the amount of \$309,900.00. Following review and discussion, Director Flores moved to approve the task order for the DCR in the amount of \$309,900.00. Director Hunt seconded the motion, which carried unanimously.

INFRASTRUCTURE REIMBURSEMENT AGREEMENT WITH CITY OF HOUSTON FOR BICYCLE LANE BETWEEN WEST DALLAS STREET AND ALLEN PARKWAY ALONG WAUGH DRIVE

Mr. Bapat reviewed an Infrastructure Reimbursement Agreement with the City for the bicycle Lane between West Dallas Street and Allen Parkway along Waugh Drive. Following review and discussion, Director Gilkey moved to approve the Infrastructure Reimbursement Agreement. Director Watters seconded the motion, which carried unanimously.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller updated the Board on the ongoing work performed by Goodman, included the status of grant money awarded to Authority projects. She reviewed and recommended approval of (i) a task order for Federal Transit Administration ("FTA") Recipient Status, in the amount of \$50,000.00, and (ii) a Resolution Authorizing the Chair to File Applications with the FTA. Following review and discussion, Director Flores moved to approve the task order for FTA Recipient Status and the Resolution Authorizing the Chair to File Applications with the FTA. Director Hunt 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 reports from the October 19, 2023, and November 15, 2023, copies of which are attached.

Ms. Martinez reviewed a status report from Holloway with the Board.

MONTROSE ARTS PROJECT

Director Webb updated the Board on the Montrose Arts project.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the November 9, 2023, committee meeting, a copy of which is attached.

The Board reviewed a Scope of Work submitted by January Advisors for ongoing housing and public engagement projects, in the amount of \$40,000.00. Following review and discussion, Director Flores moved to approve the Infrastructure Reimbursement Agreement. Director Valdez 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 will be scheduled for January 22, 2024, at 6:30 p.m.

RECEIVE PUBLIC COMMENT

There was no additional public comment period.

ADJOURN

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

Chad Flu
Director, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Monthly financial and bookkeeping report.....	2
Projects and Planning Committee reports	3
Gauge engineer's report.....	3
Public Engagement Committee reports.....	5
Affordable Housing Committee report	5

