

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

January 29, 2024

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 29<sup>th</sup> day of January, 2024, at the Havens 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
Vacant	Position 7

and all of the above were present in person, except Director Noebels, thus constituting a quorum.

Also attending the meeting were Jennifer Landreville of ETI Bookkeeping; 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, Steve Longmire, Jonna Hitchcock, Rocky Kneten, Sarah Frazier, Simon Newton, Gia Longsworth, 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 6:37 p.m.

RECEIVE PUBLIC COMMENT

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

Mary Ellen Whitworth, Ann Thobe, and Jonna Hitchcock provided public comments related to re-designing the Montrose Boulevard as part of the Montrose Boulevard Improvements, Phase One to preserve trees.

Robert Shepherd, Medhi Rais, and Zach Ferguson-Steger provided public comments in favor of proceeding with the Montrose Boulevard Improvements, Phase One project.

Laura Caille inquired about how public comment is considered for Authority projects.

Gia Longworth commented about future Westheimer Road improvements, including the possibility of charging for parking and use of that income for additional Authority enhancements.

Rebecca Jasso requested that the Board provide information for the Safe Routes to School projects and requested information about the overlap of Montrose Boulevard, Phase One and the Safe Routes to School project.

Jonna Hitchcock inquired about a response to a Texas Public Information Act request for certain documents that was submitted to the City of Houston (the "City"). Mr. Bapat responded to Jonna.

Helen Zunke requested the use of permeable concrete for sidewalks along Montrose Boulevard to assist in preserving the trees.

The Board and consultants responded to questions presented during public comment.

## MINUTES

The Board reviewed the minutes of the December 18, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Hunt 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 Watters moved to approve the bookkeeper's report and authorize payment of the invoices. Director Gilkey seconded the motion, which carried unanimously.

## ANNUAL DISCLOSURE STATEMENTS

In accordance with the Authority's Investment Policy, the Board considered the annual disclosure statements of Jennifer Landreville as the Authority's bookkeeper and investment officer. Mr. Bapat explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority, and the disclosure statements will be filed with the Texas Ethics Commission and the Authority. After review and discussion, Director Hunt moved to accept the disclosure statements as presented and to authorize them to be appropriately filed. Director Watters seconded the motion, which passed unanimously.

## ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Mr. Bapat stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Flores made a motion to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Watters seconded the motion, which carried unanimously.

## ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Mr. Bapat reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. He next reviewed a list of qualified broker/dealers provided by ETI. After review and discussion, Director Flores moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Watters seconded the motion, which passed unanimously.

## 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 January 8, 2024, 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.

## 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. 7, in the amount of \$106,975.61, payable to R. Miranda Trucking and Construction LLC ("R. Miranda"). Following review and discussion, Director Flores moved to approve Pay Estimate No. 7, in the amount of \$106,975.61, payable to R. Miranda. Director Hunt seconded the motion, which carried unanimously.

## MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

Messrs. Carleton and Ali reviewed a presentation regarding a traffic study related to the intersection at West Clay and responded to questions from the board regarding the same

The Board viewed a 3D model animation of the Montrose Boulevard, Segment 1 project.

James Vick responded to questions about planting trees behind bus stops.

## WAUGH DRIVE BIKE LANE PROJECT

Mr. Ali reviewed a task order for Gauge to perform engineering services for improving mobility, bicycle and pedestrian safety conditions along the corridor of Waugh Drive from W. Dallas Street to Allen Parkway, in the amount of \$223,550.00. Following review and discussion, Director Flores moved to approve the proposal submitted by Gauge for the Waugh Drive Bike Lane Project, in the amount of \$223,550.00. Director Hunt seconded the motion, which carried unanimously.

## CHERRYHURST PROPOSAL

Mr. Ali next reviewed a proposal for Gauge to perform engineering services for sidewalk improvements in the Cherryhurst neighborhood under the 5310 Grant awarded by METRO for such improvements, , in the amount of \$89,477.50. Following review and discussion, Director Flores moved to approve the proposal submitted by Gauge for the Cherryhurst neighborhood sidewalk improvements, in the amount of \$89,477.50. Director Hunt 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 then reviewed and recommended approval of the following action items: (1) an Amended Project Scope for 2023 and 2024 Pursuing of Funding, in the amount of \$128,000.00; (2) Grant Management, National Environmental Policy Act (“NEPA”), and Compliance Services for the Cherryhurst Area Sidewalks project, in the amount of \$58,857.00; (3) Grant Management, NEPA, and Compliance Services for the Waugh Drive Bike Lane project, in the amount of \$93,491.00; (4) METRO 5310 Program Compliance and Reporting (additional work), for the West Gray sidewalk improvements project, in the amount of \$14,000.00; and (5) a Resolution of Support and Funding Commitment for the 2024 Rebuilding American Infrastructure with Sustainability and Equity (“RAISE”) Discretionary Grant Program and a Resolution by the Board for the Support and Funding Commitment of a Grant Application for the Reconstruction of Montrose Boulevard Through the United States Department of Transportation Build Program. Following review and discussion, Director Gilkey moved to approve all action items recommended by Goodman. 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 report from the January 18, 2024, committee meeting, a copy of which is attached.

Ms. Martinez reviewed a status report from Holloway with the Board. Next, she reviewed a proposed Communications and Outreach Plan with the Board and responded to questions related to same.

## MONTROSE ARTS PROJECT

There was no update on the Montrose Arts project.

## AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the reports from the November 29, 2023, and December 21, 2023, committee meetings, copies of which are attached.

Mr. Reichman presented a study for affordable housing in the Zone.

## ESTOPPEL AGREEMENT

The Board next reviewed an Estoppel Certificate and Agreement, with regards to the Authority’s Development Agreement with Montrose Collective Owner, LP, as

requested by Prime Finance Short Duration Holding Company VIII, LLC ("Prime Finance"). Following review and discussion, Director Flores moved to approve and authorize execution of the Estoppel Certificate and Agreement as requested by Prime Finance. Director Hunt 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 February 19, 2024, at 6:30 p.m.

#### RECEIVE PUBLIC COMMENT

Frank Blake inquired about the tree canopy for certain bus stops along Montrose Boulevard as well as the left turn lane proposed in the project.

Cindy Pruitt inquired about burying the power lines along Montrose Boulevard.

Christopher Parma inquired about bike signals at the Montrose and W. Dallas intersection.

Julie Young, Nancy Higgs, David Southworth, Matt Latham, Rocky Kneten, and Sarah Frazier provided public comments in favor of redesigning the Montrose Boulevard Improvements, Phase One project to protect trees.

William Johnson inquired about the commencement of the Mandell improvements and requested that certain blue tiling be installed at intersections. William asked questions related to the scope of the project for Cherryhurst sidewalk improvements and generally how the Board selects projects. William asked if light features will be installed along Montrose Boulevard.

Dougie Steinbach stated that he is in favor of the Toucan intersection proposed for Montrose Boulevard.

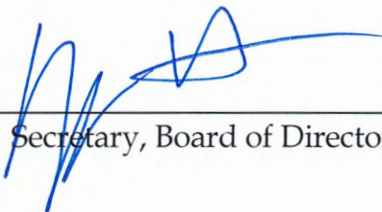
Michelle Bouchard commented on her perceived shortcomings of the traffic study presented.

Radu Tutos, Kevin Strickland, Joseph Panzarella, Simon Newton, Alex Spike, and Steven Longmire provided public comments in support of proceeding with the Montrose Boulevard Improvements, Phase One project.

The Board and consultants responded to questions presented during public comment. Mr. Bapat requested Board input on time allotment for public commenters.

ADJOURN

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



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Secretary, Board of Directors