

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

February 19, 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 19th day of February, 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 Gilkey, 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, 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 6:33 p.m.

RECEIVE PUBLIC COMMENT

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

David Santoni addressed the Board and shared reported issues with the petition circulated by the Save the Montrose Live Oaks coalition.

Jonna Hitchcock commented on the spread of misinformation and shared information regarding using the spread of oak wilt fungus between February 1 and June 30. Jonna noted that she is against the Montrose Boulevard Improvements Project, Phase One ("Phase One Project"). The Board responded to Jonna.

Georgia Hitchcock stated that she is against the Phase One Project, moving forward against project. Georgia shared that she found the sidewalk segments in Phase One to be passable when she was in a wheelchair.

Rocky Kneten reviewed several slides with the Board and reported scenarios of possible negative traffic implications along the Phase One Project intersections. He stated that he is against the Phase One Project moving forward.

Greg LeGrande thanked the Board for their time. He shared that Super Neighborhood 24 - Neartown Montrose - is 100% in support of the Phase One Project.

Marian Wright inquired about whether the Authority's engineers have received appropriate approvals from first responders and METRO. Messrs. Ali and Greaney responded.

Kevin Strickland shared statistics regarding pedestrians and cyclists killed by vehicles last year in Houston. He shared that he is supportive of the Phase One Project.

Medhi Rais stated that he supports the Phase One Project and noted that the project provides accessibility for people of all abilities.

Jacob Cuevas stated that he supports the Phase One Project.

Mary Ellen Whitworth shared certain aspects from the Authority's Montrose Livable Center, noting that she supports the Authority's hiring of Asakura Robinson on the study. Mary Ellen noted that the Phase One Project should be revised to consider the tree canopy along the Phase One Project corridor. Mary Ellen thanked the Board for the study.

Rebecca Jasso shared the program area of pavement art used by Bloomberg Philanthropies to work towards improving walkability and safety. Rebecca stated that she is against the Phase One Project.

Gia Longworth stated that she had previously signed the Save the Live Montrose Live Oaks petition and that she regrets doing so and is now in full support of the Phase One Project.

David Benson commented on the design of the Phase One Project and noted that he is against the project.

Katy, Ava, and Lyla Rais shared information from the Houston History Museum with the Board. Katy stated that young parents aren't represented at these meetings. Katy shared that she is supportive of the Phase One Project.

Paul Herrera requested a shared use bike path be incorporated into the design of the Phase One Project.

Renee Hawk stated the Phase One Project should be re-designed to work with the experts of the City.

Jacob Russell shared that he is in favor of the Phase One Project as proposed.

Cindy Pruitt shared that she is opposed to the Phase One Project.

Jacob Roche shared that he has two children who attend the Wharton Dual Language Academy and is supportive of the Phase One Project.

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

REORGANIZE BOARD AND COMMITTEES

The Board considered reorganizing the Board to appoint Director Watters as Secretary, Director Hunt as Vice Chair, and appoint Director Flores to the Project and Planning Committee. Following discussion, Director Noebels moved to appoint Director Watters as Secretary, Director Hunt as Vice Chair, and appoint Director Flores to the Project and Planning Committee. Director Watters seconded the motion, which carried unanimously.

MINUTES

The Board reviewed the minutes of the January 29, 2024, regular meeting. After review and discussion, Director Flores moved to approve the minutes as presented. Director Watters 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 Noebels moved to approve the bookkeeper's report and authorize payment of the invoices. Director Hunt seconded the motion, which carried 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 February 5, 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. 8, in the amount of \$70,314.44, payable to R. Miranda Trucking and Construction LLC ("R. Miranda"). Following review and discussion, Director Flores moved to approve Pay Estimate No. 8, in the amount of \$70,314.44, payable to R. Miranda. Director Hunt seconded the motion, which carried unanimously.

MONTROSE BOULEVARD IMPROVEMENTS, PHASE 1

Mr. Ali updated the Board on discussions with the City regarding the status of the Montrose Boulevard Improvements, Phase 1.

WAUGH DRIVE EXTENSION IMPROVEMENTS

Mr. Ali updated the Board on the Waugh Drive Extension Improvements project.

CHERRYHURST PROPOSAL

Mr. Ali next updated the Board on the Cherryhurst Sidewalks Improvements project and responded to questions from the Board regarding same.

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 where appropriate recommended approval of the following action items: (1) a Grant Synthesis Report for fiscal year 2025 for projects ranging from \$2 - \$5 million; (2) a letter of support for West Alabama Funding Commitment to United States Representative Lizzie Fletcher; and (3) a Resolution of Support and Funding

Commitment for the West Alabama Street Project. Following review and discussion, Director Hunt moved to approve all action items recommended by Goodman and authorize execution where appropriate. Director Watters 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 February 15, 2024, committee meeting, a copy of which is attached.

Mr. Stokes reviewed a status report from Holloway with the Board. He noted that the Facebook page for the Authority is live.

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 report from the February 8, 2024, committee meeting, a copy of which is attached. Director Hunt shared information related to an upcoming meeting with potential developers in the Zone held on March 14, 2024, from 6:00-8:00 p.m. at The Montrose Center and encouraged attendance at same.

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 March 18, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098.

RECEIVE PUBLIC COMMENT

Donna Summer O'Neill shared that she is the President of the Magnolia Cemetery Organization and is in support of the Phase One Project.

Julie Young stated that she is not in favor of the Phase One Project. Julie inquired about the preservation of trees in the Cherryhurst area of Montrose and traffic flow of the Phase One Project.

Steve Longmire discussed certain information related to affordable housing and the historic district within the Zone with the Board, noting he spoke before City Council this week.

Robert Sheppard discussed the potential drainage benefits of the project and inquired about additional details related to same. Mr. Ali responded.

Alex Spike stated that he is supportive of the Phase One Project.

Dan Piette stated that he is the Vice President of the Houston Audubon and strongly supports the Phase One Project.

David Southworth stated that he is not supportive of the Phase One Project.

Dougie Steinbach stated that he is supportive of the Phase One Project.

Michelle Bouchard stated that the design of the Phase One Project needs to change. Michelle stated that she is against the Toucan crossing designs at certain intersections of the Phase One Project.

Nancy Higgs addressed the Board and inquired about certain analyses on the roots of live oak trees and flood water absorption.

Sarah Frasier stated that she does not believe there is 100% support from Super Neighborhood 24 or the Hyde Park Civic Association. Sarah shared that post oak trees process more carbon than live oak trees. Sarah noted that she believes there is potential for compromise for those who support and those who do support the project.

Matt Latham shared a video comment regarding trees along the Phase One Project corridor.

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.



Secretary, Board of Directors

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