

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

March 18, 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 18th day of March, 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 Brandon Walywyn, representing the City of Houston (the "City"); Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Muhammad Ali and David Greaney of Gauge Engineering ("Gauge"); Leslie Hollaway, Connor Stokes, and Amiah Williams 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.

Robert Gartner requested that the Board select native species of trees to be planted along Montrose Boulevard and commented on the width of the sidewalk designed for the Montrose Boulevard Improvements, Phase 1 project.

Kevin Strickland stated that he appreciates the Zone's projects and community engagement. Kevin stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Steve Longmire commented on his attendance at the recent workshop with developers hosted by the Affordable Housing Committee.

Gia Longworth shared certain environmental data related to CO2 emissions with the Board and the benefits of multi-modality. Gia stated that she supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Mary Ellen Whitworth inquired about specific data and information related to the design of the ten-foot shared use pathway for the Montrose Boulevard Improvements, Phase 1 project.

Paul Herrera commented on the sidewalks along Montrose Boulevard and certain intersections along same. Paul recommended that the Zone implement similar intersection designs that have been approved by Councilwoman Kamin or install pedestrian hybrid beacons.

Julie Thobe commented on a recently published opinion article in The Houston Chronicle.

Tatiana Rypniski requested that the Board improve the safety of Montrose Boulevard and save the trees along the roadway.

Clifford Pugh requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project. Clifford commented on certain trees in the Glenwood Cemetery.

Alex Spike shared a video regarding a report on accessibility along Montrose Boulevard. Alex stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Lyla and Lara Rais addressed the Board regarding their research of Montrose Boulevard and stated that they support the Montrose Boulevard Improvements, Phase 1 project proceeding.

Katy Rais shared a video with the Board and stated that she believes that a small portion of the Montrose community of residents are represented by the members of the public who attend the Authority meetings.

Becky Smith shared her professional experience regarding Clean Water Action and Clean Water Fund for Texas and requested certain information related to water runoff rates and the effect of trees on the ability to detain stormwater.

Jonna Hitchcock requested clarification on the age of certain Post Oak trees along Montrose Boulevard and discussed the funding and support for Safe Routes to Schools project.

Cindy Pruitt stated that she appreciates the ability to join the Authority meeting via videoconference and shared her support for the Safe Routes to Schools project and requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project.

David Selby stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

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

MINUTES

The Board reviewed the minutes of the February 19, 2024, regular meeting. After review and discussion, Director Noebels 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 Watters moved to approve the bookkeeper's report and authorize payment of the invoices. Director Flores 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 March 1, 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.

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 and updated City requirements in connection with projects that include a reduction in lane size.

WESTHEIMER ROAD DCR IMPROVEMENTS

Mr. Ali updated the Board on the status of the Westheimer Road DCR Improvements and the status of the traffic analysis.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali next updated the Board on the Cherryhurst Sidewalks Improvements project.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller updated the Board on the ongoing work performed by Goodman, including the status of grant money awarded to Authority projects.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the March 4, 2024, committee meeting, a copy of which is attached.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the March 11, 2024, committee meeting, a copy of which is attached. Director Hunt and Mr. Stokes provided an update regarding the recent meeting with potential developers in the Zone on March 14, 2024.

BUDGET FOR FISCAL YEAR 2025

Mr. Bapat reviewed the process related to adopting the Authority's budget for fiscal year end June 30, 2025, and coordination with the City regarding same. Mr. Walwyn provided information related to the City's budgeting process.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from the Zone Administrator.

PUBLIC ENGAGEMENT REPORT CONT'D

Mr. Stokes reviewed a status report from Holloway with the Board.

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 April 15, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098.

RECEIVE PUBLIC COMMENT

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

Julie Young requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project.

Greg LeGrande thanked the Board for their work and community engagement.

Mehdi Rais stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding. Medhi commented on certain intersections along the Project. Chair Webb responded to Medhi.

Rebecca Jasso inquired about certain community engagements for the Safe Routes to School project and requested additional updates related to same. Rebecca inquired about communication related to the status of the Montrose Boulevard Improvements, Phase 1 project. Chair Webb and Mr. Ali responded to Rebecca.

Marian Wright inquired about the process of awarding contracts on behalf of the Zone and use of contractors within the Minority, Women, and Disadvantaged Business Enterprise Program. Mr. Bapat responded to Marian.

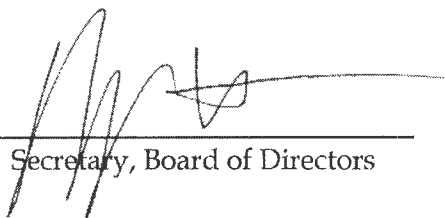
Ethan Michelle Ganz requested that the residents of Montrose work together to find a compromise on the Montrose Boulevard Improvements, Phase 1 project.

Sarah Frasier inquired about how many variances and the status of same have been submitted to the City in connection with the Montrose Boulevard Improvements, Phase 1 project. Sarah thanked other members of the public for clarifying certain matters related to other Zone projects. Sarah inquired about information related to the Montrose Boulevard Improvements, Phase 1 project being placed on hold by the City. Chair Webb and Mr. Ali responded to Sarah.

Valeria Alvarado stated that she supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

ADJOURN

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



Secretary, Board of Directors

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