

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

April 15, 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 15th day of April, 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 Directors Flores and 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"); Connor Stokes and Amiah Williams of Hollaway Environmental Communications ("Hollaway"); 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 6:32 p.m.

RECEIVE PUBLIC COMMENT

Chair Webb provided a general update on discussions with the City regarding the status of the Montrose Boulevard Improvements, Phase 1, and then offered any members of the public attending the meeting the opportunity to make public comments.

Jack Valinski stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Matt Latham asked questions regarding the Authority's Urban Forester and inquired about the standards required for plantings along Montrose Boulevard. Chair Webb and Mr. Ali responded.

Medhi Rais shared information related to a community town hall regarding Montrose Boulevard held on April 6, 2024.

David Centanni shared a video regarding the condition of trees along the Montrose Boulevard Improvements, Phase 1 project. Chair Webb responded.

Helen Zunka asked questions regarding the Montrose drainage study from 2021. Mr. Ali responded and stated that a hydrologist from Gauge will be available to attend the next regular meeting.

Ann Thobie commented on a recent article regarding reported health effects from heat and pollution, stating that she is against the Montrose Boulevard Improvements, Phase 1 project, and the removal of mature trees from Montrose Boulevard.

Jonna Hitchcock asked questions regarding the Authority's discussions with the City regarding the Montrose Boulevard Improvements, Phase 1 project. She updated the Board on the number of signatures received on the Save the Montrose Live Oaks petition. Chair Webb responded.

Katy Rais shared a video from the community town hall regarding Montrose Boulevard held on April 6, 2024, and shared data regarding heat stroke and pedestrian accidents in Houston.

George Frey thanked the Board for its involvement with the Spark Park at Baker Montessori School and shared that a ribbon cutting event will be held on April 27, 2024, at 10:00 a.m.

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

MINUTES

The Board reviewed the minutes of the March 18, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as revised. 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 April 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.

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.

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, noting that this project is currently on hold.

CHERRYHURST SIDEWALK IMPROVEMENTS

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

RECEIVE UPDATE FROM GOODMAN

There was no update this month from The Goodman Corp.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the March 21, 2024, committee meeting, a copy of which is attached. She provided an update regarding the upcoming meeting with potential developers in the Zone on April 24, 2024.

Next, the Board considered termination of the Authority's contract with eLsqrd Media Group as the website host for the Authority. Following discussion, the Board concurred to defer any action on this matter until the May regular meeting.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the April 11, 2024, committee meeting, a copy of which is attached.

BUDGET FOR FISCAL YEAR 2025

There was no action taken on this agenda item.

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 May 20, 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 inquired about specific details of the Montrose Boulevard Improvements, Phase 1 project, including when the project would have commenced and inquired about the financial effect of construction delays. Chair Webb and Mr. Ali responded.

Kevin Strickland stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding. He commented on the quality of life in Houston and recruitment of workers moving to Houston.

Clifford Pugh inquired about the projected costs for the Montrose Boulevard Improvements, Phase 1 project and requested clarification on trees currently south of Westheimer Boulevard. Chair Webb and Mr. Ali responded.

Sarah Frazier asked questions related to the Montrose Boulevard Improvements, Phase 2 project, including the landscape plan for same. She shared a video with a 2007 presentation of possible improvement for Montrose Boulevard. Chair Webb and Mr. Ali responded.

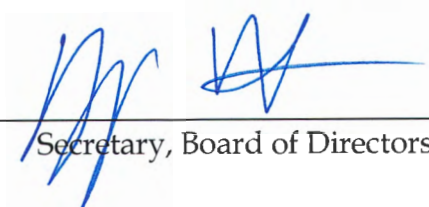
Laura Caille inquired about discussions with the City and the Montrose Boulevard Improvements, Phase 1 project, including consideration for modifications. Mr. Bapat, Chair Webb, and Mr. Ali responded.

David Chan stated that he works for a company that injects polyethylene foam into sidewalk cracks to remedy uneven sidewalks and shared information related to same with the Board. Chair Webb responded.

Frank Blake inquired about trees along the City right-of-way in front of commercial sites in the Zone and restrictions for same. He also inquired about the Authority's plan to address heat issues. Mr. Bapat responded.

ADJOURN

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



Secretary, Board of Directors

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