

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

July 22, 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 22nd day of July, 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:

Matt Brollier	Position 1 Chair
Abby Noebels	Position 2
Murad Ajani	Position 3
Eureka Gilkey	Position 4
Robert Guthart	Position 5
Jeffrey Watters	Position 6
Helen Zunka	Position 7

and all of the above were present in person, except Directors Watters and Gilkey, thus constituting a quorum.

Also attending the meeting were Jennifer Curley and Brandon Walywyn, representing the City of Houston (the “City”); Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Kristi Miller of The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); Connor Stokes and Cindy Dees of Hollaway Environmental Communications (“Hollaway”); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson, Sanjay Bapat, Suewan Johnson, and Alyssa Peruchini of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order at 6:30 p.m. and the members of the Board introduced themselves.

RECEIVE PUBLIC COMMENT

Jack Valinski stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing and discussed a vision for the City to continue improving in order to attract people to move to the City.

Jana Wesson stated that she is against the Montrose Boulevard Improvements, Segment One, project commencing as designed and requested that the plans be revised to include narrower sidewalks to preserve certain trees along Montrose Boulevard.

David Centanni welcomed the newly appointed Board members and raised concerns about the current state Montrose Boulevard, including the lack of shaded bus stops, accessibility issues, project delays affecting potential tree growth, drainage problems, budget cuts, and the status of trees in front of Magnolia Cemetery, one of which was knocked over by Hurricane Beryl. David inquired about when the project will move forward and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Medhi Rais welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Medhi stated that he is a co-founder of Walk and Roll Houston and emphasized the need for safety and accessibility along Montrose Boulevard and invited any members of the Board to join him on a walk to school with his children.

Greg LeGrande welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Jennifer Monju noted her attendance at a recent walk audit of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Ryan Monju noted his attendance at a recent walk audit and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Ryan noted that he would like to see a protected bike path provide access to Buffalo Bayou Park.

Mary Ellen Whitworth welcomed the newly appointed Board members and noted her attendance at a recent walk audit of Montrose Boulevard and discussed a recent study regarding tree canopies in Houston.

Vivian Song noted her attendance at a recent Walk and Roll Houston event to audit certain portions of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Kevin Strickland welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Kevin stated that he is a co-founder of Walk and Roll Houston and emphasized the need for safety and accessibility along Montrose Boulevard. Kevin discussed the state of the Post Oak Trees adjacent to the Magnolia cemetery and noted

one was knocked over by Hurricane Beryl, one was severely damaged with a large limb coming down and the third was unhealthy prior to the storm.

Mary Anne Fried noted that she is a resident of Woodhead Street and shared personal experiences with tripping on sidewalks and her husband being hit by a car. Mary Ann noted her attendance at a recent walk audit of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Dougie Steinbach noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Dougie requested the Board consider the addition of pedestrian islands on W. Clay Street.

Radu Tutos welcomed the newly appointed Board members and stated that he serves on the Board for the Boulevard Oaks Civic Association. Radu stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing, as well as improvements to Mandell Street which is a key corridor for people going to Rice University.

Evelyn Spike welcomed the newly appointed Board members and noted her attendance at a recent walk audit of Montrose Boulevard. Evelyn stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Alex Spike provided additional information regarding the walking audit events, including other community organizations that attended the recent events. He stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Muizz Akhtar noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Nancy Higgs addressed the Board regarding points raised about three historically designated trees and discussed an analysis provided by an arborist for same. Nancy provided information related to the effects of Hurricane Beryl in the Zone.

Cindy Pruitt welcomed the newly appointed Board members and echoed the need to revise the initial Montrose Boulevard Improvements, Segment One, project plan to protect the trees along the side of Montrose Boulevard. Cindy commented on communication about projects for the Zone. Cindy requested that the design be changed to narrow the sidewalks for the Boulevard Improvements, Segment One, project, and requested the use of permeable surfaces for same.

John Geiss noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Alondra Torres noted her attendance at a recent walk audit of Montrose Boulevard. Alondra stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

David Goozey noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Laura Conely noted her attendance at a recent walk audit of Montrose Boulevard. Alondra stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Katy Rais welcomed the newly appointed Board members and noted her attendance at a recent walk audit of certain portions of Montrose Boulevard. Katy stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

MINUTES

The Board reviewed the minutes of the May 29, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Guthart seconded the motion, which carried unanimously.

TEXAS PUBLIC INFORMATION ACT TRAINING

Ms. Vinson discussed the Texas Public Information Act (“TPIA”) and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. She distributed a memorandum regarding Texas Open Meetings Act (“TOMA”) and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board of Directors to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District’s permanent records.

APPOINT VICE CHAIR

Mr. Bapat provided an overview of how the City of Houston appoints its Board members for the Authority and selects the Chair and how the Board selects the remaining officer positions. He noted that the Mayor appointed Director Brollier as Chair and Director Watters is the current Board Secretary but the Vice-Chair position is

currently vacant. Next, the Board considered appointing a Vice-Chair. After discussion, Director Brollier moved to appoint Director Guthart as the Vice-Chair. Director Noebels seconded the motion, which carried unanimously.

COMMITTEE STRUCTURE AND COMMITTEE APPOINTMENTS, INCLUDING RESOLUTION ESTABLISHING COMMITTEES

The Board then considered the committee structure and appointments. Ms. Vinson provided an overview of the Authority's committees, including the Projects and Planning Committee, Finance Committee, Public Engagement Committee, and Affordable Housing Committee. After discussion, Director Guthart moved to approve the following committee structure and appointments: (1) Directors Brollier, Guthart, and Noebels to serve on the Projects and Planning Committee; (2) Directors Watters, Ajani, and Noebels to serve on the Finance Committee; (3) Directors Zunka, Ajani, and Brollier to serve on the Public Engagement Committee; and (4) Directors Guthart, Zunka, and Watters to serve on the Affordable Housing Committee. Director Ajani seconded the motion, which carried unanimously.

Next, the Board considered approving a Resolution Establishing Committees, reflecting the appointed directors and their respective committees. Following review and discussion, Director Guthart moved to approve and authorize execution of the Resolution. Director Ajani seconded the motion, which carried unanimously

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. Ms. Landreville updated the Board on fraudulent activity that had occurred in the Authority's general fund, reporting that the account was secured by the Positive Pay program protecting the Authority's funds. Mr. Bapat provided an overview of financial matters and the Authority's accounts. Ms. Landreville reviewed the invoices submitted and included in the Board packet. After review and discussion, Director Noebels moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which carried unanimously.

In connection with financial matters, Mr. Bapat reminded the Board of the previously approved Park Funding Agreement (the "Agreement") between the Authority and SPARK for the construction of a park at Ella J. Baker Montessori School. Mr. Bapat noted that construction of the park is complete, and the recreational amenity is open to the public. In accordance with the terms of the Agreement, the Authority agrees to reimburse SPARK \$206,000 within 60 days after the completion of the park. Following discussion, Director Noebels moved to approve payment to SPARK in the amount of \$206,000. Director Ajani seconded the motion, which carried unanimously.

The Board, Mr. Bapat, and Ms. Vinson generally discussed certain additional financial matters.

PROJECTS AND PLANNING

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.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali stated that there is no action requested or updates on the Montrose Boulevard, Segment One, project at this time.

WEST ALABAMA STREET PROPOSAL

The proposal for the West Alabama Design Concept Report (DCR) was deferred to allow for the Projects and Planning Committee to review same.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of Cherryhurst Sidewalk Improvements project.

WHARTON DUAL LANGUAGE ACADEMY SAFE ROUTES TO SCHOOL DESIGN

Mr. Ali updated the Board on the status of design for the Wharton Dual Language Academy Safe Routes to School project.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller provided an overview of the services provided by Goodman, including the pursuit of funds for certain Authority projects, and provided updates to the Board related to same.

BUDGET FOR FISCAL YEAR 2025

Ms. Vinson reviewed the draft budget for Fiscal Year 2025 and asked the directors to provide any comments in advance of the next Board meeting. She noted that no action is required at this meeting and that approval of the budget will be on the next agenda. There was no action taken on this agenda item.

ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE AND AUTHORITY MATTERS

The Board noted that the next regular Authority meeting is planned for August 19, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

The Board noted that the next walk audit hosted by Walk and Roll Houston will be held on August 3, 2024.

RECEIVE PUBLIC COMMENT

Julie Young spoke to request revisions to the design for Montrose Boulevard Improvements, Segment One. Julie proposed that the design for the project be revised from 10-foot sidewalks to 6-foot sidewalks to preserve as many trees as possible but to maintain the existing lane widths and median widths. Julie commented on the number of trees that fell as a result of Hurricane Beryl in the Zone. Julie stated that she opposes the certain portions of the drainage improvements in the Montrose Boulevard Improvements, Segment One, project, and emphasized the importance of green space, 12-foot-wide driving lanes, open intersections, and a 30-foot wide median to preserve trees.

Steve Longmire thanked the previous Authority Board members for their time and efforts.

Jonna Hitchcock noted that she is a co-founder of Save Montrose Live Oaks and discussed the coalitions objectives, noting that she opposes the Montrose Boulevard Improvements, Segment One, project as designed.

Sam Wagner noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Rocky Kneten welcomed the newly appointed Board members and noted that he opposes the Montrose Boulevard Improvements, Segment One, project as designed.

Marian Wright welcomed the newly appointed Board members and requested that they listen to the voice of the community.

Julien Nguyen stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Julien stated that he attends school in the Zone and would like safer crosswalks.

Chris Parma stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Virginia Lynn stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing, and would like to see intersection improvements at W. Clay Street.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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