

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

August 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 August, 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 Director Gilkey, thus constituting a quorum.

Also attending the meeting were Brandon Walywyn, representing the City of Houston (the "City"); Fred King of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Kristi Miller of The Goodman Corp. ("Goodman"); Muhammad Ali and Derek St. John 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, 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.

RECEIVE PUBLIC COMMENT

Greg LeGrande requested that the Board remain receptive to the Houston Galveston Area Council ("H-GAC") funded project along Waugh Drive.

John Geiss requested that the Board continue to pursue affordable housing work.

Jonna Hitchcock discussed the summary position statement of the Save the Montrose Live Oaks group.

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

Lindsey Aldrich Walsh stated that she is the widow of Pat Walsh and inquired about the status of the Mandell Park improvements, including a bench in memory of Pat Walsh.

Ghia Longworth stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Robert Gardner stated that he is against the Montrose Boulevard Improvements, Segment One, project commencing as designed and requested that the plans be revised.

Kevin Strickland (i) expressed his gratitude that the Authority is working on Mandell Street improvements, including certain improvements to the Mandell Park, (ii) noted that H-GAC funds have been approved to rebuild Waugh Drive from Washington Avenue to W. Dallas Street, and (iii) requested an update from the Board regarding the W. Alabama project.

Mary Ellen Whitworth commented on raising temperatures and certain climate matters in the U.S. including data for Harris County.

Medhi Rais commented on local civic associations and super neighborhood organizations that have endorsed the Montrose Boulevard Improvements, Segment One project commencing as designed. Medhi requested an update on the design status of the Montrose Safe Routes to School Connections project.

Evelyn Spike stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing as designed.

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

Ian Johnson 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 Steinbach inquired about certain proposed construction along Woodhead Street. Dougie stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Matt Latham inquired about the effects of the inclement weather from Hurricane Beryl and the proposed planting of certain trees along Montrose Boulevard.

MINUTES

The Board reviewed the minutes of the July 22, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Guthart seconded the motion, which carried unanimously.

FINANCIAL MATTERS

Mr. King reviewed the monthly financial and bookkeeping report, a copy of which is attached. Mr. King 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 Watters seconded the motion, which carried unanimously.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the committee report from the July 30, 2024, meeting.

MANDELL PARK IMPROVEMENT

Chair Brollier provided an update on certain Mandell Park improvements in honor of the late Pat Walsh. The Board noted that funding for this project is included in the Authority's Capital Improvement Plan (CIP) budget. The Board discussed partnering with the Houston Parks and Recreation Department.

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, SEGMENT ONE

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

UPDATE ON W. GRAY SIDEWALK IMPROVEMENTS, INCLUDING FINAL PAY ESTIMATE

Mr. Ali updated the Board on the W. Gray Sidewalk Improvements project. He reviewed and recommended approval of Pay Estimate No. 9 and

Final, in the amount of \$38,317.59, payable to R. Miranda Trucking and Construction (“R. Miranda”) and recommended final acceptance of the project. Following review and discussion, Director Watters moved to approve Pay Estimate No. 9 and Final, in the amount of \$38,317.59, payable to R. Miranda, and based on the recommendation of the engineer, accept the project. Director Noebels seconded the motion, which carried unanimously.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of Cherryhurst Sidewalk Improvements project. In response to feedback from the Board, Mr. Ali noted that Gauge will prepare three different proposals for the Board to consider regarding the sidewalk improvements, as discussed.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali updated the Board on the status of design for the Montrose Safe Routes to School Connections project. The Board noted the Board and members of the public will receive a presentation on the Montrose Safe Routes to School Connections project beginning at 6:30 p.m. on September 16, 2024, at the Authority’s regular Board meeting. The Board discussed the project’s projected timeline.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller provided updates to the Board regarding the pursuit of funds for certain Authority projects and the ongoing work of Goodman.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the committee report from the August 6, 2024, committee meeting. The Board discussed the timing of when the Board received public comments during the regular Board meetings and noted that the public comment period may be shifted to the end of the meeting only.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Affordable Housing Committee, as reflected in the committee report from the August 14, 2024, meeting.

BUDGET FOR FISCAL YEAR 2025

Ms. Vinson and Mr. Bapat reviewed the draft budget for Fiscal Year 2025 and responded to questions from the Board regarding same. Following review and discussion, Director Noebels moved to adopt the budget for Fiscal Year 2025 and

authorize submittal of same to the City. Director Zunka seconded the motion. The Board further discussed certain line items of the budget, including the line item related to the Houston Public Library. Following additional discussion, the motion carried, with Directors Guthart, Broilier, Zunka, and Noebels voting “yay” and Director Watters voting “nay.”

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

The Board noted that the next regular Authority meeting is planned for September 16, 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 beginning of the September 16, 2024, regular meeting, will be designated for a presentation on the Montrose Safe Routes to School Connections project.

RECEIVE PUBLIC COMMENT

Julie Young requested revisions to the design for Montrose Boulevard Improvements, Segment One. Julie commented on the speed of traffic along Montrose Boulevard. Julie requested that the Montrose Boulevard Improvements, Segment One project include HAWK signals and not Toucan intersections.

Jack Valinski spoke to request that the Board not change the process during which the Board received public comments. Jack requested that the Authority not fund the Houston Public Library included in the Authority’s budget.

Bill Johnson stated that he supports public comment occurring at the end of the regular Board meetings. Bill requested that the Authority prioritize Mandell Street improvements while other projects are on hold by the City.

Laura Connally reported that she is a founder of Urban Pass who partnered with Walk and Roll Montrose. She 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.

Laura Caille spoke to request revisions to the design for Montrose Boulevard Improvements, Segment One. Laura stated that she would like to see the results from the recent walk audits of Montrose Boulevard.

Rocky Kneten spoke regarding a traffic study that was commissioned for Montrose Boulevard. Rocky commented on certain data related to heat and concrete and measuring heat islands.

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

Lloyd Matzner stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Lloyd inquired about the objections from the City that have put the project on hold. Lloyd inquired about the Montrose Safe Routes to School Connections project and proposed timeline for same.

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

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

Mary Baronitus stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

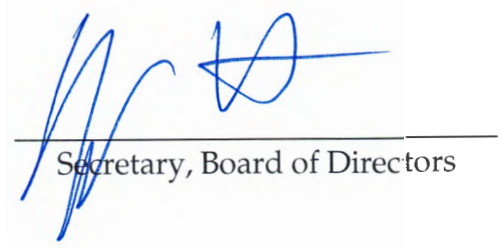
Katy Rais stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Katy discussed several matters related to Houston Public Libraries.

David Centanni stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. David requested that the average speed of traffic along Montrose Boulevard be confirmed as well as certain data related to the removal to differing numbers of trees removed from the project and how that number may affect sidewalk widths in the design of the project.

Mr. Ali responded to questions received during this portion of the public comments period.

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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