

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

September 16, 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 16th day of September, 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 Guthart and Gilkey, thus constituting a quorum. Director Guthart attended the meeting via videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code and Director Guthart was visible and audible at the posted meeting location.

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"); Kristi Miller of The Goodman Corp. ("Goodman"); Muhammad Ali and David Greaney of Gauge Engineering ("Gauge"); 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 6:35 p.m.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PRESENTATION

Mr. Ali gave a presentation on the Montrose Safe Routes to School Connections, including the proposed design and construction timeline. Mr. Ali reminded the Board and members of the public that an Open House for this project to engage the public will be held in December. Mr. Bapat stated that the presentation for Montrose Safe Routes to

School Connections is available on the Authority website and a recording of the presentation will be uploaded following the Board meeting.

Director Noebels joined the meeting.

MINUTES

The Board reviewed the minutes of the August 19, 2024, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Ajani seconded the motion, which carried unanimously.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE

Chair Brolier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the September 6, 2024, committee report. Messrs. Greaney and Ali also provided project updates from the recent Projects and Planning Committee meeting and responded to questions from the Board related to same.

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.

MANDELL PARK IMPROVEMENT

Mr. Bapat reported that there are no updates on the Mandell Park Improvement in honor of the late Pat Walsh. He reminded the Board that the Authority is awaiting input on the project from the City Parks and Recreation Department.

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 project is still under review by the City.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

The Board received a presentation on the Montrose Safe Routes to School Connections project earlier in the meeting and did not further discuss this matter.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project. Mr. Ali stated that Gauge has prepared project options and noted that the Projects and Planning Committee requested that Gauge coordinate with the Cherryhurst Civic Association on its preferred option, which Gauge has since done. In response to a request from Director Noebels, the Board requested that the preferred option for the Cherryhurst Sidewalk Improvements project be posted on the Authority's website to garner additional public input for the project.

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 September 11, 2024, committee meeting.

Next, the Board reviewed two proposals for communication trainings from The Teri Ammerman Group and concurred to defer action on either proposal at this time.

AFFORDABLE HOUSING MATTERS

There was no update on affordable housing matters this month.

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, Director Watters moved to approve the bookkeeper's report and authorize payment of the invoices, noting that payment to Montrose Collective is approved contingent upon confirmation that Montrose Collective, LP ("Montrose Collective") is compliant with the parking covenant in accordance with the Development Financing Agreement between the Authority and Montrose Collective. Director Brolier seconded the motion, which carried unanimously.

Ms. Vinson noted that the District's audited annual financial statements will be presented to the Finance Committee in advance of the next regular Board meeting and presented to the Board at the October 21, 2024, regular meeting, for approval.

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

There were no additional announcements.

DISCUSS AND POSSIBLE ACTION RELATED TO AUTHORITY OFFICE SPACE

The Board discussed the possibility of leasing certain office space within the Zone for the Authority's use. No action was taken.

DISCUSS MEETING SCHEDULE

The Board noted that the next regular Authority meeting is planned for October 21, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

The Board acknowledged that the scheduled regular Board meeting dates for November and December may need to be adjusted due to the upcoming holiday season.

RECEIVE PUBLIC COMMENT

Steven Longmire stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. He stated that he is against the possibility of certain Authority funds being allocated to the Freed Montrose library.

William Johnson stated that he is in support of the Mandell Street Improvements project commencing. William inquired about funding amounts for the Montrose Safe Routes to School Connections project as well as whether a traffic study was conducted for the project. William inquired about whether the contractor will overlay sod in certain areas of the project.

Kevin Strickland commented on certain trees located along Montrose Boulevard. Kevin commented on certain right-of-way encroachments. Kevin inquired about certain sidewalk segments of the Montrose Safe Routes to School Connections project. Kevin noted his support for traffic calming measures being implemented at Stanford Street and West Dallas Street. Kevin requested that the Board continue to assess ways to traffic calm the entire Zone. Kevin also inquired about whether the Board is considering ways to help drivers adjust to the additional proposed traffic signals.

Gia Longsworth expressed her opposition to having only one public comment section at the end of the Authority's agenda. Gia stated that she supports the Montrose Safe Routes to School Connections project. Gia requested that a traffic light be installed at the intersection of Stanford Street and West Dallas Street.

Alex Spike commented on the proposed design of Waugh Drive and provided certain suggestions related to same. Alex stated that the Friends of the Boulevard group will be hosting a bike ride event from Bell Park to Buffalo Bayou Park along Montrose Boulevard.

Medhi Rais commented on the proposed Montrose Safe Routes to School Connections project design, including parking matters. Medhi expressed his opposition to having only one public comment section at the end of the Authority's agenda. Medhi provided suggestions for additional public outreach.

Katy, Ava, and Layla Rais stated that they support the Montrose Safe Routes to School Connections project. Ava and Layla provided their accounts of walking to school at Wharton Dual Language Academy.

Lucia Loyal stated that she attends Wharton Dual Language Academy and requested improved crosswalks for safer passage to school.

Clifford Pugh welcomed the new Board and thanked the directors for their service. Clifford expressed his support of the public comment agenda item at the end of the meeting. Clifford inquired about certain data used in the Montrose Safe Routes to School Connections project. Clifford asked how many parking spaces are located at Montrose Collective. Clifford inquired about the proposed flashing signs at intersections as part of the design of the Montrose Safe Routes to School Connections project.

Laura Caille expressed her support of the public comment agenda item at the end of the meeting. Laura inquired about certain data used in the Montrose Safe Routes to School Connections project.

Keith Hardy stated that the Montrose community is in dire need of improved sidewalks and safe passage to cross the streets within the Zone.

Hugo Ovalle commented on the design of the Montrose Safe Routes to School Connections project, including the traffic calming devices. Hugo requested that certain power poles are removed from sidewalks and the crosswalks are raised.

Sarah Frasier requested additional clarification regarding the status of the Montrose Boulevard Improvements, Segment One, project.

Margo Fendrich commented on the design of the Montrose Safe Routes to School Connections project, including the traffic calming devices. Margo provided feedback on the public engagement of the Montrose Safe Routes to School Connections project and her experience with the sidewalk improvements project completed along Hawthorne Street.

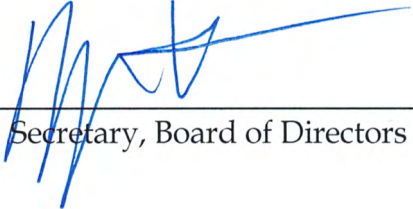
Beth Shook commented on the design of the Montrose Safe Routes to School Connections project, including the traffic calming devices.

Chris Parma expressed his opposition to having only one public comment section at the end of the Authority's agenda. Chris commented on the design of the Montrose Safe Routes to School Connections project, including a request for the installation of a refuge island or Hawke signal at certain intersections.

Ms. Miller, Mr. Bapat, Ms. Vinson, and 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

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