

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

November 1, 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 special session, on the 1<sup>st</sup> day of November 2024, at Allen Boone Humphries Robinson, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside 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 members of the public as shown on the sign in sheet attached hereto; Tom Combs of Tom Combs and Associates LLC; Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Marlene Gafrick and Brandon Walywyn, representing the City of Houston (the "City"); Muhammad Ali of Gauge Engineering ("Gauge"); 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 8:08 a.m.

PRESENTATION

Mr. Ali gave a presentation on the status of the Montrose Boulevard, Segment One, project, including project objectives. Mr. Ali responded to questions from the Board. Chair Brollier noted that the presentation on the Montrose Boulevard, Segment One, project is live on the Authority website at <https://montrosehtx.org/projects/blvd-improvements-project/>.

## RECEIVE PUBLIC COMMENT

Chair Brollier noted that the Authority received numerous written public comment by email, which have been provided to the Board, and opened the public comment session.

Steven Longmire requested that the Board consider narrower lanes for the Montrose Boulevard, Segment One, project and provided information related to studies pertaining to lane width. Steven requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Kevin Strickland requested that the Board consider the widening of sidewalks in the redesign of the Montrose Boulevard, Segment One, project to provide additional room for trees and for pedestrians. Kevin requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Jack Valinski commented on the amount of time it has taken for the City to approve the redesign of the Montrose Boulevard, Segment One, project for the Board to consider. Jack requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Medhi Rais requested that the Board consider narrower lanes for the Montrose Boulevard, Segment One, project. Medhi requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Rizwan Ali requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Lloyd Metzner commented on the timing of the special meeting and requested information related to the City's approval of the redesign of the Montrose Boulevard, Segment One, project.

Robin Holtzer commented on the lane width included in the plan for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the proposal.

Gia Longsworth thanked the Board for not approving the proposal for the Montrose Boulevard, Segment One, project at the last Board meeting. Gia requested that the Board consider additional safety features for the project and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Chris Parma commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the proposal.

Adam Rentz stated that he offices in the Montrose Collective and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Adam requested that the Board approve the original project design.

Valaria Alvarado commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the proposal.

Ryan Monju commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the proposal.

Jonna Hitchcock thanked the Board for additional information and clarification related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same.

Rebecca Jasso thanked the Board for the way in which the special meeting was publicized and thanked the Board for the additional information related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same. Rebecca requested additional information related to the Ismaili Center.

Laura Caille thanked the Board for additional information and clarification related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same.

Rocky Kneten commented on the safety of cyclists and shared his opinion regarding the safety of cycling down Montrose Boulevard, Commonwealth Street, and Waugh Drive. Rocky requested that the Board approve the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Michelle Bouchard stated that she is representing nine of her neighbors along Marconi Street and stated that Michelle and her neighbors support the redesign of the Montrose Boulevard, Segment One, project including the installation of a Hawk signal.

Melissa Gilhardt requested additional information related to the type of cypress trees included in the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same.

Dougie Steinbach requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Dougie requested that the Board approve the original project design.

Sarah Frasier thanked the Board for the additional information related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same. Sarah inquired about whether the height of the utility poles may be adjusted.

Julie Young thanked the Board for the additional information related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same.

Melissa Abrontes shared her experience of walking down Montrose Boulevard and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Laura Connally requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Alexia Hernandez commented on the time of the special meeting and the members of the public in attendance. Alexia requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Nick Whitaker requested that the Board reject or table the proposal for the redesign of the Montrose Boulevard, Segment One, project, to allow for additional public input.

Alex Spike requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project and commented on lane width and emergency service vehicles.

Alandra Anaji requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Alandra requested that the Board approve the original project design.

Clifford Pugh thanked the Board for the additional information related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same. Clifford inquired about the Ismaili Center's opening date and how this may impact the Montrose Boulevard, Segment One, project.

Vivian Song commented on the walkability of the Montrose neighborhood and stated that the local economy will improve from increased foot traffic. Vivian requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Evelyn Spike shared data from the recent audit performed by Walk and Roll Houston along Montrose Boulevard and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Efosa Ewansiha requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Jan Lepicovsky requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Michelle Sanchez commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the redesign proposal.

Ian Johnson requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Robert Hawke commented on the proposed installation of a Hawk signal and lane width included in the redesign of the Montrose Boulevard, Segment One, project.

Beth Shook requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Beth requested that the Board approve the original project design.

Josue Casco-Rodrigues requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Sam Wagner requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Sam requested that the Board approve the original project design.

Dmitry Bazykin requested that the Board consider planting live oak trees rather than cypress trees. Dmitry requested that the Board approve the proposal for the redesign of the Montrose Boulevard, Segment One, project. Dmitry also requested that the Board consider burying the utility lines along Montrose Boulevard.

Emmanuel Nunez commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the redesign proposal.

David Goozey requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. David requested that the Board approve the original project design.

Muizz Akhtar requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Muizz requested that the Board approve the original project design.

Zehra Buzreba requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project and requested that the sidewalks be widened for the project.

Radu Tutos commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the redesign proposal. Radu commented on the proposed installation of a Hawk signal.

Nathan Burchard requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Ege Inanc requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Solomon Ni requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Christos Patelis requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Frank Mendez requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Frank commented on the proposed installation of a Hawk signal.

Charles Fried requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

U. Gonzalez requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

David London requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Chris Mullins commented on the lane width included in the plans for the redesign of the Montrose Boulevard, Segment One, project and requested that the Board reject the redesign proposal.

Zach Bianchi commented on the time of the special meeting and the members of the public in attendance. Zach commented on the proposed installation of a Hawk signal.

Ben Russell requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Ben requested that the Board approve the original project design.

Mary Furey requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Mary requested that the Board approve the original project design.

Pablo Gonzalez requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Pablo requested that the Board approve the original project design.

Jacob Cuevas requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Mike Root requested that the Board request a variance from the City to install a traffic light in place of the proposed installation of a Hawk signal. Mike requested that the Board consider burying the utility lines along Montrose Boulevard.

Robert Haynes requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Inaki Sagarzazu requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Inaki requested that the Board approve the original project design.

Leslie Schlisky requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Joseph Panzarella requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Joseph requested that the Board approve the original project design.

Lindsey Aldrich requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. Lindsey commented that the redesign is not accessible for people in wheelchairs to come down Montrose Boulevard.

Emily Klein requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Tim Gehrsitz requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

David Donatti shared that he commutes via bicycle and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project. David commented on the proposed installation of a Hawk signal.

David Emami shared that he has been struck by vehicles while riding his bicycle and requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Sarah Catland requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Veronica Franco requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Mary Baronitis requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project and commented on the cost associated with the redesign proposal.

Kriti Swami requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Haifa Buzzreba requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Sophie Adams requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Margo Fenrich requested that the Board reject the proposal for the redesign of the Montrose Boulevard, Segment One, project.

Cindy Pruitt thanked the Board for the additional information related to the redesign of the Montrose Boulevard, Segment One, project and requested that the Board approve the proposal for the redesign of same.

AUTHORIZE APPROPRIATE ACTION FOR MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE; CONSIDER TASK ORDER

Mr. Ali provided an in-depth review of the task order for the proposal of the redesign of the Montrose Boulevard, Segment One, project. Mr. Ali responded to questions from Board members.

Following review and discussion, Chair Brollier moved to approve the task order for the proposal of the redesign of the Montrose Boulevard, Segment One, project as presented. Director Guthart seconded the motion. Director Watters proposed an



amendment to the motion to limit the task order to design of the Montrose Boulevard project from Allen Parkway to West Dallas street. Chair Brollier declined to amend the motion. Director Noebels shared her objections to the redesigned project. Director Watters provided additional information related to his concerns and the reasons behind his proposed amendment. Directors Ajani, Guthart, and Zunka shared their support of the task order for the proposal of the redesign the Montrose Boulevard, Segment One, project. Chair Brollier responded to questions from the Board.

Following further discussion, Chair Brollier called for a roll call vote on the motion to approve the task order for the proposal of the redesign of the Montrose Boulevard, Segment One, project as presented. Chair Brollier, Director Zunka, Director Guthart, and Director Ajani voted in favor; Director Noebels and Director Watters voted against. The motion carried with four votes "yay" and two votes "nay" and the Task Order was approved.

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

  
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~~Secretary~~, Board of Directors