

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

October 21, 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 21st day of October, 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 Tom Combs of Tom Combs and Associates LLC; Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC; Marlene Gafrick and 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 David Greaney of Gauge Engineering ("Gauge"); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson, 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 6:33 p.m.

MINUTES

The Board reviewed the minutes of the September 13, 2024, special meeting, and the September 16, 2024, regular meeting. After review and discussion, Director Watters moved to approve both sets of minutes as presented. Director Noebels seconded the motion, which carried unanimously.

RECEIVE REPORTS

BOOKKEEPER'S REPORT

Mr. King reviewed the monthly financial and bookkeeping report, a copy of which is attached.

GAUGE ENGINEERING

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, SEGMENT ONE UPDATE

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 will be available on the Authority website after the Board meeting.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali provided an update on the design of the Montrose Safe Routes to School Connections project.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project and discussed related community engagement matters. The Board noted that there will be a community engagement meeting with the Cherryhurst Civic Association to further discuss this project on November 12, 2024, at 6:30 p.m., at the Cherryhurst Community Center.

THE GOODMAN CORP.

Ms. Miller reviewed Goodman's report, a copy of which is attached, and provided updates to the Board regarding the pursuit of funds for certain Authority projects and the ongoing work of Goodman.

FINANCE COMMITTEE

Director Watters reviewed the ongoing work of the Finance Committee, as reflected in the September 23, 2024, committee report.

PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the October 4, 2024, committee report.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the October 9, 2024, committee report.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Public Engagement Committee, as reflected in the October 10, 2024, committee report.

RECEIVE PUBLIC COMMENT

Steven Longmire requested that the Board consider installing a “No Right Turn on Red” sign at the Montrose Boulevard and Westheimer intersection. Steven inquired about the vacant car wash along Montrose Boulevard near W. Gray Street. Steven inquired about certain costs associated with the Montrose Boulevard, Segment One, redesign proposal and the original cost of the Montrose Boulevard, Segment One, project.

Grant Mansion addressed the Board regarding the Mandell Park Improvement project and disbursement of information related to same.

Jonna Hitchcock shared her support for the redesign of the Montrose Boulevard, Segment One, project. Jonna stated that she supports the new order of the Authority meeting agenda. Jonna shared comments related to public engagement and the Cherryhurst Sidewalk Improvements project.

Rebecca Jasso shared her support for the redesign of the Montrose Boulevard, Segment One, project. Rebecca stated that she supports the new order of the Authority meeting agenda.

Skip Almony addressed the Board regarding the Mandell Park Improvement project and disbursement of information related to same.

Kevin Strickland addressed the Board regarding the Mandell Park Improvement project and the redesign of the Montrose Boulevard, Segment One, project. Kevin commented on the installation of a Hawk signal. Kevin inquired about variances that the Authority may need to request from the City in connection with redesigning the Montrose Boulevard, Segment One, project.

Medhi Rais addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project, including costs associated with same. Medhi provided certain crash data and data related to Hawk signals.

David Centanni addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project, including costs associated with same. David inquired about certain proposed City variances for the project.

Sarah Frasier shared her support for the redesign of the Montrose Boulevard, Segment One, project. Sarah discussed certain matters related to street lighting for the project.

Sarah Brown addressed the Board regarding the Mandell Park Improvement project and disbursement of information related to same.

Robin Holzer addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project, including her concern that safety was not shown as a priority during the presentation.

Nick Whitaker addressed the Board regarding the Mandell Park Improvement project and disbursement of information related to same. Nick next commented on the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board consider additional trash receptacles along Montrose Boulevard.

Rocky Kneten shared his support for the redesign of the Montrose Boulevard, Segment One, project.

Lance Lacouer shared his support for the redesign of the Montrose Boulevard, Segment One, project.

Gia Longsworth commented on the redesign of the Montrose Boulevard, Segment One, project. Ms. Vinson responded to Gia and indicated that her comments may be addressed later in the meeting, during agenda item 6.b.

Laura Connally commented on the redesign of the Montrose Boulevard, Segment One, project.

Radu Tutos addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project. Radu commented on the installation of a Hawk signal.

Zac Bianke addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project. Zac commented on the installation of a Hawk signal.

Alexander Spike addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project. Alexander commented on the installation of a Hawk signal.

Evelyn Spike addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project. Evelyn shared data from the recent audit performed by Walk and Roll Houston along Montrose Boulevard.

Sam Wagner addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

Michelle Bouchard shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Laura Caille shared her support for the redesign of the Montrose Boulevard, Segment One, project. Laura stated that she supports the new order to the meeting agenda. Laura shared comments related to public engagement and the Cherryhurst Sidewalk Improvements project.

Veronica Alverado addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

Ian Johnson addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

George Frey addressed the Board regarding the Cherryhurst Sidewalk Improvements project and the timing of the upcoming community engagement meeting related to same. George shared that there will be a fundraiser at Baker Montessori on Saturday, October 26.

Katy Rais addressed the Board regarding the Cherryhurst Sidewalk Improvements project and echoed George Frey's comments related to the timing of the community engagement meeting and the difficulty for parents to attend same. Next, Katy addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

Margo Fendrich addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

Lindsey Alrich-Walsh addressed the Board regarding the Mandell Park Improvement project. Lindsey next addressed the Board regarding the redesign of the Montrose Boulevard, Segment One, project.

AUTHORIZE PAYMENT OF INVOICES AND APPROVE AUDIT

The Board reviewed the invoices submitted and included in the bookkeeper's report. 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.

The Board reviewed the annual audit prepared by the Authority's auditor, McCall Gibson Swedlund Barfoot PLLC. Following review and discussion, and based on the recommendation of the Finance Committee, Director Noebels moved to approve the audit, and authorize submittal of same to the City. Director Watters seconded the motion, which carried unanimously.

AUTHORIZE APPROPRIATE ACTION OF PROJECTS

MANDELL PARK IMPROVEMENT

Chair Brollier provided information related to the Mandell Park Improvement project, noting that the Authority will be coordinating with the Friends of Mandell Park.

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

Mr. Ali presented a Task Order for the redesign of Montrose Boulevard Improvements, Section One, in the amount of \$395,300.00. Mr. Ali responded to additional comments and questions from the Board regarding the redesign of the project and coordination with the City regarding same. Following further discussion, Chair Brollier called for a roll call vote on the motion to approve the Task Order. Chair Brollier, Director Zunka, and Director Ajani voted in favor; Director Guthart, Director Noebels, and Director Watters voted against. With a tie vote, the motion failed, and the Task Order was not approved.

The Board discussed the possibility of holding a special meeting to further discuss and consider approval of the Task Order for the redesign of Montrose Boulevard Improvements, Segment One.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS DESIGN

There was no action taken by the Board for this agenda item.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali reviewed a Task Order for the Cherryhurst Sidewalk Improvements project, in the amount of \$76,532.50. Mr. Ali reminded the Board that this task order is for supplemental professional engineering services to expand the design of the sidewalk improvements from the original \$400,000 budget to a \$1,000,000 budget. Following review and discussion, Director

Watters moved to approve the Task Order for the Cherryhurst Sidewalk Improvements project, in the amount of \$76,532.50. Director Noebels seconded the motion, which carried unanimously.

AUTHORIZE APPROPRIATE ACTION FROM REPORTS

The Board noted that no further actions were needed in connection with the reports from the bookkeeper, Gauge Engineering, Goodman Corp., Finance Committee, Projects & Planning Committee, Public Engagement Committee, and Affordable Housing Committee.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.074, Texas Government Code at 9:11 p.m. Also present were Ms. Vinson and Ms. Johnson.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 9:39 p.m.

AMENDMENT TO SERVICE AGREEMENT WITH KNUDSON, LP

The Board reviewed and considered approving an Amendment to Service Agreement with Knudson, LP ("Amended Services Agreement"). Following review and discussion, Noebels moved to approve and authorize execution of the Amended Services Agreement. Director Watters seconded the motion, which carried unanimously.

SERVICE AGREEMENT WITH TOM COMBS AND ASSOCIATES LLC

The Board reviewed a Service Agreement with Tom Combs and Associates LLC. Following review and discussion, Guthart moved to approve and authorize execution of the Services Agreement with Tom Combs and Associates LLC. Director Ajani seconded the motion, which carried unanimously.

DESIGNATION OF SELECTION COMMITTEE FOR PERSONNEL SEARCH

The Board next considered the designation of a Selection Committee for Personnel Search. Following discussion, Director Noebels moved to designate Chair Brollier, Director Guthart, and Director Ajani to the Selection Committee and to authorize the Selection Committee to commence a search process. Director Watters seconded the motion, which carried unanimously.

DISCUSS AND POSSIBLE ACTION RELATED TO AUTHORITY OFFICE SPACE

The Board discussed leasing certain office space within the Zone for the Authority's use and considered authorizing the Chair to negotiate a commercial lease agreement for same. Following discussion, Director Noebels moved to authorize the

Chair to negotiate and execute the commercial lease, as discussed. Director Guthart seconded the motion, which carried unanimously.

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

The Board noted the upcoming community engagement meeting with the Cherryhurst Civic Association for the Cherryhurst Sidewalk Improvements on November 12 at 6:30 p.m. at the Cherryhurst Community Center.

DISCUSS MEETING SCHEDULE

The Board noted that the next regular Authority meeting is planned for November 18, 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 a special Authority meeting may be scheduled for the coming weeks in connection with the Task Order for the redesign of Montrose Boulevard Improvements, Segment One.

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

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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