

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

December 9, 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, open to the public, at the Havens Center, at St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 9th day of December, 2024, 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 Noebels, Gilkey, and Watters, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Tom Combs of Tom Combs and Associates LLC; Brian Sparks of Triton Consulting Group, Inc.; 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”); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order at 6:32 p.m.

MINUTES

The Board reviewed the minutes of the October 21, 2024, regular meeting, and the November 1, 2024, special meeting. After review and discussion, Director Guthart moved to approve both sets of minutes as presented. Director Zunka seconded the motion, which carried unanimously.

RECEIVE REPORTS

BOOKKEEPER'S REPORT

Ms. Landreville 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 provided an update on the status of the Montrose Boulevard, Segment One, project.

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, including the traffic warrant study related to the project and coordination with the Fourth Ward Redevelopment Authority.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project and discussed related community engagement matters.

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. She then reviewed a Project Scope for 2025 Pursuit of Funding for Goodman to submit on behalf of the Authority. Following discussion, the Board concurred to consider approval of the Project Scope for 2025 Pursuit of Funding for Goodman later in the meeting.

FINANCE COMMITTEE

Director Ajani reviewed the ongoing work of the Finance Committee, as reflected in the November 26, 2024, committee report.

PROJECTS AND PLANNING COMMITTEE

Chair Broliier reviewed the ongoing work of the Projects and Planning Committee.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee. Discussion ensued regarding the use of electronic board books at meetings.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Affordable Housing Committee. Discussion ensued regarding the City's proposed ordinance relating to regulations for short-term rentals.

RECEIVE PUBLIC COMMENT

Steven Longmire discussed the grand opening of the new Freed-Montrose Library. He also inquired about the old library on Montrose Boulevard.

Julie Young expressed her support for the redesign of the Montrose Boulevard, Segment One, project.

Greg Legrande discussed the grand opening of the new Freed-Montrose Library. He also inquired about opportunities for the Authority to enhance parking at the library.

Melissa Abrantes addressed the Board to share comments received regarding the walkability of the area and potential impact on economic development.

Kevin Strickland addressed the Board regarding walkability of the Zone and traffic calming measures for the redesign of the Montrose Boulevard, Segment One, project. Kevin discussed the traffic calming measures used along 11th Street in The Heights.

Rebecca Jasso stated that she is looking forward to the public meeting for the Safe Routes to School Connections project and inquired about the scheduling of same.

Christos Patelis requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Erick Saffry stated that he works for a company building a high-rise multi-family unit and noted his interest in sidewalk improvements.

John Geis shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Alexander Spike discussed a postcard campaign being submitted to Mayor Whitmire and discussed the width of the sidewalk included in the proposed plans for the redesign of the Montrose Boulevard, Segment One, project.

Evelyn Spike shared her disappointment in the one-minute time limit for the public comment section of the Board meeting.

Alondra Torres discussed the walkability of the Zone and requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Sam Wagner shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Gia Longworth shared her disappointment in the one-minute time limit for the public comment section of the Board meeting and the redesign of the Montrose Boulevard, Segment One, project.

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

Jonna Hitchcock shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Alexia Hernandez requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Laura Caille shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Ian Johnson shared his disappointment in the one-minute time limit for the public comment section of the Board meeting and the redesign of the Montrose Boulevard, Segment One, project.

Margo Fendrich requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Katy Rais requested certain website improvements to the Authority website.

Beth Shook requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Medhi Rais thanked the Board for the HAWK signal at Stanford Street and inquired about certain grant monies for Montrose Boulevard projects, as well as certain traffic calming measures.

Joseph Panzarella requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

Laura Conely requested that the Board reconsider the redesign of the Montrose Boulevard, Segment One, project.

AUTHORIZE PAYMENT OF INVOICES

The Board reviewed the invoices submitted and included in the bookkeeper's report. Ms. Vinson then reviewed a proposal from Texas Municipal League ("TML") in the amount of \$2,420.00 for general liability and errors & omissions liability coverage.

After review and discussion, Director Guthart moved to: (1) approve the bookkeeper's report and authorize payment of the invoices; and (2) approve the proposal from TML for general liability and errors & omissions liability coverage. Director Ajani seconded the motion, which carried unanimously.

AUTHORIZE APPROPRIATE ACTION OF PROJECTS

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

Mr. Ali further discussed the Montrose Boulevard, Segment One, project, including plans for community engagement related to the project, as well as coordination with the project's contractor.

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

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS DESIGN

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

CHERRYHURST SIDEWALK IMPROVEMENTS

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

AUTHORIZE APPROPRIATE ACTION FROM REPORTS

After discussion, Director Guthart moved to approve the Project Scope for 2025 Pursuit of Funding for Goodman. Director Zunka seconded the motion, which carried unanimously.

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

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Vinson reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolution. She stated that the Authority is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access (“EMMA”) system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Guthart moved to approve the Annual Report, authorize the attorney to submit the Authority’s updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the Authority’s official records. Director Ajani seconded the motion, which carried unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the Authority’s procedures for continuing disclosure compliance. Ms. Vinson stated that no changes are required at this time.

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

There was no discussion on this matter.

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 7:53 p.m. Also present were Ms. Vinson and Mr. Combs.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 8:56 p.m.

SELECTION COMMITTEE RECOMMENDATION REGARDING PERSONNEL SEARCH AND AUTHORIZE CONTRACTING OR HIRING PERSONNEL

Chair Brollier and Mr. Combs described the Selection Committee’s process and stated that the Selection Committee unanimously recommends selection of Darrin Hall to be the candidate for the Executive Director position. Following discussion, Director Guthart moved to select Mr. Hall to be the candidate for the Executive Director position

and authorize the Selection Committee to negotiate an employment offer for Mr. Hall. Director Ajani seconded the motion, which carried unanimously.

Mr. Hall introduced himself to the Board and reviewed his background.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for January 13, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

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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