

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

January 13, 2025

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, 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 13th day of January, 2025, and the roll was called of the members of the Board:

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, either in person or via videoconference, were: Tom Combs of Tom Combs and Associates LLC; Brian Sparks of Triton Consulting Group, Inc.; Jennifer Curley, 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, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order at 6:35 p.m.

MINUTES

The Board reviewed the minutes of the December 9, 2024, regular meeting. After review and discussion, Director Guthart moved to approve the minutes as presented. Director Ajani 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.

THE GOODMAN CORP.

Ms. Miller reviewed the ongoing work of Goodman, including the pursuit of funds for certain Authority projects. She then reviewed three grant opportunities with the Board, noting that Goodman will be working with Gauge and the Projects and Planning Committee on submittals for same.

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. Mr. Ali addressed questions from the Board.

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.

FINANCE COMMITTEE

There was no report from the Finance Committee.

PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the January 3, 2025, committee report.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the January 8, 2025, committee report.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Affordable Housing Committee, as reflected in the January 9, 2025, committee report.

SELECTION COMMITTEE

There was no report from the Selection Committee this month.

RECEIVE PUBLIC COMMENT

Gia Longsworth shared her disappointment in the redesign of the Montrose Boulevard, Segment One, project and removal of shared use path planning throughout the Zone.

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

Steven Longmire provided feedback on the organization of certain documents on the Authority's website. He also inquired about the old library on Montrose Boulevard and the alleyways in the Zone.

William Johnson inquired about incorporating sidewalk lighting into the scope of work for the Montrose Boulevard, Segment One, project and the new cost estimate of the project, including the cost delta of the current project and the project as originally planned. He also inquired about the status of Mandell Street improvements.

Melissa Gilhart commented on the alleyways in the Zone.

Laura Conely shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

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

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

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

Kevin Strickland addressed the Board regarding walkability of the Zone and his disappointment for the redesign of the Montrose Boulevard, Segment One, project.

Sarah Frazer shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Christos Patelis shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board consider a ten-foot shared use pathway.

Vivian Sung shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway. She shared data related to a shared use path in Massachusetts.

Ian Johnson shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Evelyn Spike shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Alexander Spike shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Chris Parma shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and noted certain variances that will be needed from the City.

Srijith Kambala shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and discussed certain car dependency matters.

Andrew Sneed shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

Beth Shook shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Katy Rais shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Medhi Rais discussed the Safe Routes to School project in the Zone.

Joseph Panzarella shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

Ege Inanc shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Margo Fendrich shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

AUTHORIZE PAYMENT OF INVOICES

The Board reviewed the invoices submitted and included in the bookkeeper's report. Ms. Vinson responded to a question from Director Watters regarding the status of the City's audit of the zones.

After review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which carried unanimously.

AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

Mr. Ali responded to earlier public comments as well as questions from the Board related to the Montrose Boulevard, Segment One, project. Following additional discussion, Director Guthart moved to authorize the advertisement of the Montrose Boulevard, Segment One, project. Director Zunka seconded the motion. The motion passed, with Directors Guthart, Zunka, Ajani, and Broliier voting "aye" and Directors Watters and Noebels voting "nay."

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS DESIGN

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

CHERRYHURST SIDEWALK IMPROVEMENTS

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

AUTHORIZE APPROPRIATE ACTION FROM REPORTS

GAUGE ENGINEERING

Mr. Ali presented a proposal for Gauge for on-call engineering services unrelated to any current projects. The work would be billed on an hourly basis with an amount not to exceed \$20,000.00.

After discussion, Director Guthart moved to approve the Task Order for engineering consulting services, on an hourly basis, not to exceed \$20,000.00. Director Zunka seconded the motion, which carried unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the Authority's Investment Policy, the Board considered the annual disclosure statements of Fred King and Jennifer Landreville as the Authority's bookkeeper and investment officer. After review and discussion, Director Watters moved to accept the disclosure statements as presented and to authorize the statements be appropriately filed. Director Guthart seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Ms. Vinson stated that no changes are recommended. After review and discussion, Director Watters moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Guthart seconded the motion, which carried unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Vinson reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by ETI Bookkeeping. After review and discussion, Director Watters moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

ADOPTION OF COVERED APPLICATIONS POLICY

Ms. Vinson discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. She reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Guthart moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Noebels seconded the motion, which passed unanimously.

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

There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for February 17, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

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 9:19 p.m. related to agenda item 7.h. Also present were Ms. Vinson, Mr. Combs, Ms. Johnson, and Ms. Curley.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 10:07 p.m.

AUTHORIZE APPROPRIATE ACTION OF SELECTION COMMITTEE

Following discussion, Director Brollier moved to authorize the Selection Committee to prepare and send a termination letter and to authorize payment for the related period of employment to the Authority's employee. Director Noebels seconded the motion, which carried unanimously.

ADJOURN

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Monthly financial and bookkeeping report.....	2
Gauge engineer's report.....	2