

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

February 17, 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 17th day of February, 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 Directors Noebels and 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"); Geoff Carleton of Traffic Engineers, Inc. ("TEI"); 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 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 January 13, 2025, 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.

GAUGE ENGINEERING

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined in the report.

MONTROSE BOULEVARD, SEGMENT ONE UPDATE

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project and responded to questions from the Board regarding the bidding process for same. Mr. Ali also provided information regarding coordination with the City on plan approval and design details. He added that Gauge is collaborating with the Public Engagement Committee to develop public engagement materials.

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 and responded to questions from the Board regarding same.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project.

W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project, and responded to questions from the Board.

THE GOODMAN CORP.

Ms. Miller reviewed the ongoing work of Goodman, including the pursuit of funds for certain Authority projects. She reviewed upcoming funding opportunities, including projects, project costs, application costs, and due dates. Ms. Miller also reviewed a map of the Zone wherein Goodman created four quadrants labeled "Project Zones" - Northwest Quadrant, Southwest Quadrant, Northeast Quadrant, and Southeast Quadrant. Ms. Miller provided additional details and responded to questions from the Board regarding potential projects for

which the Authority may pursue funding, including Montrose Neighborhood Greenways, Southeast Zone sidewalk improvements, and Northeast Zone sidewalk improvements.

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 February 7, 2025, committee report. Chair Brollier responded to questions from the Board regarding projects within the Zone.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the February 12, 2025, committee report. Director Zunka responded to questions from the Board regarding communication plans, outreach, and other engagement matters for projects within the Zone.

AFFORDABLE HOUSING MATTERS

There was no report from the Affordable Housing Committee.

RECEIVE PUBLIC COMMENT

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

Steve Longmire commented on the proposed construction schedules for the W. Alabama Street Improvement project and the Montrose Boulevard, Segment Two project. He commented on the proposed striping of lanes along W. Alabama Street. Steve commented on the proposed designated bike lane along Stanford Street and Harris County Precinct One's contribution towards the project.

Kevin Strickland commented on the W. Alabama Street Improvement project plans and the exclusion of bike facilities noting the federal appropriation secured by Representative Fletcher's included bike facilities. Kevin inquired about how construction will impact people as well as vehicle traffic. He also inquired about certain attorney general fees from the Authority's bond issuance. Kevin requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Maryann Fried shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

William Johnson requested certain information specific to the W. Alabama Street Improvement project including paving materials, time frame for public comment for the project, coordination with the pipeline construction project along Kipling Street, and proposed impacts to side streets. William inquired about the Highway 59 bridge lights.

Alex Spike shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and discussed the Friends of the Boulevard postcard campaign. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Evelyn Spike shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She discussed traffic light synchronization and requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Alondra Torres shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Sam Wagner inquired about grant monies received for certain Zone projects and the removal of bike facilities from the plans of same. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Laura Conely shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Sarah Frasier expressed her support for the redesign of the Montrose Boulevard, Segment One, project, and inquired about certain developments along Montrose Boulevard.

Jenna Secardo thanked the Board for certain Authority website improvements and shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Chris Parma shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Vivian Song shared her 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. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Andrew Sneed shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Nicole Hagerson stated that she works at the Cherryhurst Recreation Center and discussed requested improvements for same.

Radu Tutos shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Jose Cosco Rodriguez shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Lloyd Matzner thanked Chair Brollier for meeting with the Neartown Association. He shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. Lloyd asked questions related to Montrose Boulevard and the Montrose Safe Routes to School projects, including project and design costs, speed bumps, and the width of certain sidewalk improvements. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Alexia Hernandez shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Beth Shook shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

David Centanni shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Rebecca Jasso expressed her support for the redesign of the Montrose Boulevard, Segment One, project, and provided comments related to public engagement efforts.

Katy Rais inquired about the Montrose Safe Routes to School project and public engagement efforts.

Meghan Spear shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Medhi Rais inquired about the Montrose Safe Routes to School project and requested variances for the project.

Efosa Ewansiha shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Gia Longworth shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Kit Frieden Shook shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project. She requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

David Goozey shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project. He requested that the Board vote against awarding the contract for the Montrose Boulevard, Segment One, project.

Ms. Vinson responded to Kevin Strickland's question regarding the Attorney General fees associated with the Series 2023 Tax Increment Contract Revenue Bonds.

AUTHORIZE PAYMENT OF INVOICES

The Board reviewed the invoices submitted and included in the bookkeeper's report. The Board noted that the Hollaway Environmental & Communications ("Hollaway") check has been removed from the roster of checks for approval this month. Ms. Vinson responded to an inquiry from Director Watters regarding additional information and back up for the Tom Combs and Associates invoice.

After review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices, with the exception of check no. 2389, payable to Hollaway. Director Ajani 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. Ms. Curley responded to questions from the Board.

Mr. Ali stated that four bids were received for construction of the Montrose Boulevard, Segment One, project. He recommended that the Board award the contract to MC² Civil, LLC ("MC²"), the lowest bidder, in the amount of \$17,896,003.00. Following discussion, the Board concurred that, in its judgment, MC² was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project.

Following review and discussion, Director Guthart moved to award the Montrose Boulevard, Segment One, project to MC². Director Zunka seconded the motion. The motion passed, with Directors Guthart, Zunka, Ajani, and Broilier voting "aye" and Director Watters voting "nay."

W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali reviewed a proposal from Gauge to revise the Design Concept Report for the W. Alabama Street Improvements project from Shepherd Drive to Spur 529, in the amount of \$89,995.00.

Following review and discussion, Director Guthart moved to approve the proposal from Gauge for the revised Design Concept Report for the W. Alabama Street Improvements project. Director Zunka seconded the motion. The motion passed, with Directors Guthart, Zunka, Ajani, and Broilier voting "aye" and Director Watters voting "nay."

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS DESIGN

Mr. Ali responded to earlier public comments as well as questions from the Board related to the Montrose Safe Routes to School Connections project. In connection with the project, Mr. Ali reviewed a task order from Gauge for the supplemental design services for additional sidewalks for the Montrose Safe Routes to School Connections, in the amount of \$228,370.00.

Following review and discussion, Director Guthart moved to approve the proposal from Gauge for the supplemental design services for the Montrose Safe Routes to School Connections project. Director Ajani seconded the motion. The motion passed, with Directors Guthart, Zunka, Ajani, and Broilier voting "aye" and Director Watters abstaining.

CHERRYHURST SIDEWALK IMPROVEMENTS

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

AUTHORIZE APPROPRIATE ACTION FROM REPORTS

GOODMAN

Ms. Miller requested authorization for Goodman to pursue certain grant applications, as discussed. Following review and discussion, Director Guthart moved to authorize Goodman to pursue the grant applications as discussed. Director Zunka seconded the motion, which carried unanimously.

PUBLIC ENGAGEMENT COMMITTEE

The Board considered authorizing the Public Engagement Committee to create and distribute informational materials in connection with the Montrose Boulevard, Segment One, project, in an amount not to exceed \$15,000.00. Following discussion and the recommendation of the Public Engagement Committee, Director Zunka moved to authorize the expenditure of an amount not to exceed \$15,000.00 for the Montrose Boulevard, Segment One, project. Director Ajani seconded the motion, which carried unanimously.

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

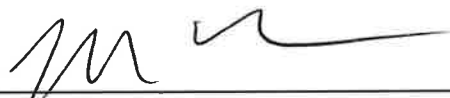
There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for March 17, 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
Vice Chair

LIST OF ATTACHMENTS TO MINUTES

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