

MINUTES
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS

August 19, 2019

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) met in regular session, open to the public, on August 19, 2019, at the St. Stephen’s Episcopal Church, Havens Center, 1827 W. Alabama, Houston, Texas 77098, inside the boundaries of the Zone, and the roll was called of the members of the Board:

Lisa W. Hunt	Position 1
Randy Mitchmore	Position 2 Chairman
Joe D. Webb	Position 3 Secretary
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Jacqueline Martin	Position 6 Assistant Secretary
Kathy Hubbard	Position 7

and all of the above were present, except Directors Weesner and Martin, thus constituting a quorum.

Also present at the meeting were Kristin Blomquist of Masterson Advisors LLC; Jennifer Curley of the City of Houston (the “City”); Damon Williams of Knudson, LP (“Knudson”); Jovon Tyler, Larry Wood, Rand Key, J. Hall, and Steve Longmire, members of the public; Geoff Carleton and Eleni Pappas of Traffic Engineers, Inc. (“TEI”); Muhammad Ali of Gauge Engineering; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chairman Mitchmore called the meeting to order at 6:04 p.m.

MINUTES

The Board considered approving the minutes of the June 17, 2019, regular meeting, and the July 19, 2019, special meeting. After review and discussion, Director Hunt moved to approve both sets of minutes as presented. Director Dickerson seconded the motion, which passed by unanimous vote.

RECEIVE PUBLIC COMMENT

There were no public comments.

REPORT FROM KNUDSON

Mr. Williams reviewed a report from Knudson outlining committee meetings with Affordable Housing Committee, Public Engagement Committee, Projects and Planning Committee, and the Finance Committee.

Chairman Mitchmore reviewed comments to the Zone's proposed Resolution Establishing Additional Powers of the Public Engagement Committee and Media Policy ("Media Policy"). After review and discussion, the Board concurred to defer any action on the adoption of the proposed Media Policy, pending clarifications from the Public Engagement Committee.

Mr. Williams provided an update on the ongoing work of the Projects and Planning Committee. He updated the Board on the July 19, 2019, special meeting at which the Board authorized the negotiation of a Development Agreement with Radom Development ("Radom") led by Director Webb. Discussion ensued regarding the proposed Radom development at the corners of Grant Street, Crocker Street, and Westheimer Road.

The Board discussed the Zone budget for fiscal year end June 30, 2020, and the City of Houston's (the "City") 5-year Capital Improvement Plan, a copy of which is attached.

Chair Mitchmore next discussed the results of the annual reviewed for Zone service providers performed by the ad hoc committee created by the Board for such purpose. He stated that after review, the committee recommended moving to fixed fee invoicing with Knudson and proposed ways to lessen administrative costs.

REPORT FROM GAUGE ENGINEERING ("GAUGE")

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

WALK/BIKE MONTROSE PLAN

Ms. Pappas updated the Board on the status of the Walk/Bike Montrose Plan and responded to questions from Board members.

WESTHEIMER/MONTROSE BOULEVARD INTERSECTION

Mr. Ali reviewed general observations and project limits for the Westheimer/Montrose Boulevard Intersection.

BLUE TILE

Mr. Ali stated that there was a flat fee of \$700 for the installation of blue

tile street names on curbs. After review and discussion, Director Webb moved to the installation of blue tile street names on an as needed basis. Director Hubbard seconded the motion, which passed by unanimous vote.

CAPITAL IMPROVEMENT PLAN ("CIP")

Mr. Ali reviewed a proposed CIP for the Zone. Discussion ensued.

WAUGH DRIVE AND COMMONWEALTH STREET IMPROVEMENTS

Messrs. Ali and Carlton updated the Board on the status of Waugh Drive and Commonwealth Street Improvements. Mr. Ali recommended the Board approve Task Order Supplement No. 1 for the replacement of sidewalks along the corridors of Waugh Drive and Commonwealth Street, and upgrading them to be ADA compliance levels, in an amount not to exceed \$71,310. After review and discussion, and based on the recommendation of the engineer, Director Webb moved to approve Task Order No. 1 Supplement. Director Hubbard seconded the motion, which passed by unanimous vote.

REPORT FROM MASTERSON ADVISORS

Ms. Blomquist reviewed the attached preliminary bonding capacity analysis for the Zone, prepared by Masterson Advisors.

REPORT FROM ABHR

Mr. Bapat provided the attached report on legal matters of the Zone and discussed the creation of the Montrose Redevelopment Authority which has been approved by the City.

Mr. Bapat stated that ABHR would provide a legislative update at the October regular meeting to coordinate with the workshop on the Texas Public Information Act and Open Meetings Act.

Director Dickerson left the meeting at 7:30 p.m.

REVIEW FINANCIAL INFORMATION AND AUTHORIZE PAYMENT OF INVOICES, AMEND BUDGET FOR FICAL YEAR END JUNE 30, 2020

The Board reviewed the Finance Committee Report, a copy of which is attached.

The Board discussed the invoices submitted by ABHR, Equi-Tax, Inc., and Knudson. After review and discussion, and based on the recommendation of the Finance Committee, Director Hunt moved to approve the invoices submitted. Director Webb seconded the motion, which passed by unanimous vote.

The Board reviewed the Zone's amended budget for fiscal year end June 30, 2020, and the 5-year CIP. After discussion, Director Hubbard moved to adopt the Zone's amended budget for fiscal year end June 30, 2020, and the 5-year CIP. Director Webb seconded the motion, which carried unanimously.

DISCUSS AND AUTHORIZE REQUEST FOR PROPOSALS FOR AUDITING SERVICES AND BOOKKEEPING SERVICES

The Board discussed authorizing request for proposals for bookkeeping services and auditing services for the Zone. After discussion, Director Hunt moved to authorize the publication of request for proposals for bookkeeping and auditing services for the Zone. Director Webb seconded the motion, which carried unanimously.

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

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board discussed the meeting schedule for regular Zone meetings and concurred to begin meeting every month until further notice.

The Board concurred to meet on September 16, 2019, at 6:30 p.m. at the Haven's Center.

RECEIVE PUBLIC COMMENT

Mr. Longmire discussed an area within the Zone that has experienced sheet water runoff and provided the engineer with information related to the project name within the City's CIP.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATION OF THE ZONE

The Board did not convene in executive session.

WORKSHOP REGARDING ETHICS AND GOVERNANCE POLICIES

The Board concurred to have a workshop at the October regular meeting.

ADJOURN

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

Secretary, Board of Directors

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