

MINUTES OF REGULAR MEETING

OF

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

February 18, 2019

The Board of Directors (the "Board") of East Downtown Redevelopment Authority (the "Authority") convened in regular session, open to the public, at Warehouse Live, 813 St. Emanuel Street, Houston, TX 77003, on the 18th day of February, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Secretary
Mazen Baltagi	Director
Alex Vassilakidis	Director
Victor Trevino	Director
Tharen Simpson	Director
Bernard Aldape	Director

and all of said persons were present except Director Dyess.

Also present were: Clark Lord and Debbie Russell of Bracewell LLP; Jennifer Curley of the City of Houston; Randhir Sahni and Ranjan Roy of Ilewelyn-davies sahani; Cindy Craig of Governmental Financial Reporting, LLC; Linda Trevino of Metro; Paul Dodd and Kyle Macy of Edminster, Hinshaw, Russ and Associates; Frank Liu of InTown Homes; Ralph DeLeon of Tifworks; and Amita Desai and Sanjay Desai of Best Western Plus.

DETERMINE QUORUM; CALL TO ORDER

Director Quan noted that a quorum was present and called the meeting to order.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of January 18, 2019. Following discussion, upon a motion made by Director Simpson and seconded by Director Baltagi, the Board voted unanimously to approve the minutes of January 18, 2019.

PRESENTATION REGARDING A PROPOSED HOTEL IN THE AUTHORITY

Ms. Desai presented plans for a new hotel to be constructed in the Authority. She stated that it will be a Best Western Plus which is a high end property within the Best Western group. Ms. Desai invited the Board to visit one of their other "plus" properties. The Board stated that it is willing to negotiate regarding the proposal.

BOOKKEEPER'S REPORT

Ms. Craig presented the bookkeeper's report for the month. The Board then reviewed the invoices presented for payment. After further discussion, Director Simpson moved that the Board approve the bookkeeper's report and the invoices presented for payment. Director Baltagi seconded the motion and it carried by unanimous vote.

ADMINISTRATOR'S REPORT

Mr. DeLeon had no report for the month.

AREA PLANNING UPDATE

Mr. Roy reported that he is continuing to work on an overall plan for the Authority. He stated that he met with representatives of the Dynamos regarding possible projects in the Authority. The Board discussed having meeting to update the Board on the status of the plan.

ENGINEER'S REPORT

Phase 1 – Street and Utility Improvements - Work Order No. 11

Mr. Dodd reported that Fused Industries ("Fused") should complete the sidewalks, curbs and driveways on Lamar, Hutchins and Dallas soon. He stated that the mill and overlay of St Emanuel will begin following adjustments to curbs and intersections with a goal to complete the initial overlay prior to St. Patrick's Day.

Mr. Dodd next presented and recommended for approval Change Order No. 8 for equipment rental, additional fill for Lamar and Dallas, additional inlets and storm connections. He noted that the change order does not increase the contract amount.

Mr. Dodd then presented and recommended for payment Pay Estimate No. 7 in the amount of \$656,123.70 which represents retainage of five percent to Fused.

Mr. Dodd then presented an additional proposal from Alpha Testing for additional testing services for the contract in the amount of \$29,589.

After discussion, Director Baltagi moved that the board accept the engineer's report, as presented, Change Order No. 8 and approve Pay Estimate No. 7 to Fused and accept the proposal from Alpha Testing for additional testing services. Director Simpson seconded the motion and it passed unanimously.

POLK STREET OVERLAY

The Board then discussed participating in the Polk Street overlay project. Mr. Dodd stated that the costs would be \$243,000 for Emancipation to Scott and \$300,000 for St. Emanuel to Scott. After discussion, Director Simpson moved that the Board authorize the Authority's

attorney to contact the City regarding approval of the project. Director Baltagi seconded the motion and it carried unanimously.

ATTORNEY'S REPORT

Public/Private Parking Garage

There was no action on the parking garage.

Reimbursement Agreement

Mr. Lord stated that the Reimbursement Agreement for 2801 Polk and 2901 Polk, 2410 Polk, 812 Delano and 815 Live Oak is substantially complete and the next step is to present to the City for review and approval. The Board took no action on the matter.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.072, CHAPTER 551, TEXAS GOVERNMENT CODE

The Board did not meet in executive session.

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

Gloria K. H.
Secretary, Board of Directors
Director

MINUTES OF REGULAR MEETING

OF

REINVESTMENT ZONE NUMBER 15, CITY OF HOUSTON, TEXAS

February 18, 2019

The Board of Directors (the "Board") of Reinvestment Zone Number 15 (the "Zone") convened in regular session, open to the public, at Warehouse Live, 813 St. Emanuel Street, Houston, TX 77003, on the 18th day of February, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Secretary
Mazen Baltagi	Director
Alex Vassilakidis	Director
Victor Trevino	Director
Tharen Simpson	Director
Bernard Aldape	Director

and all of said persons were present except Director Dyess.

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Jhara K. H.
Secretary, Board of Directors
Director