

**MINUTES OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
EAST DOWNTOWN MANAGEMENT DISTRICT**

December 4, 2020

The Board of Directors (the “Board”) of the East Downtown Management District (the “District” or “EaDo”) met in special session, open to the public, via video/audio conference on December 4, 2020, at 12:00 p.m. The video/audio conference meeting was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the COVID-19. The roll was called of the duly constituted officers and members of the Board, to-wit:

Pos. 1	Bryan Hucke	
Pos. 2	Kevin Hanratty	
Pos. 3	Jeremy Conner	Secretary
Pos. 4	Apurva Sanghavi	Vice-Chairman
Pos. 5	Fred Ghabriel	
Pos. 6	Andre Azizi	Assistant Secretary
Pos. 7	R. David Denenburg	
Pos. 8	Stephanie Macey	
Pos. 9	Shahin Naghavi	Chairman
Pos. 10	Jatin Patel	

and all of said persons were present, with the exception of Directors Hucke, Sanghavi, Ghabriel, Azizi and Macey, thus constituting a quorum.

Also present for all or a portion of the meeting were Jessica Bacorn, Executive Director of the District; and Laura C. Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

WELCOME

Ms. Bacorn welcomed everyone to the meeting.

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board then considered the minutes of its regular meeting held on November 11, 2020. After discussion, Director Conner moved to approve the minutes of the November 11, 2020, regular meeting as presented. Director Patel seconded the motion, which passed unanimously

LEVY OF ASSESSMENTS

Ms. Davis reported on the December 3, 2020, public hearing to supplement the District's assessment roll. She then presented and reviewed with the Board the Hearing Examiners' Report from the hearing. She stated that the hearing examiners unanimously recommend that the Board adopt the supplement to the assessment roll to add new accounts and new value to the District's roll, all in accordance with the District's Service Plan. Action was taken below.

Ms. Davis also presented to the Board the Order Accepting Hearing Examiners' Report; Amending the Assessment Roll; Levying Assessments for the Remainder of the Ten-Year Period; Specifying the Method of Payment and the Amount of the Annual Installments of Assessments; Providing Penalties and Interest on Delinquent Assessments; and Authorizing Collection of Assessments (the "Order"). She stated that the Order conforms to the findings and recommendations of the Hearing Examiners, as outlined in their report. Action was taken below.

Ms. Davis informed the Board that it needed to approve an amendment to the District Information Form stating the District's current rate of assessment and file it in the real property records of Harris County. Action was taken below.

After discussion, Chairman Naghavi moved that the Board accept the Hearing Examiners' Report, adopt the Order and approve the amendment to the District Information Form and file it in the real property records of Harris County. Director Hanratty seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

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

Secretary/Assistant Secretary, Board of Directors

(SEAL)