

MINUTES OF REGULAR MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

March 15, 2021

The Board of Directors (the "Board") of East Downtown Redevelopment Authority, City of Houston, Texas (the "Authority") convened in regular session, open to the public, via telephonic communication on the 15th day of March, 2021, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Vice-Chair
Bernard Aldape	Secretary
Christopher Hollins	Director
Seth Hopkins	Director
Paula Mendoza	Director
Mazen Baltagi	Director

All members of the Board of the Directors were present, except Directors Baltagi and Hollins thus constituting a quorum.

Also present were: Andrea Metz and Frank Liu of Lovett Commercial; Jessica Bacorn East Downtown Management District; Ranjan Roy of Llewelyn-Davies Sahni ("LDS"); Monica Aizpurua of Binkley & Barfield, Inc; Clark Lord and Tiffany Ehmke of Bracewell LLP; Cynthia Craig of Governmental Financial Reporting, LLC, ("Bookkeeper"); Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer ("Engineer").

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A".

DETERMINE QUORUM; CALL TO ORDER

Mr. Lord noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments were given.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of December 14, 2020. Upon a motion, second and unanimous vote, the Board approved the minutes of December 14, 2020.

ADMINISTRATOR'S REPORT

Reimbursement Auditor Report for Urban InTownHomes, Ltd. (Commerce Canal)

The Board recognized Mr. Lord who reported that the TIRZ will provide a reimbursement to the developer based on the terms of the agreement. He noted there were no taxable improvements to the property prior to tax year 2020. Additionally, the TIRZ does not receive an increment until later in the year. Mr. Lord stated that the calculation for the reimbursement due to the 2020 taxes will be reviewed and approved by the Board after the funds have been deposited.

PROJECTS AND ENGINEERING

Project Committee Report

The Board recognized Director Dyess who stated that the Project Committee has met several times and worked with our Engineering Consultant and sub-consultants on projects. She stated that the Project Committee started reviewing the 2022 Capital Improvements Plan which will be on the April Agenda for discussion. Director Dyess reminded the Board that LDS is to complete the work on a Design Guide for the TIRZ to establish guidelines for street furniture, landscaping, etc. The Guide includes information on these items and on the standards of the two (2) management districts that work with East Downtown and East End.

Hear presentation from Lovett Commercial related to Polk District projects

The Board recognized Ms. Metz who presented proposed commercial projects, a copy of which is attached hereto as Exhibit "B". Ms. Metz and Mr. Liu answered the Board's questions. Mr. Liu requested the Board submit a letter stating that the TIRZ is supportive of the concepts outlined in the presentation to the City of Houston (the "City"). No action was taken.

EDRA – Design Guide

The Board recognized Mr. Roy who reviewed the Public Improvements Guide and answered the Board's questions. No action was taken.

Engineer's Report

Mr. Macy presented and reviewed the engineer's report, a copy of which is attached hereto as Exhibit "C".

Update, work authorization and advertisements for bid

Mr. Macy reviewed the following projects: (i) T-1503 – Phase 1 Roadway and Utility Re-construction; (ii) T-1514 – Texas Avenue Mobility Improvements; (iii) T- 1517 – Columbia TAP; (iv) T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (v) T- 1505 – Walker – Roadway Rehabilitation; (vi) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vii) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board’s questions regarding these matters.

Mr. Macy requested the Board consider authorizing the Project Committee selection of the contractor for T-1516 – Phase 1 Amenity Overlay to the lowest responsible bidder once bids have been received, opened and reviewed. After consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously delegated authority to the Project’s Committee to review the bids, and award the contract to the lowest responsible bidder with a maximum bid of one million dollars.

Existing and proposed work authorizations

Mr. Macy reviewed the existing work authorizations and stated that there were no proposed work authorizations at this time.

FINANCIAL MATTERS

Bookkeeper Report/ payment of invoices

Ms. Craig presented the Bookkeeper’s report for the month, a copy of which is attached hereto as Exhibit “D”. Director Aldape noted that Director Gordon requested the Bookkeeper provide a report in December and in June to confirm consultant fees are within budget annually. After review, upon a motion brought by Director Aldape, seconded by Director Dyess, the Board unanimously approved the Bookkeeper’s report.

Additionally, Director Aldape stated that there has been progress with electronic banking with BBVA Bank (“BBVA”). He stated BBVA has recommended that the Authority add another person as an administrator to the account. Director Aldape recommended Ms. Weesner as the administrator and noted that she will only have the ability to manage technical items and not approval of payments or input of payments

Director Aldape recommended approval of the payment of the invoices. After consideration, upon a motion brought by Director Aldape, seconded by Director Dyess, the Board unanimously (i) approved the Bookkeeper’s report; (ii) approved invoices; and (iii) authorize Ms. Weesner as an administrator to the account with BBVA.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza updated the TIRZ has developed some online backgrounds and Board members can use Video Conferences if presenting on behalf of the TIRZ. She added that the community information meeting presentation will include some of the work the TIRZ has already completed and projects that are currently in design, or are ready to begin construction. Director Mendoza stated that the information about the meeting has been distributed to an email list, posted on the TIRZ's webpage, posted on East End's website, posted on East Downtown Management District's webpage, including distribution to their email list. In addition, the information has been shared with the Council Member, and with the two (2) Super Neighborhoods in the area.

ATTORNEY'S REPORT

Approve Assumption and Assignment of Development Agreement with Scenic Houston

The Board recognized Mr. Lord who requested the Board approve an Assumption and Assignment of Development Agreement ("Assignment") with Scenic Houston ("Scenic"), a copy of which is attached hereto as Exhibit "E". He noted that Scenic's corporate name has changed and the Assignment transfers the same rights as previously agreed upon and simply transfers the rights to the new corporate name. Mr. Lord answered the Board's questions.

After review, upon a motion brought by Director Aldape, seconded by Director Dyess, the Board unanimously voted to approve the Assignment as presented.

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MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

March 15, 2021

The Board of Directors (the "Board") of Reinvestment Zone Number Fifteen, City of Houston, Texas (the "Zone") convened in regular session, open to the public, via telephonic communication on the 15th day of March, 2021, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

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DETERMINE QUORUM; CALL TO ORDER

Mr. Lord noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments were given.

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



Secretary, Board of Directors

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