

**MINUTES OF REGULAR MEETING**  
**OF**  
**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

October 19, 2020

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in regular session, open to the public, via telephonic communication on the 19<sup>th</sup> day of October, 2020, 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: Drew Masterson of Masterson Advisors, LLC, the Financial Advisor (“Financial Advisor”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Linda Trevino of METRO; Jack Roland of Governmental Financial Reporting, LLC; Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); and Jennifer Curley, representative of the City of Houston (the “City”).

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 September 21, 2020. Following discussion, upon a motion made by Director Dyess and seconded by Director Mendoza, the Board voted unanimously to approve the minutes of September 21, 2020.

## **COMMITTEE APPOINTMENTS**

Director Quan then stated that Director Baltagi is stepping down from the Project Committee. He recommended appointing Director Aldape to the Projects Committee to fill the vacancy. Upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to appoint Director Aldape to the Project Committee.

## **ADMINISTRATOR'S REPORT**

### **NHHIP**

The Board recognized Ms. Weesner who reported that the City has passed the budget and CIP earlier in the month. She stated that there was a recent meeting with Central Houston and other area stakeholders to discuss the NHHIP project. Director Quan then provided a brief description and update on the NHHIP project. Directors Hopkins and Mendoza stated that they are interested in assisting with the NHHIPs project.

### **FY 2021 Budget and CIP**

This matter was discussed earlier in the meeting.

## **PROJECTS AND ENGINEERING**

### **Project Committee Report**

The Board recognized Director Dyess who provided a general report and noted that there are action items during the Engineer's Report that the Project Committee has reviewed and coincide with budget items.

### **Engineer's Report**

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

### **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 – Phase 2 – Roadway and Utility Re-construction; (v) T-1515 – Polk Street Reconstruction; (vi) T- 1505 – Walker – Roadway Rehabilitation; (vii) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (viii) T-1516 – Phase 1 Amenity Overlay; and (ix) T-

1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters.

Existing and proposed work authorizations

Mr. Macy then reviewed one (1) work authorization for the Board's review and approval, including Work Authorization No. 21-08 of (T-1523) NHHIP Planning and Implementation, not to exceed \$25,000.

TIRZ 15 Public Improvements Guide update

Mr. Macy stated that there is a Work Authorization summary for ongoing projects and is included as part of the Engineer's report.

After consideration, upon a motion brought by Director Dyess, seconded by Director Mendoza, the Board unanimously voted to approve (i) the Work Authorization No. 21-08 presented; and (ii) the Engineer's Report.

**FINANCIAL MATTERS**

**Bookkeeper Report/ payment of invoices**

Mr. Roland presented the bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C". Director Aldape inquired about an update regarding converting to Electronic Banking and closing the Whitney Bank Account. Mr. Roland reported that with respect to the electronic banking and closing the Whitney Bank Account that he has experienced delays due to the pandemic.

**Review and Approve Reimbursement for 2118 Lamar and 1201 St. Emanuel**

Director Aldape then reminded the Board that the Authority has development agreements for the East Village. He reported that the previous reimbursement amounts were calculated with the incorrect formula for the increments for 2118 Lamar and 1201 St. Emmanuel. Mr. Aldape then stated that the City will be providing the calculations for this year's payments and for all payments in the future utilizing City data. He noted that the Authority approved a check last month per the Development Agreement for 1201 St. Emmanuel reimbursement and should now be voided.

Upon a motion brought by Director Aldape, seconded by Director Dyess, the Board unanimously voted to authorize the Bookkeeper to void the 1202 St. Emmanuel reimbursement check previously approved at the District's previous meeting.

Ms. Weesner then clarified and requested the Board consider approving reimbursement checks for the amounts for this year which will true-up the correct amounts for: (i) 2118 Lamar – a reimbursement check of \$28,558.67; and (ii) 1201 St Emanuel a reimbursement check of \$62,421.07.



After consideration, upon a motion brought by Director Aldape, seconded by Director Mendoza, the Board unanimously voted to approve the true-up the correct amounts for: (i) 2118 Lamar – a reimbursement check of \$28,558.67; and (ii) 1201 St Emanuel a reimbursement check of \$62,421.07; and (iii) the Bookkeeper's report. Ms. Weesner confirmed that these reimbursements are not part of the current invoices and she will meet with COH and 2118 Lamar/1201 St Emanuel to review and confirm the calculations. The reimbursements will be part of the November or December TIRZ payment.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT**

### **Communications and Public Engagement Committee Update**

Director Mendoza reported that the Communications Committee met and discussed the website, how to improve communication with the community and an annual Community Briefing. She added that the Communications Committee has considered the annual budget cycle, holidays, and the like, and believe that a regular Community Briefing in late January or early February would be beneficial. Director Mendoza added that the briefing will likely be virtual but will also be looking for an appropriate public venue and will bring updates to the Board.

### **ATTORNEY'S REPORT**

No update from the attorney.

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

The Board did not meet in executive session.

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

  
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Secretary, Board of Directors

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

October 19, 2020

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 19<sup>th</sup> day of October, 2020, 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
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Also present were: Drew Masterson of Masterson Advisors, LLC, the Financial Advisor ("Financial Advisor"); Sherry Weesner of SMW Principle Solutions, ("Administrator"); Clark Lord and Tiffany Ehmke of Bracewell LLP; Linda Trevino of METRO; Jack Roland of Governmental Financial Reporting, LLC; Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer ("Engineer"); and Jennifer Curley, representative of the City of Houston (the "City").

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**PUBLIC COMMENT**

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