

MINUTES OF REGULAR MEETING

OF

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

June 21, 2021

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 21st day of June, 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
Bernardo 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: Sean Bowman, a member of the Public; Juan Rodriguez of BBVA Stadium; Sherry Weesner of SMW Principle Solutions, (“Administrator”); Jennifer Curley, representative with City of Houston; Linda Trevino of METRO; Clark Lord and Tiffany Ehmke of Bracewell LLP; Jack Roland of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards 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

The Board recognized Mr. Rodriguez who gave thanks to the Board and City of Houston (the “City”) regarding attention to removal of some of the trolley tracks on Walker.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of April 19, 2021. Upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of April 19, 2021.

ENGAGE AUDITOR TO PREPARE AUDIT FOR FISCAL YEAR END JUNE 30, 2021

Director Quan drew attention to the engagement letter to prepare the audit for fiscal year ending June 30, 2021, a copy of which is attached hereto as Exhibit "B". After review, upon a motion brought by Director Aldape, seconded by Director Mendoza, the Board unanimously voted to approve the engagement letter for McCall Gibson Swedlund Barfoot PLLC to prepare the audit for fiscal year ending June 30, 2021.

ADMINISTRATOR'S REPORT

Update on Bond Issuance

The Board recognized Ms. Weesner who stated that the financial advisors have issued a request for proposals for potential disclosure counsel She added that the pricing committee will review and select disclosure counsel after reviewing proposals. Ms. Weesner noted that the BBVA loan was closed on Friday.

PROJECTS AND ENGINEERING

2022 Draft CIP Update

Director Dyess reviewed various changes to the CIP a copy of which is attached hereto as Exhibit "C". She requested the Board approve and adopt the updated CIP. Ms. Weesner noted that the updated version will be the CIP the City will consider approving.

After review, upon a motion brought by Director Dyess, seconded by Director Mendoza, the Board unanimously voted to approve the updated CIP to be submitted the City.

Mobility Study

Director Dyess then outlined the attached proposal from TEI, a copy of which is attached hereto as Exhibit "D". She requested the Board consider approving the proposal in the amount of \$177,200. Ms. Weesner answered the Board's questions.

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

Engineer's Report

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

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.

Ms. Weesner requested the Board consider authorizing the Engineer move forward with bids for T- 1517 – Columbia TAP project.

Existing and proposed work authorizations

Mr. Macy reviewed the existing work authorizations and reviewed proposed Work Authorizations, including Work Authorization No. 21-12. Director Dyess stated that the Project Committee recommended approval of the work authorization for T-1505 – Design Phase Services for Walker Street Rehabilitation.

After review, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to move forward with bids for T-1517 - Columbia TAP project; and Work Authorization No. 21-12 Design Phase Services for Walker Street Rehabilitation.

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 “F”.

Director Aldape recommended approval of the payment of the invoices and made a motion, seconded by Director Dyess, the Board unanimously (i) approved the Bookkeeper’s report; and (ii) approved invoices.

Engagement letter with Governmental Financial Reporting, LLC for to prepare the financial statements for the fiscal year ending June 30, 2022

Mr. Roland presented and reviewed the engagement letter with Governmental Financial Reporting, LLC, a copy of which is attached hereto as Exhibit “G”.

After review, upon a motion brought by Director Aldape, seconded by Director Mendoza, the Board unanimously approved the Engagement letter with Governmental Financial Reporting, LLC for to prepare the financial statements for the fiscal year ending June 30, 2022.

Consider proposal for an increase in Governmental Financial Reporting's monthly bookkeeping fee

Mr. Roland then presented and reviewed the proposal for an increase for Governmental Financial Reporting, a copy of which is attached hereto as Exhibit "H". Director Aldape stated that the fee increase is \$550 to \$750.

After consideration, upon a motion brought by Director Aldape, seconded by Director Mendoza, the Board unanimously approved the proposal for an increase in Governmental Financial Reporting's monthly bookkeeping fee as presented.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

The Board recognized Director Mendoza who provided a review of the community briefing that has been posted on the website.

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



Secretary, Board of Directors