

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

June 20, 2022

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 20th day of June, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, 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, Hollins and Dyess thus constituting a quorum.

Also present were: Jude Anderson of The Goodman Corporation; Clint McManus, Chris Dendtler and James Llamas of TEI, Inc.; Sherry Weesner of SMW Principle Solutions; 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

No comments were given.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the April 18, 2022. Upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of April 18, 2022 meeting.

ADMINISTRATOR'S REPORT

Mobility Study

The Board recognized Mr. Anderson who reported that the TEI study has been completed and has undergone edits from both committees and consultants review as of May. He stated both committees have reviewed a final revised draft and unanimously approved the study. The Board then recognized Mr. McManus who answered the Board's questions and provided additional comments, a copy of the completed TEI study is attached hereto as Exhibit "B".

After review, upon a motion brought by Director Hopkins, seconded by Director Mendoza, the Board unanimously voted to adopt the TEI study.

B-cycle station at Emancipation & Walker

Mr. Anderson then reported that B-Cycle has requested approval to place a new B-Cycle station at Walker and Emancipation, a copy of the request is attached hereto as Exhibit "C". He added that B-Cycle has received approval to proceed from the City of Houston (the "City"). Mr. Anderson noted that the location is near a business and recommended the Board approve, subject to business owner approval.

Upon a motion brought by Director Hopkins, seconded by Director Aldape, the Board unanimously approved a B-Cycle station at Walker and Emancipation, subject to business owner approval.

Management District coordination updates

Mr. Anderson provided a general update to the Board with the Management District on a few items related to general safety and crime in the area. He noted that collectively they are exploring ways to align infrastructure work together for public safety needs. For instance, lighting, cameras, signage and online communications. No action was taken on this matter.

Stakeholder coordination meetings

Mr. Anderson reported the Authority is coordinating with NHHIP - Central Houston, Inc; and East End.

PROJECTS AND ENGINEERING

Engineer's Report

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

FY23 CIP Update

Director Aldape then reported that the projects committee on the CIP for Fiscal Year 2023. He noted the projects committee has approved these changes for submittal to the City.

Update, work authorization and advertisements for bid

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

Existing and proposed work authorizations

After review, upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to approve the General Engineering Services for FY2023 and 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 "E". He noted page five (5) of his report needed a correction. The Board requested they receive electronically, upon completion of the correction. Upon a motion brought by director Hopkins, seconded by Director Mendoza, the Board unanimously voted to

Director Dyess stated that the Project Committee reviewed related invoices and recommended approval for payment, the construction and engineering invoices. He added reported that the Finance Committee reviewed the finance invoices and recommended approval. Upon a motion brought by Director Mendoza, seconded Director Hopkins, the Board unanimously voted to approve the invoices for payment.

Engagement letter with Governmental Financial Reporting, LLC for to prepare the financial statements for the fiscal year ending June 30, 2023

Mr. Anderson reported that the attached engagement letter was approved last year for a two (2) year term and was brought to the Board as an acknowledgement, a copy of which is attached hereto as Exhibit “F”. No action is needed at this time.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza reported on the annual public briefing hosted on April 26, 2022, which a quorum was present at this meeting and minutes were approved earlier in the meeting per the Open Meetings Act. She added there was low public attendance for the meeting and the communications committee is exploring different, and creative outlets of notifying the public to encourage attendance.

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

Secretary, Board of Directors