

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

September 19, 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 19<sup>th</sup> day of September, 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 Director Baltagi thus constituting a quorum.

Also present were: Ilia Lachinov, Joseph Panzarella, Melissa Beeler, Wilson Calvert and Ricky Cardenes, members of the public; Brian Tolden of McCall Gibson Swedlund Barfoot, PLLC, the auditor (“Auditor”); Jude Anderson of The Goodman Corporation; Jessica Bacorn, Executive Director of East Downtown Management District; Clark Lord and Tiffany Ehmke of Bracewell LLP; Jack Roland of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); Jennifer Curley, representative with 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**

The Board recognized Ms. Beeler who requested the Board clarify the transition of the bicycle lane at Polk, between St. Emmanuel and Emancipation. Director Quan and Mr. Anderson reported that this matter as it will be discussed under the Engineer's report.

The Board then recognized Mr. Panzarella, who stated that he is a resident and is an advocate for protected bikeway at Emancipation and St. Emmanuel. He also requested the Board provide a timeline and projected design plan.

## **MINUTES OF PREVIOUS MEETING**

The Board considered approving the minutes of the June 20, 2022. Upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of June 20, 2022 meeting.

## **PROJECTS AND ENGINEERING**

### **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-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. No action was taken on this matter.

Mr. Macy then stated, in response to the public inquires related to the Polk phase II of the reconstruction project. He noted that there is a story-map link on the TIRZ's website and will also include ongoing projects in the area.

## **ADMINISTRATOR'S REPORT**

### Mobility Study

The Board recognized Mr. Anderson who reported that the TEI and contract close out. He noted that the Communications committee will consider the needs of options to have TEI host a public meeting on the final plan. Mr. Anderson stated the additional cost is expected to be \$15,000.

### Stakeholder coordination meetings

Mr. Anderson reported the Authority is coordinating with the following stakeholders in the area, including: METRO University Line – series of meetings with TIRZ and management districts, two community-led initiatives: friends of Columbia Tap Trail with a focus on Third Ward, and Goal Park- series of murals and sports-related branding.

### **FINANCIAL MATTERS**

Director Aldape requested Mr. Roland give the Bookkeeper's report.

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

*Director Mendoza left the meeting.*

#### EDGE Project Update

Mr. Lord reported that he is still coordinating with the City before moving forward on this matter.

#### Disclosure Statement of Bookkeeper/Investment Officer

Mr. Lord next explained that, pursuant to the Public Funds Investment Act, the Authority's bookkeeper and investment officer are required to execute and submit an annual disclosure statement to the Texas Ethics Commission disclosing any relationships that they may have with institutions that are offering, have offered, or may offer to engage in an investment transaction with the Authority. A copy of the annual disclosure form is attached hereto as Exhibit "D". Upon a motion Director Aldape moved that the Board accept and authorize the filing of the disclosure statement of the bookkeeper/investment officer. Director Dyess seconded the motion and it carried unanimously.

#### Approve audit for fiscal year ending June 30, 2022 and authorize filing with the City of Houston

The Board recognized Mr. Tolden who reviewed the Authority's annual audit report, a copy of which is attached hereto as Exhibit "E". After review and consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to approve the audit report and filing with the City of Houston.

*Director Mendoza returned to the meeting.*

Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers

Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit "F". He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated. After discussion, Director Aldape moved that the Board adopt the Resolution as presented. Director Dyess seconded the motion and it carried unanimously.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT**

Communications and Public Engagement Committee Update

Mr. Anderson provided a general update on that there is a Parking Day event ribbon cutting that has been rescheduled for next year. He added a new newsletter may be generated in the future for the public.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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

---

Secretary, Board of Directors