

**MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
EAST DOWNTOWN MANAGEMENT DISTRICT**

January 11, 2023

The Board of Directors (the “Board”) of the East Downtown Management District (the “District” or “EaDo”) met in regular session, open to the public, on January 11, 2023, at 12:00 p.m. at Combined Arms, 2929 McKinney Street, Houston, Texas 77003, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Pos. 1	Bryan Hucke	
Pos. 2	Kevin Hanratty	
Pos. 3	Vacant	Secretary
Pos. 4	Apurva Sanghavi	Vice-Chairman
Pos. 5	Fred Ghabriel	
Pos. 6	Andre Azizi	Assistant Secretary
Pos. 7	R. David Denenburg	
Pos. 8	Stephanie Macey	
Pos. 9	Shahin Naghavi	Chairman
Pos. 10	Jatin Patel	

and all of said persons were present, with the exception of Directors Sanghavi, Ghabriel, Naghavi, and Patel, thus constituting a quorum.

Also present for all or a portion of the meeting were Jessica Bacorn, Executive Director of the District; Deputy Montemayor of Harris County Precinct 6; A’Shunte Cashaw of Linebarger Goggan Blair & Sampson LLP; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

WELCOME

Ms. Bacorn welcomed everyone to the meeting.

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board then considered the minutes of its regular meeting held November 9, 2022. After discussion, Director Denenburg moved to approve the minutes of the November 9, 2022, regular meeting, as presented. Director Hucke seconded the motion, which passed unanimously.

SAFETY AND SECURITY REPORT

Deputy Montemayor of Harris County Precinct 6 reported on District crime statistics for the month of December. No action was necessary.

APPOINTMENT OF DIRECTOR

Ms. Bacorn informed the Board that Fred Ghabriel submitted his resignation which results in an additional vacancy on the Board. The Board discussed new Director appointments and potential candidates. After discussion, Director Hucke moved to accept Director Ghabriel's resignation and to appoint Michael Sperandio to serve as Director (Position 3) for the District. Director Denenburg seconded the motion, which passed with unanimously. Director Hucke moved to appoint Randy Wile to serve as Director (Position 5) for the District. Director Denenburg seconded the motion, which passed with a vote of four in favor with Director Hanratty voting against the motion.

DELINQUENT ASSESSMENT REPORT

This item was taken out of order. Ms. Cashaw, who on behalf of Linebarger Goggan Blair & Simpson, LLP, reviewed with the Board the Delinquent Assessment Report, a copy of which is attached hereto. The Board discussed assessable properties and previous communications with multi-family units to contribute to the District on a voluntary basis. The Board concurred to authorize a new communication to make such request. The Board then discussed reviewing legislation regarding assessments for multi-family that benefit from the District's services.

BOOKKEEPER'S REPORT

Ms. Bacorn presented and reviewed with the Board the Accountant's Compilation Report dated December 31, 2022 ("Bookkeeper's Report"), a copy of which is attached hereto.

After discussion, Director Hanratty moved to approve the Bookkeeper's Report and the payment of the invoices listed in the report. Director Azizi seconded the motion, which passed unanimously.

DISTRICT PROGRAMS AND PROJECTS REPORT

Ms. Bacorn stated she attended the projects committee meeting with Tax Increment Reinvestment Zone 15 ("TIRZ 15"), and discussed new facilities being installed by TIRZ 15. She stated she is on the NCAA Committee for Final Four planning and discussing how the District can be involved. No action was necessary.

EXECUTIVE SESSION

The Board did not convene in Executive Session.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

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

(SEAL)

Secretary/Assistant Secretary, Board of Directors