

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

November 9, 2022

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 November 9, 2022, 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	Secretary
Pos. 3	Vacant	
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 Ghabriel, Denenburg, and Naghavi, thus constituting a quorum.

Also present for all or a portion of the meeting were Jessica Bacorn, Executive Director of the District; Jack Roland of Governmental Financial Reporting, LLC; Lieutenant Maldonado and Sergeant Alvarado of Harris County Precinct 6; Lloyd Anderson, Sergeant E. Dean, and Commander Johnson of Houston Police Department; and Laura Davis 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.

SAFETY AND SECURITY REPORT

This item was taken out of order. Sergeant Dean introduced himself and discussed disruptive gatherings in the District. Lieutenant Maldonado of Harris County Precinct 6 introduced Sergeant Alvarado and stated that he will be attending the Board meetings moving forward. Sergeant Alvarado reported on District crime statistics for the month of October. No action was necessary.

MINUTES

The Board then considered the minutes of its regular meeting held September 14, 2022. After discussion, Director Patel moved to approve the minutes of the September 14, 2022, regular meeting. Director Hanratty seconded the motion, which passed unanimously.

APPOINTMENT OF DIRECTOR

The Board discussed new Director appointment and potential candidates. Director Hanratty stated that the subcommittee will have a recommendation at the next meeting. No action was necessary.

BOOKKEEPER'S REPORT

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

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

BUDGET

Ms. Bacorn reviewed with the Board a draft of the budget for fiscal year ending December 31, 2023. She stated that she will work with the budget committee to finalize. After discussion, Director Patel moved to approve the proposed budget for fiscal year ending December 31, 2023, subject to review by Budget Committee. Director Sanghavi seconded the motion, which passed unanimously.

LEVY OF ASSESSMENTS

Ms. Davis reported on the October 26, 2022, public hearing to supplement the District's assessment roll. She then presented and reviewed with the Board the Hearing Examiners' Report from the hearing. She stated that the hearing examiners unanimously recommend that the Board adopt the supplement to the assessment roll to add new accounts and new value to the District's roll, all in accordance with the District's Service Plan. Action was taken below.

Ms. Davis also presented to the Board the Order Accepting Hearing Examiners' Report; Amending the Assessment Roll; Levying Assessments for the Remainder of the Ten-Year Period; Specifying the Method of Payment and the Amount of the Annual Installments of Assessments; Providing Penalties and Interest on Delinquent Assessments; and Authorizing Collection of Assessments (the "Order"). She stated that the Order conforms to the findings and recommendations of the Hearing Examiners, as outlined in their report. Action was taken below.

Ms. Davis reviewed the amendment to the District Information Form setting forth the District's current rate of assessment and stated that it will be filed in the real property records of Harris County. Action was taken below.

After discussion, Director Hanratty moved that the Board accept the Hearing Examiners' Report, adopt the Order and approve the amendment to the District Information Form and authorize filing it in the real property records of Harris County. Director Sanghavi seconded the motion, which passed unanimously.

Director Sanghavi left the meeting at 12:44 p.m.

DELINQUENT ASSESSMENT REPORT

Ms. Bacorn reviewed the Delinquent Assessment Report on behalf of Linebarger Goggan Blair & Sampson LLP, a copy of which is attached hereto. No action was necessary.

AUDIT

Ms. Davis then presented and reviewed with the Board an Engagement Continuance Letter. She stated that the estimated fees for the audit of the District's financial statements for the fiscal year ending December 31, 2022, will range between \$8,250 and \$9,250. After discussion, Director Hanratty moved to authorize McCall Gibson Swedlund Barfoot PLLC to prepare the financial statements and perform the audit for fiscal year ending December 31, 2022, pursuant to the District's evergreen contract with McCall Gibson Swedlund Barfoot PLLC. Director Hucke seconded the motion, which passed unanimously.

INSURANCE

Ms. Bacorn reported that the District's insurance policies with Texas Municipal League ("TML") and Sig McDonald & Wessendorff ("Sig") are up for renewal. She then presented the proposal through Sig for the District's Director Bonds and Public Employee Blanket Crime policy and noted that the quoted annual premium of \$1,016.00 is the same as the previous year's premium. Ms. Bacorn then requested authority to renew the District's TML and SIG policies. After discussion, Director Hucke moved to approve renewal of the District's insurance policies with Sig and authorize Ms. Bacorn to renew the District's TML policies. Director Hanratty seconded the motion, which passed unanimously.

DISTRICT PROGRAMS AND PROJECTS REPORT

Ms. Bacorn stated she is working with TIRZ on potential TIRZ projects. She added she is also working with NCAA Committee for Final Four planning. 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