

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

April 17, 2023

BOARD PACKET

**REINVESTMENT ZONE NUMBER FIFTEEN,
CITY OF HOUSTON, TEXAS**

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

AND

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

(EAST DOWNTOWN TIRZ)

NOTICE OF JOINT MEETING

TO: THE BOARD OF DIRECTORS OF THE EAST DOWNTOWN REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the East Downtown Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”) on **Monday, April 17, 2023 at 12:00 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2590 243 8831#**, or **click on the following link** <https://bracewell.webex.com/bracewell/j.php?MTID=m1bc3877b0215248ef66aac84599d560e> to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2590 243 8831#**, or **click on the following link** <https://bracewell.webex.com/bracewell/j.php?MTID=m1bc3877b0215248ef66aac84599d560e>. For an electronic copy of agenda documents, please refer to the following link <https://bracewell.sharefile.com/d-sbcd285357ceb47d5b1eb1b29f1fc2608>

AGENDA

1. Public Comment.

*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email admin@edratirz15.org and let us know before the meeting that you wish to speak.

2. Reconstitute Board of Directors.

3. Appoint Committee Members.

4. Minutes of the previous meetings:

- a. The Authority; and
- b. The Zone.

5. Receive update from Friends of Columbia Tap:

- c. Consider support funding for the Columbia Tap Trail Action Plan; and
- d. Receive METRO Pocket Prairie and Green Station proposal.

6. Communications and Public Engagement:

- a. Committee Updates.

7. Projects and Engineering:

- a. Engineering Consultant Report, including:
 - i. Update, work authorizations and advertisements for bid:

- (1) T-1503 – Phase 1 Roadway and Utility Reconstruction;
 - (2) T-1514 – Texas Avenue Mobility Improvements;
 - (3) T- 1517 – Columbia Tap;
 - (4) T-1504, 1515– Phase 2 – Roadway and Utility Reconstruction and Polk Street Reconstruction;
 - (5) T- 1505 – Walker – Roadway Rehabilitation;
 - (6) T- 1511 – Bastrop Promenade/Greenspace;
 - (7) T-1516 – Phase 1 Amenity Overlay; and
 - (8) T-1523 – NHHIP Planning and Implementation.
 - (9) FY24 CIP
- b. Existing and Proposed Work Authorizations.
8. Financial Matters:
 - a. Bookkeeper’s Report; and
 - b. Authorize Payment of Invoices.
9. Administrator’s Report
 - a. Edge Project agreement with Scenic Houston.
10. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 4.a.

MINUTES OF AUTHORITY

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

March 20, 2023

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 March, 2023. 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 Mendoza and Baltagi thus constituting a quorum.

Also present were: Mike Pieratt, Robert Grobe and Andrew Ewert, members of the public; Jude Anderson and Kristi Miller of The Goodman Corporation (the “Administrator”); Clint McManus and James Llamas of Traffic Engineers Inc. (“TEI”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Jack Roland and Caryn Adams of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); Jennifer Curley, representatives 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

No comments were given.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the November 28, 2022. Upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of November 28, 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.

Mr. Macy requested approval on Work Authorization for T- 1517 – Columbia TAP; execution and approval of an Additional Services for Environmental Site Assessment II for T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; and execution of Construction Phase Services Work Authorization for the T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan.

After consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously approved (i) T- 1517 – Columbia TAP; (ii) execution and approval of an Additional Services for Environmental Site Assessment II for T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iii) execution of Construction Phase Services Work Authorization for the T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; and (iv) engineer's report.

Director Hollins entered the meeting.

ADMINISTRATOR'S REPORT

The Board recognized Mr. Anderson who introduced Ms. Miller who will be taking over as the Administrative representative for the TIRZ.

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 reported that the Finance Committee reviewed the finance invoices and recommended approval. Upon a motion brought by Director Dyess, seconded Director Aldape, the Board unanimously voted to approve the invoices for payment.

Commerce Street Partnership Project Funding Resolution

Mr. Anderson reported that the TIRZ received a request from Harrisburg Redevelopment Authority ("Harrisburg") to participate in an engineering study for Commerce Street. Harrisburg requested East Downtown to fund \$40,000 of the project, which totals \$350,000.

Mr. Lord then presented and reviewed the Resolution Ratifying the Submittal of a Partnership Application with Harris County Precinct Two for a Preliminary Engineering Report for the Commerce Street Corridor Reconstruction and Transformation Project; Committing Funding Therefore; and Containing other Provisions Related Thereto ("Resolution"), a copy of which is attached hereto as Exhibit "D".

After review, upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously approved the Resolution, as presented.

Director Hollins left the meeting.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Public Meeting debrief from TEI

Director Hopkins outlined TEI's conduction of the public information meeting regarding participatory budgeting results.

The Board then recognized Mr. McManus who reviewed the exhibits presented at the meeting and the public's feedback on priority of project engagements, a copy of which is attached hereto as Exhibit "E".

Director Quan recommended the communication committee summarize the results and provide to participants, while also thanking them for attending the meeting. Ms. Miller stated she would bring the matter for discussion at the communication committee meeting.

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

Secretary, Board of Directors

DRAFT

TAB 4.b. MINUTES
OF ZONE

MINUTES OF MEETING
OF
REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF TEXAS

March 20, 2023

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PUBLIC COMMENT

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Secretary, Board of Directors

DRAFT

TAB 5.a.

Columbia Tap Trail

Action Plan

Friends of Columbia Tap

Columbia Tap Trail ACTION PLAN

Proposal Submitted by the Community Design Resource Center, University of Houston

Susan Rogers, Director 713.743.2403 skrogers@central.uh.edu

The Columbia Tap Trail, completed in 2009, travels approximately four miles through Council Districts D and I, Harris County Precinct One, through the Super Neighborhoods of Greater Third Ward and MacGregor, and along the boundary between Downtown and Greater Eastwood. The trail travels through the boundaries of the East Downtown Management District and the Harrisburg and East Downtown TIRZ, the Southeast Management District and the OST/Almeda TIRZ. Columbia Tap Trail is also included in the Harris County Toll Road Authority's Destination Trail study.

The Columbia Tap Trail ACTION PLAN proposal will begin by summarizing all of the work that has been done to date, which includes the efforts of the Friends of Columbia Tap, Harris County, East Downtown Management District, and UH architecture student David Rincon. The goal of the plan is to create a collaborative and contextual vision for parks and open spaces, trails, housing, economic development and community amenities along the length of the trail. The vision will be supported through a community-driven design and planning process that will be focused on collaboratively developing projects, priorities, and implementation strategies. The objective will be to create an actionable plan with a well-defined budget and funding priorities. Most importantly, the plan will support the distinct histories, cultures, communities, and built environments that occur along the Trail.

The overall structure of the planning and design process will be inclusive and accessible (including in terms of language) and is proposed to include three community meetings, an online presence to receive feedback and input, and a final celebration. The three community meetings will focus on the following: Meeting One will focus on reviewing the existing efforts, defining a vision for the Trail plan, and developing a set of goals; Meeting Two will focus on developing design projects and strategies as well as priorities for funding and potential partners; and Meeting Three, the final meeting, will be to review the DRAFT plan and provide final feedback.

The CDRC proposes that the planning process be guided and assisted by a community-based steering committee that will be developed and organized by the Friends of Columbia Tap and be inclusive of each neighborhood, agency, and representatives from area elected official's offices. The steering committee will provide outreach services to ensure full participation of community members, stakeholders, and allies—this will include but not be limited to social media postings, flyers, phone calls, and signs. The steering committee will also assist in securing spaces for meeting and refreshments. The CDRC believes it is imperative to have a community-driven organization guide the planning effort, as the organization can then also oversee implementation over time.

The proposed budget includes funds to support the CDRC's planning effort (\$7500) including personnel and printing and the outreach efforts and costs for meeting refreshments for the Friends of Columbia Tap (\$2,500).

Total Project Budget:

\$10,000

The Community Design Resource Center at the University of Houston was established in 2005 and has partnered with dozens of community-based organizations, government agencies, and non-profit organizations in 38 of Houston's 88 Super Neighborhoods, many more than once. The work of the CDRC has been recognized nationally and locally, including by the Environmental Design Research Association's Great Places Awards (2022) and the American Planning Association's Excellence Award for Advancing Diversity and Social Change (2017). We are happy to provide additional background information as requested.

Please note the above quote does not include printing of the final document above 10 copies.



Sincerely,
Susan Rogers, Director

November 21, 2022

Detailed Scope of Work, Timeline and Budget:

The two columns below represent work proposed to be completed by the CDRC and the Friends of Columbia Tap Trail:

CDRC Tasks	Friends of Columbia Tap Trail Tasks
<u>Task 1: Summary of Existing Plans/Studies and Context Analysis</u> <i>Timeline December 2022 – January 2023</i> The CDRC will prepare a summary of all existing plans and studies to provide a starting point for the public community meetings. The CDRC will also develop additional maps and data to guide decision making at the community meetings. Budget: \$500 Personnel: \$500 Deliverable: Summary of Existing Plans and Context Analysis	<u>Task 1: Develop and Organize Steering Committee</u> The FOCT leaders will develop a steering committee that represents all geographic areas and stakeholder groups, including elected official representatives. Budget: In-Kind
<u>Task 2: Vision Meeting</u> <i>Timeline January 2022 – February 2023</i> The CDRC will facilitate and lead the first meeting to review the existing plans and studies and collaboratively define a vision and begin to develop goals for the Columbia Tap Action Plan, this will include, but not be limited to, parks and open spaces, trails, housing, economic development and community amenities. Budget: \$1,500 Personnel: \$1,400 Printing/Supplies: \$100 Deliverable: Meeting Summary, Vision Statement and Goals	<u>Task 2: Vision Meeting Outreach</u> The FOCT Steering Committee will be engaged in defining the goals for the Vision Meeting. The Committee will also develop social media posts, conduct outreach, including by email, phone, flyers, etc, and secure meeting space and refreshments Budget: \$500
<u>Task 3: Goals and Projects Meeting</u> <i>Timeline February 2023 – March 2023</i> The CDRC will facilitate the second public meeting to review the first draft of the vision statement and goals. The meeting will focus on developing actionable projects for parks and open spaces, housing, economic development, and community amenities. Budget: \$1,500 Personnel: \$1,400 Printing/Supplies: \$100 Deliverable: Meeting Summary, revised Vision Statement and Goals and Projects	<u>Task 3: Goals and Project Meeting</u> The FOCT Steering Committee will be engaged in defining the goals for the Goals and Projects Meeting. The Committee will also develop social media posts, conduct outreach, including by email, phone, flyers, etc, and secure meeting space and refreshments Budget: \$500

Task 4: Projects, Priorities, and Partners Meeting*Timeline March 2023 – April 2023*

The CDRC will facilitate the third public meeting to review and revise the projects, establish priorities, and identify partners. Early estimates of costs will also be developed.

Budget: \$1,500

Personnel: \$1,400

Printing/Supplies: \$100

Deliverable: Meeting Summary, Projects, Priorities and Partners

Task 5: DRAFT Action Plan and Meeting*Timeline April 2023 – May/June 2023*

The CDRC will develop a draft Action Plan for the Columbia Tap. The CDRC will facilitate a final public meeting to review the draft Action Plan and provide any final comments or revisions.

Budget: \$1,500

Personnel: \$1,400

Printing/Supplies: \$100

Deliverable: DRAFT Action Plan

Task 6: Final Columbia Tap Action Plan*Timeline May/June 2023 – July 2023*

The CDRC will develop the final Action Plan based on all input received. The final Action Plan will include detailed projects, priorities, and implementation strategies. The actionable plan will also include a well-defined budget and funding priorities.

Budget: \$1,000

Personnel: \$700

Printing (Final Action Plan): \$300

Deliverable: Final Action Plan

Total Budget: \$7,500
CDRC

Task 4: Projects, Priorities, and Partners Meeting

The FOCT Steering Committee will be engaged in defining the goals for Projects, Priorities, and Partners Meeting. The Committee will also develop social media posts, conduct outreach, including by email, phone, flyers, etc, and secure meeting space and refreshments

Budget: \$500

Task 5: DRAFT Action Plan and Meeting

The FOCT Steering Committee will be engaged in defining the goals for Projects, Priorities, and Partners Meeting. The Committee will also develop social media posts, conduct outreach, including by email, phone, flyers, etc, and secure meeting space and refreshments

Budget: \$500

Task 6: Final Plan Celebration

The FOCT will organize a final community celebration for the release of the plan

Budget: \$500

Total Budget: \$2,500
Friend of Columbia Tap

TAB 5.b.

METRO Pocket Prairie &

Green Station

METRO Pocket Prairie & Green Station

A Proposal from Friends of Columbia Tap and Partners



FRIENDS OF
COLUMBIA TAP

January 27, 2023

Introduction

Friends of Columbia Tap grew out of resident-led tactical urbanism efforts along the Columbia Tap Trail dating back to the Texas AIDS Memorial Garden which was initiated by residents in the early 1980s before the former Houston, Tap & Brazoria Railway was even conceived as a rails-to-trails conversion. In 2017, the Evangelical Lutheran Church of America (ELCA) Youth Gathering partnered with the the City of Houston Parks and Recreation Department (HPARD), District D (Councilmember Dwight Boykins), Greater Third Ward Super Neighborhood #67,



Emancipation Economic Development Council (EEDC), Faith in Action Work Group, and Bike Houston to conduct a pop-up bike lane on McGowen Street at the Columbia Tap Trail as well as to install temporary wayfinding and historical/cultural wayfinding signage along the trail. In March 2022, Rotary District 5890 and the Rotary Club of Houston Skyline partnered with Trees

for Houston to plant 16 trees at Dakota's Peace Grove along the bend of the Columbia Trail Trail, named in honor of Dakota Stormer, a Rotarian and environmental/climate activist who tragically passed away at the age of 26 while planning for the tree planting. In May 2022, with financial and logistical support from Healthy Outdoor Communities (HOC), Nature & Eclectic Outdoors (NEO), Houston Parks Board (HPB), Change Happens, and the Hogg Foundation for Mental Health, residents held the first annual 3rd Ward on Tap event, which included a



block party, resource fair, and bike rides along the Columbia Tap Trail. Since the Summer of 2022, Friends of Columbia Tap has engaged with Precinct 1 (Commissioner Rodney Ellis), Harris County Toll Road Authority (HCTRA) Tollways to Trailways Destination Trail, District D (Councilmember Carolyn Evans-Shabazz), District I (Councilmember Robert Gallegos), Greater Southeast Management District (Houston Southeast), OST/Almeda TIRZ #7, East Downtown Management District, East Downtown TIRZ #15, Rotary District 5890 Environment Committee, and Goal Park Foundation to coordinate trail-wide planning and implementation, culminating in a proposal for a Comprehensive Action Plan with the University of Houston Community Design Resource Center (UHCDRC). A key component of this

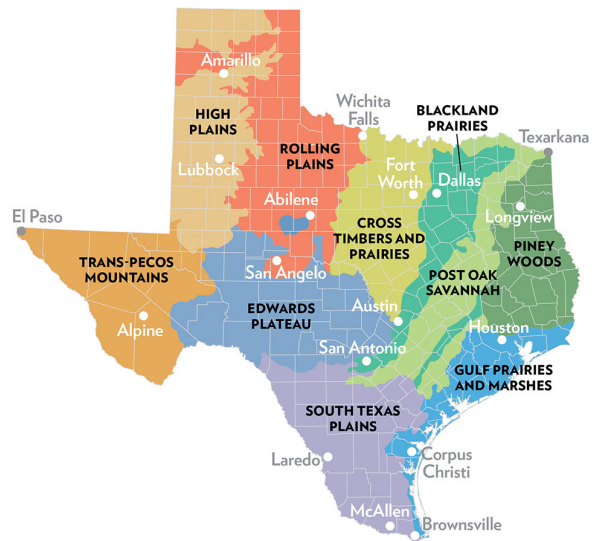


comprehensive planning effort is a proposal for green infrastructure activation of a vacant METRO-owned parcel at the convergence of the Light Rail Purple Line and Columbia Tap Trail at Ennis Street in East Downtown. At the request of Friends of Columbia Tap, METRO removed dilapidated fencing from the property in January 2023. The following proposal includes two phases: 1) a temporary (semi-permanent) pocket prairie activation of the property as it awaits future development; and 2) a green, sustainable, and resilient design for any future light rail station at the site.

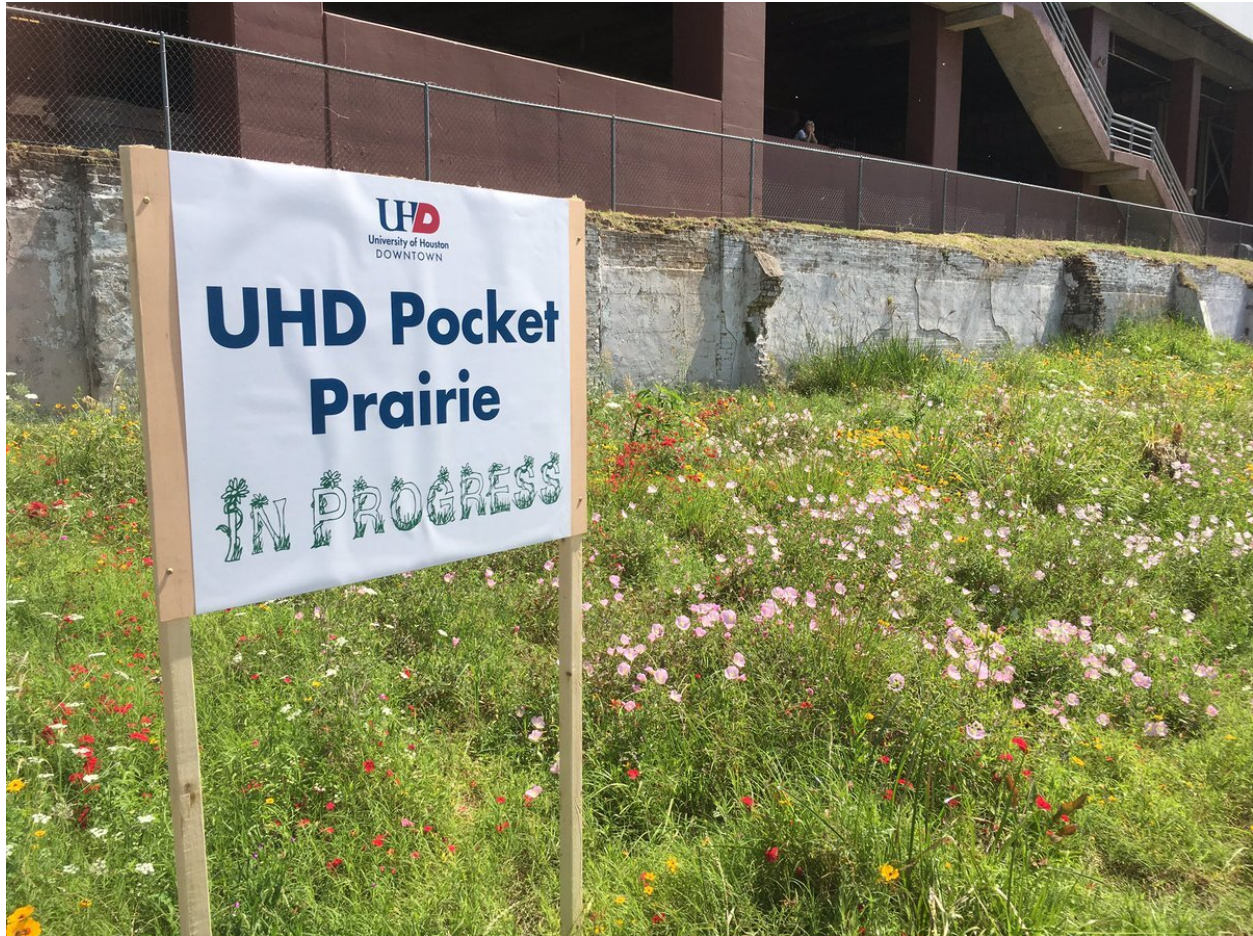


Phase 1: Pocket Prairie

A pocket prairie is any planned native planting area or "pocket" of less than one acre that supports a few different species of native plants. The ideal pocket prairies include a diverse range of plant types, species types, colors, height, and bloom periods to sustain pollinators throughout the growing season. Pocket prairies provide benefits to all members of the surrounding ecosystem, including people. They benefit the environment by improving local habitat and providing critical food supplies for birds and pollinating insects, as well as filtering runoff water, reducing erosion, and even storing carbon. Pocket prairies are one of the simplest ways to obtain all of the environmental, mental, and even emotional advantages of the outdoors in a confined space.



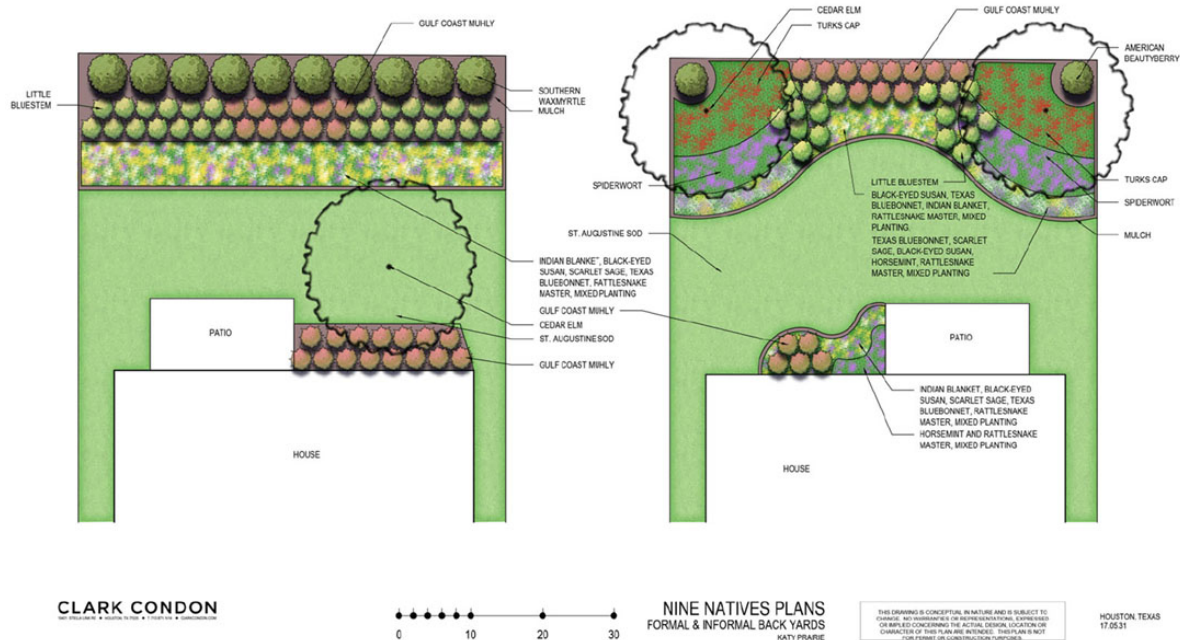
Friends of Columbia Tap suggests creating a temporary (semi-permanent) pocket prairie initially comprised of nine types of native prairie plants, as advised by The Houston Chapter of Native Prairies Association of Texas (NPAT), Coastal Prairie Partnership, Katy Prairie Conservancy, and The Nature Conservancy. Although it was created for coastal prairies, this "Nine Natives" approach can be adapted to other regions of the state. The strategy employs



native prairie plants that are advantageous to animals, notably pollinators, and are well-suited to the area where METRO's property is located adjacent to the Columbia Tap Trail. A native pocket prairie will also improve the affordability, efficiency, and sustainability of METRO's property maintenance. Native plants are robust and can withstand local extremes of heat and cold, as well as drought and wind. Native plants, once established, generally need little or no watering or fertilizer. They are also resistant to numerous pests and illnesses, requiring no pesticides or herbicides. The following are general steps for a "Nine Natives" approach to pocket prairie development and a more detailed proposed timeline can be found in Appendix A.

Step 1: Choose Species

Select several native plants that might be used in a Nine Natives Garden. Narrow the list to nine natives, with a maximum of four grass species.



Step 2: Design Garden

Create a basic garden design. The purpose is to design a simple garden that meets the following requirements: Not a cultivar, but a native to the region (cultivars can be used in the garden, but would not count as one of the Nine Natives); Commercially accessible in either seed or potted form; Have a significant positive impact on the native fauna in the area; Adapted to local soil, moisture, and sunshine conditions; Have a high likelihood of persistence (will not fade away over time); Will be compatible in an urban, mixed industrial area.

Step 3: Plant Garden

Volunteers must first prepare the bed. Existing vegetation should be cleared for the best effects. It may be feasible to dig them out in a smaller area. Solarization can also be used to kill plants by covering the area with transparent or black plastic. This works best in the summer on the most hardy plants. In larger areas, mowing and chemical treatment are options. Tilling is not advised since it might bring unwanted seeds to the surface. The next step is to sow the seeds or transplant the young plants from their pots. In Texas, fall is the perfect time to start a garden. If transplanted plants are employed, more care must be taken to establish them. Ensure that the garden receives appropriate moisture from



the start. Then, keep an eye on the garden and learn to know the natural plants as they grow. Continue to target undesirables and clip plants that grow too tall too quickly so that the shorter plants will receive adequate light. The tallest grasses should be planted furthest from the trail.

Phase 2: Green, Sustainable, Resilient Light Rail Station

In the 2000s, when METRO planned the METRORail Purple Line from Downtown to East Downtown ("Eado"), major areas of the neighborhood were industrial or abandoned lots. METRO constructed Eado's only station near the eventual Dynamo stadium, but included provisions for a future station on the eastern edge of the neighborhood at the Columbia Tap Trail, anticipating that East Downtown will continue to grow with more residential and commercial density. METRO owns several neighboring parcels to accommodate a future station. The neighborhood has witnessed an increase in new building since the Purple Line's initial construction, providing a concentration of inhabitants and entertainment venues that can sustain an extra stop.

Build a New East Downtown Purple Line Station

Saving Space for a New Station

When METRO planned the METRORail Purple Line from Downtown through the Zone in the 2000s, significant portions of East Downtown were still industrial or vacant parcels. METRO built the Zone's only station at the site of the soon-to-be Dynamo stadium but incorporated provisions for a potential station on the eastern side of the Zone near the Columbia Tap Trail with the foresight that East Downtown would continue to redevelop with new residential and commercial density. METRO owns multiple adjacent parcels that can accommodate a new station.

Since the original construction of the Purple Line, the Zone has seen an increase of new construction, bringing a concentration of residents and entertainment destinations that can support an additional station.

The TIRZ should partner with METRO to develop a new Purple Line station that serves the growing East Downtown neighborhood. The station project can be complemented by a rehabilitation of Capitol Street and Paige Street to include high-comfort facilities for people walking and biking to and from the station. These safe-street improvements will better link a future station to residential parts of the Zone, the Columbia Tap Trail, and businesses throughout the neighborhood.



TIRZ 15 Mobility Plan • Page 47

Friends of Columbia Tap and East Downtown TIRZ #15 have expressed an interest in collaborating with METRO to design a new Purple Line station to serve the rapidly developing East Downtown community and connect with the ever-evolving Columbia Tap Trail via Dakota's Peace Grove. The station renovation could be augmented by rehabilitating Capitol and Paige Streets to provide high-comfort facilities for pedestrians and cyclists to and from the station.

These safe-street enhancements would better connect a future station to East Downtown residential areas, the Columbia Tap Trail, and neighborhood amenities.

Friends of Columbia Tap believes that integrating native plant (pocket prairie) elements into the site's design (short-term and/or long-term) will improve stormwater drainage/flood mitigation, improve thermal comfort/mitigate urban heat island effect, and improve air quality, while also improving the overall aesthetics of the site in a way that minimizes maintenance. These approaches would fulfill the objectives of the Resilient Houston Plan, particularly:

- **16.2** Accelerate tree planting and prairie restoration. Partners will focus efforts in areas with the strongest urban heat island effects, air pollution issues, environmental injustice, inequitable tree canopy cover, and a high concentration of pedestrians and bicyclists who would benefit from shade. The City will also reduce barriers to tree planting along streets and sidewalks and will encourage tree planting on private properties.
- **16.5** Develop innovative shade structures. Innovative shade structures can provide not just shade, but also other cooling techniques such as fans or misters to enable more outdoor activities in the summer months. These structures can be placed in a variety of public spaces, including at schools, libraries, community centers, METRO stops, parking areas, and pedestrian walkways.
- **26.3** Promote natural infiltration and treatment of stormwater by wetlands, prairies, and woodlands. Wetlands, prairies, and woodlands provide critical flood risk reduction by retaining stormwater on site and encouraging infiltration through the soil for plant absorption or groundwater recharge. Wetlands, prairies, and woodlands are critical and complex ecosystems that provide flood management and significant water quality benefits. They support plants and other living organisms that can consume pollutants, naturally treating contaminated water and preserving land.
- **49.1** Improve bicycle and pedestrian connections to METRO stations. First- and last-mile investments could extend the catchment area for METRO stops and stations, making it easier for Houstonians to walk, bike, or roll to access public transit. METRONext proposes investments in first- and last-mile connections to rail stations, transit centers, park & rides, and high-frequency bus stops. The City will work with METRO to leverage resources toward last-mile solutions and ensure that investments are prioritized through an evidence-based approach that quantifies need based on transit dependency factors, safety risk, and accessibility needs to see where improvements would make the biggest impacts.
- **51.3** Restore land to native prairie, wetlands, and woodlands. Native grasslands, wetlands, and woodlands can generally absorb floodwaters more effectively than other types of vegetation, while also improving environmental health and providing other co-benefits. In addition to supporting the conservation of existing native landscapes, we will work with regional partners to revegetate, restore, and enhance native habitats within our urban environment. We will also identify rapid revegetation methods and plant materials for restoration of large public areas, including rights-of-way, esplanades, parks, and utility easements. Additionally, we

will promote the use of native grass species for turf re-establishment in residential and commercial areas.

These proposed actions are also in line with the Houston Climate Action Plan, East Downtown Service Plan, Downtown/EaDo Livable Centers Study, and Cycles of Columbia Tap. Once METRO provides guidance on their proposed footprint for the new station/hardscaping, Friends of Columbia Tap and partners could amend their proposed softscaping/native plant/pocket prairie designs.

Appendix A. Proposed Timeline for Pocket Prairie Development

- Summer 2023
 - Assess community knowledge, values, etc. of prairies. This is pretty critical to understanding interpretive signs and programming
 - Put out 'coming soon' signs on the site to prepare the community for what's about to happen
- mid-August to mid-September 2023 - Site prep
 - Debris removal
 - Invasive species treatment (as needed) - this may require the use of herbicides unfortunately.
- mid-September - Seed Sowing and planting
 - Seed drill using contractor such as Wildlife Habitat Federation (WHF)
 - Volunteer planting day (with potted plants and/or grass sprigs) within a week of seeding (so volunteers don't kill emerging seedlings). It's okay if they step on seeds
- mid-September to mid-October
 - Monitor invasive species; if irrigation is available - water planting twice a week if dry conditions persist
- Early December - Assess
 - If you have great wildflower and native grass growth, then just focus on invasive species control
 - If you don't have robust growth, consider adding more seeds.
- Winter 2024
 - You will see a blanket of small plants and we will know which species from their rosettes (leaves)
- Late January to Mid-February (depending on how warm the winter is),
 - First blooms
- Mid-February - Late Spring
 - Activate the spaces with activities

TAB 6.a.

Communication's Committee

Updates

East Downtown Redevelopment Authority / TIRZ 15 Communications Committee

March 27, 2023 | 12:00 PM | Virtually via Teams

Attendees

The Goodman Corporation (TGC)

Kristi Miller – TIRZ 15 Administrator

East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone (TIRZ) 15

Paula Mendoza

Frances Castaneda Dyess

Meeting Summary

1. Welcome & introductions
2. Committee Purpose and Recent Success
 - a. Public Meeting Recap
 - i. Committee was pleased with outcome
 - ii. Next meeting /future meetings
 1. Piggyback off another event
 2. Success of the recent meeting attributed to joint event / event with DYNAMO/stadium
 - iii. Pleased to see significant members of the community in attendance
 - iv. Add photos / meeting recap to website (ACTION ITEM: ADMIN)
 - b. Summary / Thank you Email to TIRZ Distribution list
 - i. Kristi will draft and share with the committee this week for review and comment (ACTION ITEM: ADMIN)
 - ii. Once Committee approves, Kristi will send to email distribution list and post to website
3. Future initiatives, committee work to consider
 - a. CIP / budget
 - i. In April, Kristi and Kyle (EHRA) will begin working on the upcoming year CIP
 - ii. Items relative to Committee
 1. Increased web presence
 2. Constant Contact / Distribution
 - iii. Kristi will provide a “not to exceed” budget to Committee to review prior to April Board of Directors meeting (ACTION ITEM: ADMIN)

- b. PARK(ing)Day → Friday, September 15
 - i. Committee would like to consider pursuing in 2023
 - 1. Advertising for this is key / crucial
 - 2. Interested in opportunities to draw people to the Zone
 - ii. ACTION ITEM: ADMIN will reach out to HPW / ASLA for planning information
- 4. Future Meetings
 - a. May 22 – 12:00 PM, via Teams
 - i. Suggest moving meeting to 11, rather than 12
 - 1. Paula, Frances ok with time change – Kristi will confirm with Seth
- 5. Additions/Pending Items for Board of Directors Meeting
 - a. Nothing at this time
- 6. Other Items
 - a. Invitation to Goal Park Social Gathering – Thursday April 6
 - i. Frances will share invitation with Communications Committee
 - ii. ADMIN will share with other Board members

TAB 7.

Project's Committee

Update

East Downtown Redevelopment Authority / TIRZ 15 Projects Committee

April 3, 2023 | 12:00 PM | Virtually via Teams

Attendees

The Goodman Corporation (TGC)

Kristi Miller – TIRZ 15 Administrator

East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone (TIRZ) 15

Bernie Aldape

Chris Hollins

EHRA

Kyle Macy

Ashley Sowards

East Downtown Management District

Jessica Bacorn

Meeting Summary

1. Project progress since last meeting.
 - EHRA shared story map available on website
 - o Directors: let EHRA know if you'd like to add / edit photos
 - Reviewed Completed Projects
 - o Amenity Overlay (moved from active to completed)
 - Reviewed Active Projects
 - o Bastrop
 - Nearing the bid phase / will start advertising soon
 - o Walker
 - EHRA was able to meet the contractor on site after several weeks of coordination.
 - EHRA worked with the City of Houston to expediate repairs of a collapsed sewer line.
 - TIRZ 15 received positive feedback for proactive action to address this issue.
 - City of Houston is reimbursing this repair; EHRA will monitor

- EHRA is coordinating a meeting with Shell Energy Stadium to discuss construction timeframe; cautious of stadium schedule. EHRA will provide an updated contact for Shell Energy Stadium.
 - Columbia Tap Trail
 - Documents have been executed between Bracewell, contractor, and TIRZ 15, so the project will kick off soon
 - EHRA is coordinating a pre-construction meeting with the contractor
 - Lead time for fitness equipment is TBD / EHRA will provide updates as available
 - Texas
 - METRO is making progress on the required hazard analysis; once this information is provided, EHRA will determine the best path forward
2. Discuss CIP FY23
- EHRA is reviewing project costs. In the coming month, EHRA will work with the Administrator and Directors to prioritize projects based on anticipated revenue.
3. Administrator Updates
- The administrator is working with East Downtown Management District on some website updates, particularly to make story map more obvious on the home page and keeping updates for each Board separate.
 - The administrator and EHRA met with Pagewood (as well as their consultant team and investors) to discuss their proposed Eastline District development. The marketing book will be made available to the Board of Directors. One of the investors (Randy Wile) was recently appointed to the East Downtown Management District Board of Directors. SWA, the landscape architecture subconsultant, has discussed landscape requirements with East Downtown Management District. The administrator asked Pagewood to provide additional information regarding proposed improvements in the public right-of-way and estimate of potential increment generated when fully developed.
4. Other items
- EHRA will provide project progress emails to the committee with a focus on before and after photos.
 - Jessica will share a recent presentation with updates for Goal Park with the Projects Committee.

TAB 7.a.

Engineer's Report

**EAST DOWNTOWN REDEVELOPMENT AUTHORITY/T.I.R.Z. NO. 15
ENGINEERING REPORT**

Date: Through April 12, 2023

Date of Board Meeting: April 17, 2023

Engineer: K. Macy, P.E.



Signature

Agenda Item 3.a-c:

a. Engineering Consultant Report

1. (T-1514) Texas Avenue Mobility Improvements – No Action Required

Update: EHRA has been conducting bi-weekly update meetings with METRO. METRO indicated that they have partnered with a sub consultant to aid with staff availability to conduct the Preliminary Hazard Analysis for the Texas Avenue project. METRO anticipates June 2023 for the start of the Hazard Analysis process.

ACTION ITEM: None at this time

2. (T-1517) Columbia Tap Trail – No Action Required

Update: The Columbia Tap Trail pre construction meeting was conducted on April 11. The contractor has begun materials submittals, and anticipates kicking off construction in the coming weeks.

ACTION ITEM: None at this time

3. (T-1504, 1515) Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction – No Action Required

Update: The Draft Geotechnical Report was received March 22, and HPW completed their review on April 12. With this information EHRA is preparing the 60% design plans to be submitted at the end of April.

ACTION ITEM: None at this time

4. (T-1505) Walker – Roadway Rehabilitation – No Action Required

Update: The Walker Street sanitary sewer improvements were completed the week of April 3. The contractor is planning to continue with the rail removal in the coming weeks. EHRA and the contractor met with stadium personnel on April 11 to discuss construction timeline and coordination.

ACTION ITEM: None at this time

5. (T-1511) Bastrop Promenade/Greenspace (Design Phase) – No Action Required

Update: EHRA and sub consultants are finalizing bid documents and schedule. Once the schedule has been set, EHRA will share with the Project's Committee.

ACTION ITEM: None at this time

6. (T-1516) Phase 1 Amenity Overlay – No Action Required

Update: Awaiting acceptance letter from the City of Houston.

ACTION ITEM: None at this time

7. (T-1523) NHHIP Planning and Implementation – No Action Required

Update: None at this time

b. Existing and Proposed Work Authorizations (WA)

1. Existing WAs –(action required – see number)

1. (WA 20-03) Phase 1 Amenity Overlay - (Update in a.6)

2. (WA 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in a.1)

3. (WA No. 21-02) Phase 2 – Roadway and utility Reconstruction (DCR) – (Update in a.3)

4. (WA No. 21-12) Walker Street Roadway Rehabilitation – (Update in a.4)

5. (WA 21-06) Bastrop/Promenade Greenspace Design – (Update in a.5)

6. (WA 21-07) Polk Street Addition to Phase 2 Roadway Utilities Reconstruction Topography and Design Concept Report (DCR) – (Update in a.3)

7. (WA 21-08) NHHIP Planning Implementation – (Updated in a.7)

2. Proposed WAs – (Action Required)

1. None at this time

NOTE: For Active Work Authorizations Summary and General Timeline see attached Exhibit 1 and 2.

c. Other matters, if any – None at this time.



**10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300**

EAST DOWNTOWN REDEVELOPMENT AUTHORITY / T.I.R.Z. NO. 15

WORK AUTHORIZATION SUMMARY

Date: Through April 13, 2023

EXHIBIT	
1:	Active Work Authorization SUMMARY

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1504 / 21-32	Design	Phase 2 – Roadway and Utility Re-Construction	\$654,940.00	\$260,500.00	40%	Q3 2023	Q2 2024
1505/ 21-12	Construction	Walker – Roadway Rehabilitation	\$93,000.00	\$9,300.00	10%	-	Q1 2023
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$99,750.00	100%	Q3 2022	Q1 2023
1516 / 20-03	Construction	Phase 1 Amenity Overlay	\$130,000.00	\$130,000.00	100% Construction 95% WA	Q3 2021	Q3 2022



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EAST DOWNTOWN REDEVELOPMENT AUTHORITY / T.I.R.Z. NO. 15

WORK AUTHORIZATION SUMMARY

Date: Through April 13, 2023

EXHIBIT 2: Active Work Authorization Anticipated **TIMELINE**

CIP 1504 - Phase 2 - Roadway and Utility Re-Construction (With Polk scope)		
Item	Date / Window	Description
1	Q2 2023	ESA I Complete. ESA II Required. Geotechnical near complete. 60% Submittal in next 3-5 weeks.

CIP 1505 - Walker - Roadway Rehabilitation		
Item	Date / Window	Description
1	Q2 2023	Point Repair complete. Coordination with Shell Stadium complete. Rehabilitation to commence upon receipt of signalized crossing materials.

CIP 1511 - Bastrop Promenade / Greenspace (Design)		
Item	Date / Window	Description
1	Q2 2023	Bid Process.

CIP 1514 - Texas Avenue Mobility Improvements		
Item	Date / Window	Description
1	Q2 2023	METRO committed to performing Hazard Analysis in 8-12 weeks.

CIP 1516 - Phase 1 Amenity Overlay		
Item	Date / Window	Description
1	Q2 2023	Awaiting City of Houston Acceptance letter.

CIP 1517 - Columbia Tap Trail		
Item	Date / Window	Description
1	Q2 2023	Pre-Construction Meeting held April 11. Site walk April 14.

TAB 8.a.

BOOKKEEPER'S REPORT

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

MARCH 31, 2023

***G**overnmental
Financial
Reporting, LLC*

East Downtown Redevelopment Auth. - GENERAL FUND
Statement of Revenue and Expenditures - Actual vs. Budget

	Mar 23	Budget	Jul - Mar 23	YTD Budget	Annual Budget
Revenue					
Tax Increments	501,776.00	501,777.00	4,515,984.00	4,515,986.00	6,021,317.00
Interest	53,382.94	945.00	332,439.43	8,505.00	11,342.00
Total Revenue	<u>555,158.94</u>	<u>502,722.00</u>	<u>4,848,423.43</u>	<u>4,524,491.00</u>	<u>6,032,659.00</u>
Expenditures					
TIRZ Administration					
Accounting	750.00	1,666.00	6,750.00	15,002.00	20,000.00
Administration Consultant	4,958.35	6,500.00	34,762.51	58,500.00	78,000.00
Audit	0.00	2,084.00	17,500.00	18,748.00	25,000.00
Insurance	0.00	166.00	1,465.10	1,502.00	2,000.00
Tax Consultant	412.20	500.00	3,711.90	4,500.00	6,000.00
Office Expense	429.64	416.00	3,785.03	3,752.00	5,000.00
Total TIRZ Administration	<u>6,550.19</u>	<u>11,332.00</u>	<u>67,974.54</u>	<u>102,004.00</u>	<u>136,000.00</u>
Program & Project Consultants					
Engineering	0.00	2,500.00	0.00	22,500.00	30,000.00
Legal	2,599.03	2,084.00	20,500.32	18,748.00	25,000.00
Planning Consultants	0.00	4,166.00	0.00	37,502.00	50,000.00
Total Program & Project Consultants	<u>2,599.03</u>	<u>8,750.00</u>	<u>20,500.32</u>	<u>78,750.00</u>	<u>105,000.00</u>
Commerce and Canal	0.00	4,166.00	0.00	37,502.00	50,000.00
East Village	0.00	6,878.00	106,435.22	61,894.00	82,528.00
Debt Service					
Note Principal	75,000.00	27,084.00	230,000.00	243,748.00	325,000.00
Interest Expense	41,722.63	14,000.00	128,239.57	126,000.00	168,003.00
Stadium Land Purchase (County)	51,036.00	51,036.00	459,324.00	459,324.00	612,430.00
Total Debt Service	<u>167,758.63</u>	<u>92,120.00</u>	<u>817,563.57</u>	<u>829,072.00</u>	<u>1,105,433.00</u>
ISD Educational Facilities	41,663.00	41,662.00	374,967.00	374,964.00	499,950.00
COH Administration Fee	11,882.00	11,882.00	106,938.00	106,938.00	142,584.00
ISD Administration Fee	2,083.00	2,084.00	18,747.00	18,748.00	25,000.00
County Affordable Housing	20,945.00	20,945.00	188,505.00	188,505.00	251,339.00
Municipal Services (to COH)	26,144.00	26,144.00	235,296.00	235,296.00	313,726.00
	<u>102,717.00</u>	<u>102,717.00</u>	<u>924,453.00</u>	<u>924,451.00</u>	<u>1,232,599.00</u>
Total Expenditures	<u>279,624.85</u>	<u>225,963.00</u>	<u>1,936,926.65</u>	<u>2,033,673.00</u>	<u>2,711,560.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	<u>275,534.09</u>	<u>276,759.00</u>	<u>2,911,496.78</u>	<u>2,490,818.00</u>	<u>3,321,099.00</u>
 Transfers					
Transfer to Debt Service Fund	135,337.50	135,337.50	1,218,037.50	1,218,037.50	1,624,050.00
Total Transfers	<u>135,337.50</u>	<u>135,337.50</u>	<u>1,218,037.50</u>	<u>1,218,037.50</u>	<u>1,624,050.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures and Transfers	<u>140,196.59</u>	<u>141,421.50</u>	<u>1,693,459.28</u>	<u>1,272,780.50</u>	<u>1,697,049.00</u>

East Downtown Redevelopment Auth. - CAPITAL PROJECTS FUND
Statement of Revenue and Expenditures - Actual vs. Budget

	Mar 23	Budget	Jul - Mar 23	YTD Budget	Annual Budget
Revenue					
Bond Proceeds	87,621.88	489,166.00	644,954.94	4,402,502.00	5,870,000.00
Interest Revenue	118.25	0.00	202,390.00	0.00	0.00
Total Revenue	87,740.13	489,166.00	847,344.94	4,402,502.00	5,870,000.00
Expenditures					
Capital Outlay					
T-1504 Phs 2-Roadway/Utility Recon	68,600.00	76,666.00	267,022.55	690,002.00	920,000.00
T-1505 Walker Str Roadway Rehab	10,661.88	137,500.00	28,490.94	1,237,500.00	1,650,000.00
T-1511 Bastrop Promenade	845.00	62,500.00	932.89	562,500.00	750,000.00
T-1514 Texas Ave Mobility Imprvmnts	750.00	73,334.00	15,000.00	659,998.00	880,000.00
T-1516 Amenity Overlay Phase 1	0.00	0.00	286,993.76	0.00	0.00
T-1517 Columbia Tap Improvement	0.00	54,166.00	8,381.50	487,502.00	650,000.00
T-1520 Traffic Notification Imprvmnts	0.00	8,334.00	0.00	74,998.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,666.00	0.00	375,002.00	500,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	90,000.00	120,000.00
T-1524 McKinney St Rehabilitation	0.00	20,834.00	0.00	187,498.00	250,000.00
T-1599 Safe Sidewalk Program	0.00	4,166.00	0.00	37,502.00	50,000.00
Total Capital Outlay	80,856.88	489,166.00	606,821.64	4,402,502.00	5,870,000.00
Bank Charges and Office Expense	0.00	0.00	0.00	0.00	0.00
Legal Expense	0.00	0.00	4,748.30	0.00	0.00
General Engineereing	6,765.00	0.00	33,385.00	0.00	0.00
Total Expenditures	87,621.88	489,166.00	644,954.94	4,402,502.00	5,870,000.00
Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	118.25	0.00	202,390.00	0.00	0.00

East Downtown Redevelopment Authority
Schedule I
CHECK REGISTERS
As of April 17, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<u>Operating Fund:</u>					
Cash - PNC Bank					8,159.64
Deposit	03/31/2023	Dep.	March Interest	38.94	8,198.58
Check	03/31/2023	Debit	Bank Service Charge	-394.25	7,804.33
Transfer	04/14/2023	Trf.	TexSTAR	25,000.00	32,804.33
Bill Pmt -Check	04/17/2023	1562	Bracewell LLP	-2,599.03	30,205.30
Bill Pmt -Check	04/17/2023	1563	Equi-Tax Inc.	-412.20	29,793.10
Bill Pmt -Check	04/17/2023	1564	Governmental Financial Reporting, L	-793.24	28,999.86
Bill Pmt -Check	04/17/2023	1565	The Goodman Corporation	-4,958.35	24,041.51
Cash - PNC Bank				15,881.87	24,041.51
Whitney Bank					1,044.00
Deposit	03/31/2023	Dep.	March Interest	0.35	1,044.35
Total Whitney Bank				0.35	1,044.35
TexSTAR - Revenue Account					13,250,551.69
Deposit	03/31/2023	Dep.	March Interest	51,842.79	13,302,394.48
Transfer	04/14/2023	Trf.	PNC Operating Account	-25,000.00	13,277,394.48
Total TexSTAR				26,842.79	13,277,394.48
<u>Net Operating Fund Available</u>					<u>13,302,480.34</u>
<u>Capital Projects Fund:</u>					
Cash - PNC Bank					13,555.48
Deposit	03/31/2023	Dep.	March Interest	118.25	13,673.73
Transfer	04/14/2023	Trf.	Regions Bond Funds	87,621.88	101,295.61
Bill Pmt -Check	04/17/2023	1061	EHRA Engineering	-86,871.88	14,423.73
Bill Pmt -Check	04/17/2023	1062	Traffic Engineers, Inc.	-750.00	13,673.73
Total Compass Bank				118.25	13,673.73
Regions Bank - Bond Funds					10,752,894.18
Deposit	03/31/2023	Dep.	March Interest	37,075.77	10,789,969.95
Transfer	04/14/2023	Trf.	PNC Capital Projects Fund	-87,621.88	10,702,348.07
Total Regions Bank - Bond Funds				37,075.77	10,702,348.07
<u>Total Capital Projects Fund</u>					<u>10,716,021.80</u>
<u>Debt Service Fund:</u>					
Cash - PNC Bank					744,311.80
Deposit	03/31/2023	Dep.	March Interest	1,500.86	745,812.66
Total Compass Bank				1,500.86	745,812.66
Regions Bank - Pledged Reserve Fund					4,320.82
Deposit	03/31/2023	Dep.	March Interest	14.71	4,335.53
Total Regions Bank-Pledged Reserve F				14.71	4,335.53
Regions Bank - Debt Service Fund					9,822.71
Deposit	03/31/2023	Dep.	March Interest	1,527.46	11,350.17
Total Regions Bank-Debt Service Funds				1,527.46	11,350.17
Regions Bank - Debt Service Reserve Fund					1,599,428.46
Deposit	03/31/2023	Dep.	March Interest	5,445.11	1,604,873.57
				5,445.11	1,604,873.57
<u>Total Debt Service Fund</u>					<u>757,162.83</u>

East Downtown Redevelopment Authority

Debt Service Requirements

		Sept. 1, 2022	Dec. 1, 2022	March 1, 2023	June 1, 2023
Loan Agreement Serial Bonds 6/23/16:					
	Principal	\$ 80,000.00	\$ 75,000.00	\$ 75,000.00	\$ -
	Interest	43,786.23	42,730.31	41,722.63	\$ -
Total		<u>\$ 123,786.23</u>	<u>\$ 117,730.31</u>	<u>\$ 116,722.63</u>	<u>\$ -</u>
Series 2021 Bonds					
	Principal	\$ 725,000.00	\$ -	\$ -	\$ -
	Interest	<u>\$ 456,975.00</u>	<u>\$ -</u>	<u>\$ 438,850.00</u>	<u>\$ -</u>
Total		<u>\$1,181,975.00</u>	<u>\$ -</u>	<u>\$ 438,850.00</u>	<u>\$ -</u>

TAB 9.

Administrator's Report

To: Board of Directors, East Downtown Redevelopment Authority / TIRZ 15
From: Kristi Miller, AICP
Subject: **Report from Zone Administrator**
Date: April 17, 2023

The Zone Administrator has been working on a variety of activities in support of the Authority's goals, such as monitoring the progress of ongoing and planned projects within the Zone, and meeting with consultants, community leaders, constituent groups, and other City entities. Since the last board meeting, the Administrator has:

- Established and attended weekly meetings with EHRA to discuss project progress and upcoming CIP process
- Conducted Communications Committee meeting: created agenda, facilitated meeting, took minutes, and drafted email summarizing public meeting results
- Conducted Projects Committee meeting: created agenda, facilitated meeting, took minutes
- Attended pre-construction meeting for Columbia Tap Trail
- Established weekly meeting schedule with East Downtown Management District Executive Director
- Met with Pagewood, Wile Interests, SWA, and Cornerstone Government Affairs to discuss the proposed Eastline District Development
- Met with Ancorian to discuss potential impacts of the Phase 2 Reconstruction Project
- Met with Jennifer Curley, City of Houston Economic Development, to discuss developer agreements and upcoming CIP
- Met with TxDOT, Houston Downtown Management District, and East Downtown Management District to discuss NHHIP progress and impacts to TIRZ 15.
- Attended presentation by Utile discussing potential development ideas for the EaDo Cap
- Reviewed research on cap development; air rights for development; and H-GAC community engagement commitment.
- Accepted invitation to join monthly NHHIP Multi-Agency Meetings (hosted by Houston Downtown Management District; other attendees include TxDOT, East Downtown Management District, City of Houston, Houston Southeast Management District, Midtown Houston)
- Met with City of Houston, Harrisburg TIRZ, and East Downtown Management District to discuss intersection improvements at Columbia Tap Trail cross just east of Palmer
- Met with Friends of Columbia Tap Trail to discuss Peace Grove, the Columbia Tap Action Plan, and the METRO Purple Line stations development
- Met with Goal Park to discuss organization mission and purpose, and upcoming events
- Received and reviewed developer reimbursement request from Lovett for Williams on Canal and Williams on Commerce
- Reviewed monthly invoices

TAB 9.a.

EDGE Project Agreement with

Scenic Houston

**SUPPLEMENTAL AGREEMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF
HOUSTON, TEXAS, EAST DOWNTOWN REDEVELOPMENT AUTHORITY, AND
SCENIC HOUSTON, INC. (AS ASSIGNEE OF SCENIC TEXAS, INC.)**

This SUPPLEMENTAL AGREEMENT (“Supplemental Agreement”) to that certain Development Agreement by and between Reinvestment Zone Number Fifteen, City of Houston, Texas (“Zone”), East Downtown Redevelopment Authority (“Authority”), and Scenic Houston, Inc. (“Scenic”), as assignee of Scenic Texas, Inc., made effective as of March 16, 2020 (“Development Agreement”) is made and entered into on _____, 2023 (“Effective Date”), by and between the Zone, the Authority and Scenic (each, a “Party” and collectively, the “Parties”).

WITNESSETH:

WHEREAS, the Parties previously entered into the Development Agreement, pursuant to which Scenic agreed to complete all aspects of a project to redevelop Pease Street, the first gateway entrance into downtown Houston from Interstate Highway 45 (“Pease Street Gateway”), and the Authority agreed to make available a portion of the Available Tax Increment (as defined therein) to finance the Pease Street Gateway;

WHEREAS, in accordance with the Development Agreement, the Authority paid an initial advancement to Scenic during 2020 and 2021 in the amount of \$525,000 (“Advance”) based on an installment payment schedule set forth in Section 6.2 thereof; and

WHEREAS, subsequent to payment of the Advance, the design and construction of Pease Street Gateway was placed on hold due to a combination of factors, including the COVID-19 pandemic and Texas Department of Transportation (“TxDOT”)’s decision to postpone construction of its related Interstate Highway 45 exit ramp project (“Ramp Project”) due to delays in TxDOT’s North Houston Highway Improvement Project (“NHHIP”);

WHEREAS, Scenic has spent \$273,586 of the Advance on construction design fees, project management, and administrative fees, and has retained the remaining \$251,414 (“Advance Balance”); and

WHEREAS, the Parties now desire to enter into this Supplemental Agreement to provide for the return of the Advance Balance to the Authority and to memorialize the Parties’ agreement to hold the Development Agreement in abeyance for up to three (3) years, pending a determination by TxDOT to reschedule the NHHIP and the Ramp Project so that design and construction of the Pease Street Gateway can be resumed;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I.

1. Scenic Houston shall remit the Advance Balance to the Authority within ten (10) days of the Effective Date.

2. Upon receipt by the Authority of the Advance Balance, all obligations of each Party under the Development Agreement shall be held in abeyance for a period not to exceed three (3) years from the Effective Date, which period may be extended by mutual agreement of the Parties (“Hold Period”).

3. During the Hold Period, Scenic shall exercise best efforts to pursue the resumption of the Pease Street Gateway, including taking the following affirmative steps: (i) contacting TxDOT on a quarterly basis to assess the current status of the NHHIP and Ramp Project and Pease Street Gateway; (ii) inviting the Authority to participate in any discussions between Scenic and TxDOT regarding the NHHIP, the Ramp Project and the Pease Street Gateway; and (iii) and providing the Authority with quarterly written reports documenting and summarizing Scenic’s

efforts to contact and engage with TxDOT with respect to the NHHIP, the Ramp Project and the Pease Street Gateway.

4. In the event that the Pease Street Gateway is resumed during the Hold Period, all parties will convene in order to come to an agreement on the next steps necessary to move forward with funding the design and construction of the Pease Street Gateway, which may include modifying the Development Agreement as needed to reflect the mutual intent of the parties with respect thereto. Provided, further, if the Pease Street Gateway is not resumed during the Hold Period, notwithstanding any provisions of the Development Agreement to the contrary, the Development Agreement shall be terminated upon expiration of the Hold Period, and all Parties shall execute any necessary documentation in evidence such termination.

5. In the event that Scenic does not perform its obligations hereunder in substantial compliance with this Supplemental Agreement during the Hold Period, the Authority and the Zone may terminate the Supplemental Agreement, at which time the Development Agreement shall immediately be terminated and be of no further force and effect.

6. All defined terms in this Supplemental Agreement have the definitions set forth for those terms in the Development Agreement, unless otherwise stated herein.

ARTICLE II.

SIGNATURES

IN TESTIMONY OF WHICH this Supplemental Agreement has been executed on behalf of the Zone, the Authority and Scenic Houston in duplicate originals which shall be considered of equal force and effect.

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

**EAST DOWNTOWN REDEVELOPMENT
AUTHORITY**

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

SCENIC HOUSTON, INC.

By: _____
Name: _____
Title: _____