

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

April 17, 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 17th day of April, 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
Paula Mendoza	Assistant Secretary
Christopher Hollins	Director
Seth Hopkins	Director
Martha Gil	Director

All members of the Board of the Directors were present, thus constituting a quorum.

Also present were: Ed Pettit and Lyric Smith, members of the public; Olivia Lee of the Mayor’s office; Jessica Bacorn Administrator for East Downtown Management District; Kristi Miller of The Goodman Corporation (the “Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; 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.

RECONSTITUTE BOARD OF DIRECTORS

The Board discussed the makeup of the Board with a new director, as well as reconstituting offices. After consideration, upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously voted to appoint Director Mendoza as Assistant Secretary and Director Gil as Director.

APPOINT COMMITTEE MEMBERS

Director Quan requested Ms. Miller consider an analysis of the subcommittees and provide recommendations for changes to the committees.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the March 20, 2023. Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of March 20, 2023 meeting.

UPDATE FROM FRIENDS OF COLUMBIA TAP

Consider support funding for the Columbia Tap Trail Action Plan

The Board recognized Mr. Pettit, who presented an action plan for Columbia Tap (“Action Plan”), a copy of which is attached hereto as Exhibit “B”. He stated that the proposal was submitted by the Community Design Resource Center at the University of Houston. Mr. Pettit reported that he will be approaching several entities in support of the Action Plan to contribute funds and noted the projected budget of \$10,000. Mr. Pettit answered the Board’s questions, including inquires related to communication and engagement of the community related to the Action Plan.

After review, upon a motion brought by Director Dyess, seconded by Director Mendoza, to authorize \$5,000 to be contributed to the Action Plan, subject to legal counsel review of a related agreement.

METRO Pocket Prairie and Green Station proposal

The Board then reviewed the METRO Pocket Prairie and Green Station proposal, a copy of which is attached hereto as Exhibit “C”. No action was taken on this matter.

Director Hollins entered the meeting.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Committee Updates

Director Mendoza reported that the Communications Committee met earlier in the month, a summary of the Communication Committee meeting is attached hereto as Exhibit “D”. She noted that Ms. Miller is working on creating a synopsis of the results of the public meeting, as well as an expression of gratitude to the community for their participation.

PROJECTS AND ENGINEERING

Director Dyess reviewed the project’s committee summary, a copy of which is attached hereto as Exhibit “E”.

Engineer’s Report

Mr. Macy presented and reviewed the Engineer’s Report, a copy of which is attached hereto as Exhibit “F”.

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.

FINANCIAL MATTERS

Director Aldape requested Ms. Adams give the Bookkeeper’s report.

Bookkeeper Report/ payment of invoices

Ms. Adams presented the Bookkeeper’s report for the month, a copy of which is attached hereto as Exhibit “G”.

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 Mendoza, the Board unanimously voted to approve the invoices for payment.

Director Aldape left the meeting.

ADMINISTRATOR’S REPORT

The Board recognized Ms. Miller and gave a general report, a copy of which is attached hereto as Exhibit “H”.

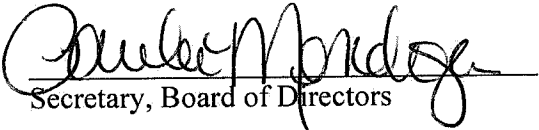
Edge Project Agreement with Scenic Houston (the “Agreement”)

The Board recognized Mr. Lord who reported on the history of the Edge Project Agreement with Scenic Houston and noted that the Authority had advanced funds for the project. He stated that the project experienced delays due to various reasons, including COVID-19 and the project has now been postponed. Mr. Lord added that some of the advance was spent on the design, project management and administrative fees. However, Scenic Houston is refunding the balance back to the Authority. A copy of the Agreement is attached hereto as Exhibit “I”.

Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously approved the Agreement as presented.

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


Secretary, Board of Directors

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

April 17, 2023

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Texas (the “Zone”) convened in regular session, open to the public, via telephonic communication on the 17th day of April, 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
Paula Mendoza	Assistant Secretary
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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.

RECONSTITUTE BOARD OF DIRECTORS

The Board discussed the makeup of the Board with a new director, as well as reconstituting offices. After consideration, upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously voted to appoint Director Mendoza as Assistant Secretary and Director Gil as Director.

APPOINT COMMITTEE MEMBERS

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