

## MINUTES OF MEETING

OF

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

February 19, 2024

The Board of Directors (the “Board”) of East Downtown Reinvestment Zone Number Fifteen, City of Houston (the “Zone”) convened in regular session, open to the public, via telephonic communication on the 19<sup>th</sup> day of February 2024. 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
Seth Hopkins	Director
Martha Gil	Director

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

Also present were: Michael DeTerlizzi, member of the public; Preston Luster and Paul Kincaid of Pagewood, Edwin Friedrichs of Walter P. Moore, engineering consultant for Pagewood; Sanjay Bapat of Allen, Boone, Humphries, Robinson LLP, legal counsel for Pagewood; Christian Betirri, Omar Kiggunda and Brittany Metcalf of Goal Park Foundation; Elizabeth Whitton, Administrator for East Downtown Management District; Kristi Miller of The Goodman Corporation (the “Administrator”); Clark Lord of Bracewell LLP; Cynthia Craig 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**

The Board recognized Michael DeTerlizzi who inquired about how the Redevelopment Authority/Reinvestment Zone and Management District work together and how they differ. Ms.

Miller provided he email to Mr. DeTerlizzi and will provide him with the information requested.

### **MINUTES OF PREVIOUS MEETING**

The Board considered approving the minutes of the December 11, 2023. Upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of December 11, 2023 meeting.

### **PRESENTATION FROM PAGWOOD**

The Board recognized representatives of Pagewood, who drew the Board's attention to a presentation of conceptual designs and provided information regarding location, parking and structure. Pagewood then answered the Board's questions.

After consideration, upon a motion brought by Director Hopkins, seconded by Director Aldape, the Board unanimously authorized negotiation discussions with Pagewood regarding a potential project within the boundaries of the Redevelopment Authority/Reinvestment Zone.

### **FINANCIAL MATTERS**

Director Dyess requested Ms. Craig give the Bookkeeper's report.

#### **Bookkeeper Report/ payment of invoices**

Ms. Craig presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "B". Upon a motion brought by Director Mendoza, seconded Director Hopkins, the Board unanimously voted to approve the invoices for payment.

### **COMMUNICATIONS AND PUBLIC ENGAGEMENT**

#### **Committee Updates**

Ms. Miller reported that the Redevelopment Authority/Reinvestment Zone have been awarded two awards for public outreach. She noted that an article regarding the achievement has been published on the Redevelopment Authority/Reinvestment Zone's website.

### **PROJECTS AND ENGINEERING**

Ms. Miller reviewed the project committee update and noted the fiscal year budget for 2025 will be discussed and presented at the next Board meeting.

#### **Engineer's Report**

Mr. Macy presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "C".

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 – Design Phase; (vi) T-1523 NHHIP Planning and Implementation. He answered the Board’s questions regarding these matters.

Ms. Miller requested the Board consider authorizing the Project’s Committee to work with Engineer and prepare design concepts for the infrastructure at McKinney “T-1524 McKinney Street Rehabilitation”, since the infrastructure was created in 1909.

Upon a motion, second and unanimous vote, the Board authorized the Project Committee to coordinate with the Engineer to prepare infrastructure design concepts for T-1524 McKinney Street Rehabilitation, not to exceed \$150,000.

**ADMINISTRATOR’S REPORT**

Ms. Miller stated that the East Downtown Management District has prepared a letter to TxDOT related to the NHHIP project, a copy of which is attached hereto as Exhibit “D”. The Board recognized Ms. Whitton who reviewed the letter and requested any comments be sent to her in a few days.

Upon a motion, second and unanimous vote, the Board authorized Ms. Whitton to submit the letter ‘as is’ if there are no comments received during the week.

Ms. Miller reported that new signature cards are needed for the Bookkeeper, authorizing new representatives to execute items for the TexStar account. She noted that Directors Dyess and Mendoza would need to sign the form authorizing new signors for the TexStar account.

Upon a motion, second and unanimous vote, the Board authorized Bookkeeper representatives to execute items for TexStar account.


Next, Ms. Miller reported that Director Hollins has resigned from the Board of Directors.

**GOAL PARK UPDATE**

The Board recognized Mr. Betirri and Ms. Metcalf, who provided a general update on the project, a copy of which is attached hereto as Exhibit “E”.

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

A handwritten signature in blue ink, consisting of a large, stylized letter 'B' followed by several horizontal strokes.

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Secretary, Board of Directors