

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

April 15, 2024

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 15th day of April 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 Dyess thus constituting a quorum.

Also present were: Hussain Capital and Robert Grobe, member of the public; Christian Betirri, of Goal Park Foundation; Linda Trevino of METRO; Kristi Miller of The Goodman Corporation (the “Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Randy Carr 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”). Additional members of the public were in attendance and named on Exhibit “A”.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “B”.

DETERMINE QUORUM; CALL TO ORDER

Mr. Lord noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

The Board recognized Mr. Betirri who reported that Goal Park is awaiting on a support letter from their Congressman.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the February 19, 2024. 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 February 19, 2024 meeting.

RECONSTITUTE BOARD OF DIRECTORS

The Board recognized Ms. Miller who reported that Chris Hollins had resigned and noted he was on the Project's Committee. She recommended Director Hopkins be appointed to the Project's Committee to fill Mr. Hollins' vacancy.

Upon a motion, second and unanimous vote, the Board appointed Director Hopkins to the Project's Committee.

FINANCIAL MATTERS

Director Aldape requested Mr. Carr give the Bookkeeper's report.

Bookkeeper Report/ payment of invoices

Mr. Carr presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C". Director Quan inquired about 'Net Excess' matters. Mr. Carr stated he would review and report back. Upon a motion, second and unanimous vote, the Board voted to approve the invoices for payment.

Arbitrage Rebate Consultant

Ms. Miller reported that the Board was in need of an Arbitrage Rebate Consultant regarding the calculation of arbitrage earnings for the \$23,515,000 East Downtown Redevelopment Authority, Tax Increment Contract Revenue and Refunding Bonds, Series 2021. She answered the Board's questions. Ms. Miller requested the Board authorize the Finance Committee to approve the Arbitrage Rebate Consultant. Upon a motion, second and unanimous vote the Board authorized the Finance Committee to select an Arbitrage Rebate Consultant.

Construction Audit Consultant

Mr. Miller stated that there was a developer reimbursement request for 815 Live Oak @ Rusk. The Board requested additional quotes be provided.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Committee Updates

Director Mendoza reported that the Communication’s Committee had not met during the month of April. She added that the East Downtown Management District had redeveloped the shared website with the TIRZ and received four (4) quotes that are under review.

PROJECTS AND ENGINEERING

Engineer’s Report

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

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; and (vii) T-1524 McKinney Street Rehabilitation. He answered the Board’s questions regarding these matters.

Upon a motion, second and unanimous vote, the Board approved the Engineer’s Report.

ADMINISTRATOR’S REPORT

Ms. Miller reviewed the budget and CIP, a copy of which is attached hereto as Exhibit “E”. She then answered the Board’s questions and noted that the Board will need to approve the budget and CIP, as well as authorize submission to the City of Houston, at the June 2024 Board meeting.

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



Secretary, Board of Directors