

MINUTES OF REGULAR MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

July 15, 2019

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in regular session, open to the public, at Lucky's Lodge, 2024 Rusk Street, Houston, Texas 77003 on the 15th day of July, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Secretary
Mazen Baltagi	Director
Alex Vassilakidis	Director
Victor Trevino	Director
Tharen Simpson	Director
Bernard Aldape	Director

All members of the Board of the Directors were present, except Directors Vassilakidis, Baltagi and Trevino.

Also present were: Clark Lord and Tiffany Ehmke of Bracewell LLP; Jennifer Curley of the City of Houston; Jennifer Mak of Llewelyn-Davies Sahni; Jack Roland of Governmental Financial Reporting, LLC; Paul Dodd and Kyle Macy of Edminster, Hinshaw, Russ and Associates; and Linda Trevino of METRO. Members of the public were present at the meeting and are referenced on the attached 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

Director Quan noted that a quorum was present and called the meeting to order.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of June 17, 2019. Following discussion, upon a motion made by Director Simpson and seconded by Director Aldape, the Board voted unanimously to approve the minutes of June 17, 2019.

PRESENTATIONS, REPORTS OR UPDATES REGARDING DEVELOPMENT IN THE AUTHORITY AND THE ZONE

No updates were given.

HEAR PRESENTATION FROM HOUSTON BCYCLE

The Board recognized Ms. Martin who reviewed the location of the new bicycle station and requested the Board consider a tax deductible contribution of \$10,000 to assist in paying for costs associated with installation of the new station. Upon a motion brought by Director Dyess, seconded by Director Simpson, the Board unanimously voted to approve \$10,000 for the new station.

GREEN LINE TO HOBBY AIRPORT

The Board recognized Mr. Harbert who provided a general update on the Metro rail.

No action was taken.

BOOKKEEPER'S REPORT

Mr. Roland presented the bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C". The Board then reviewed the invoices presented for payment. Upon a motion Director Dyess moved that the Board approve the bookkeeper's report and the invoices presented for payment. Director Simpson seconded the motion and it carried by unanimous vote.

ADMINISTRATOR'S REPORT

This matter was deferred.

AREA PLANNING UPDATE

Phase I Project Grand Opening

Director Simpson reported on a potential annual event to be held within the District in September. No action was taken.

PROJECTS COMMITTEE

Public Infrastructure Development Reimbursement Program Guidelines

Director Simpson presented the Public Infrastructure Development Reimbursement Program Guidelines, a copy of which is attached hereto as Exhibit "D". Upon a motion brought by Director Simpson, seconded by Director Aldape, the Board unanimously voted to approve the Public Infrastructure Development Reimbursement Program Guidelines, subject to attorney review.

Scenic Houston

The Board recognized Ms. Saavedra who reviewed and presented a master plan of the Pease Street Gateway projects, a copy of which is attached hereto as Exhibit "E". Additionally, she reviewed the financial summary and requested the Board contribute \$525,000 throughout a three (3) year term commitment.

After consideration, upon a motion brought by Director Simpson, seconded by Director Dyess, the Board unanimously voted to approve a \$525,000 contribution over a three (3) year term.

ENGINEER'S REPORT

The Board recognized Mr. Dodd who presented the Engineer's Report, a copy of which is attached as Exhibit "F":

Phase 1 – Street and Utility Improvements - Work Order No. 11

- Construction Status:
 - ADA walkthrough is being addressed by Fused.
 - City of Houston walkthrough will follow ADA punch list is being coordinated.
 - CenterPoint has installed concrete poles on Hutchins and the Engineer continues to coordinate remaining wood poles to be removed by identifying and contacting remaining private utility providers at recommendation of CenterPoint.
- RFI's received to date 34.
- Change Order Authorized to date: 9.
- Proposed Change Orders: None.
- Pay Applications:
 - Pay Estimate No. 12 in the amount of \$190,259.40 was approved on July 1, 2019 and submitted for payment.

Update on Work Authorizations or other Matters, if any:

- Work Authorization No. 20-01: General Engineering and Consulting Services
- Work Authorization No. 20-02 General Planning and Consulting Services.

Mr. Dodd requested the Board approve and execute the work authorizations to include a \$550 per meeting flat rate.

After review, upon a motion brought by Director Simpson, seconded by Director Aldape, the Board unanimously voted to approve the Engineer's report and the work authorizations, including the \$550 flat rate per meeting.

Director Quan stated that the Board would like to consider proposals for the Authority's Administrative position in addition to Tifworks. After discussion, upon a motion brought by

Director Dyess, seconded by Director Simpson, the Board authorized legal counsel to submit a 30 day termination notice for services provided by Tifworks. Director Aldape abstained.

ATTORNEY’S REPORT

Kim Hung Market Redevelopment (“Kim Hung”)

No report was provided.

Bond capacity analysis and financing alternatives

No report was provided.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.072, CHAPTER 551, TEXAS GOVERNMENT CODE

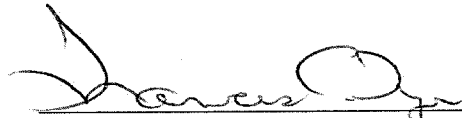
The Board did not meet in executive session.

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

PUBLIC COMMENTS

No comments were given.

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Secretary, Board of Directors

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

July 15, 2019

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”) convened in regular session, open to the public, at Lucky's Lodge, 2024 Rusk Street, Houston, Texas 77003 on the 15th day of July, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Secretary
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Also present were: Clark Lord and Tiffany Ehmke of Bracewell LLP; Jennifer Curley of the City of Houston; Jennifer Mak of Llewelyn-Davies Sahni; Jack Roland of Governmental Financial Reporting, LLC; Paul Dodd and Kyle Macy of Edminster, Hinshaw, Russ and Associates; and Linda Trevino of METRO. Members of the public were present at the meeting and are referenced on the attached Exhibit “A”.

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No updates were given.

HEAR PRESENTATION FROM HOUSTON BCYCLE

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GREEN LINE TO HOBBY AIRPORT

The Board recognized Mr. Harbert who provided a general update on the Metro rail.

No action was taken.

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AREA PLANNING UPDATE

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