

MINUTES OF REGULAR MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

December 14, 2020

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority, City of Houston, Texas (the “Authority”) convened in regular session, open to the public, via telephonic communication on the 14th day of December, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, 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
Bernard 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 Directors Baltagi and Hollins thus constituting a quorum.

Also present were: Jessica Bacorn East Downtown Management District; Jennifer Mak of Llewelyn-Davies Sahni (“LDS”); Joaquin Martinez Office of Council Member Robert Gallegos; Ann Marie Saavedra of Scenic Houston; Monica Aizpurua of Binkley & Barfield, Inc; Virginia Blake of McCall Gibson Swedlund Barfoot, (“Auditor”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Linda Trevino of METRO; Jack Roland of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”).

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 October 19, 2020. Following discussion, upon a motion made by Director Hopkins and seconded by Director Dyess, the Board voted unanimously to approve the minutes of October 19, 2020.

ADMINISTRATOR'S REPORT

Reimbursement Auditor Report for Urban InTownHomes, Ltd. (Commerce Canal)

The Board recognized Ms. Blake to report on the findings of the Construction Audit for the Development Reimbursement Agreement with Urban InTown Home. She then answered the Board's question. Upon a motion, second and unanimous vote the Board accepted the Reimbursement report. Ms. Weesner noted that the increment for reimbursement payment will be determined at a later date. A copy of the reimbursement report is attached hereto as Exhibit "B".

Pease Project Update

The Board recognized Ms. Saavedra who provided the Board with an update on the Edge project to improve Pease Street. A copy of Ms. Saavedra's presentation is attached hereto as Exhibit "C".

PROJECTS AND ENGINEERING

Project Committee Report

The Board recognized Director Dyess who stated that the Project Committee has been working with the Engineer and subcontractors to evaluate options for the improvements on the Columbia Tap trail and the Bastrop promenade. She noted that the keeping cost, maintenance and esthetics are being considered throughout the process. Director Dyess reported that the Project Committee expects to have designs ready next year so that the projects can go to bid and be constructed in 2021.

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-1503 – Phase 1 Roadway and Utility Re-construction; (ii) T-1514 – Texas Avenue Mobility Improvements; (iii) T- 1517 – Columbia TAP; (iv) T-1504 – Phase 2 – Roadway and Utility Re-construction; (v) T- 1505 – Walker – Roadway Rehabilitation; (vi) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vii) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters.

Existing and proposed work authorizations

Mr. Macy stated that there were no proposed work authorizations at this time.

FINANCIAL MATTERS

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". After review, upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously approved the Bookkeeper's report.

Director Aldape then explained the change in value of the reimbursement and noted that the payment amounts to the East Village ("EADO Investments") are not the same as the amount as was discussed at the last meeting. Jennifer Curley and Ms. Weesner met with Michael Sperandio of Ancorian to review the reimbursement calculations and an error was identified in the City's calculation which lowered the 2019 reimbursement. Director Aldape recommended approval of the payment of the invoices. After consideration, upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously approved the invoices.

Discussion and Possible Action – Administrator's Contract;

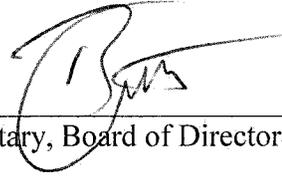
Director Aldape reported that the Finance Committee has met and discussed that Ms. Weesner's monthly fee will be \$5,500 and will review the needs of the Authority/TIRZ in six (6) months. Upon a motion brought by Director Aldape, seconded by Director Mendoza unanimously voted to approve Ms. Weesner's fee of \$5,500 per month and review monthly fee in six (6) months.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza reported that the Communications Committee met and discussed Annual Community Briefing and Ms. Weesner sent out a doodle poll to all the Board members to find a meeting date for the briefing. She then noted that it has been discussion regarding utilizing a service to assist with the virtual meeting. Director Mendoza stated that she has reached out to four (4) vendors that were recommended by other public entities who have used these types of services for meetings. She reported that some preliminary cost information has been received and expect these expenses to be no more than \$1,200. Director Mendoza suggested the Board allow the Communications Committee to have more detailed discussions with one or more of these vendors, select the date, the vendor and the services the committee feels are needed with a not to exceed cost of \$1200. The Board agreed to allow the Project Committee to lead the discussions as suggested.

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

A handwritten signature in black ink, appearing to be 'B. Smith', written over a horizontal line.

Secretary, Board of Directors

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

December 14, 2020

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, via telephonic communication on the 14th day of December, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

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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.

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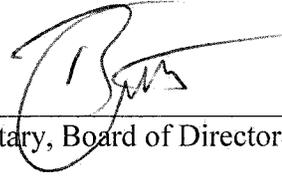
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