

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

March 3, 2022

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in special session, open to the public, via telephonic communication on the 3rd day of March, 2022. 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
Christopher Hollins	Director
Seth Hopkins	Director
Paula Mendoza	Director
Mazen Baltagi	Director

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

Also present were: Randy Wile, member of the public; Jude Anderson of The Goodman Corporation; Clint McManus and James Llamas of TEI, Inc.; Sherry Weesner of SMW Principle Solutions; Clark Lord and Tiffany Ehmke of Bracewell LLP; Jack Roland of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”). Including those referenced on the public sign in sheet, attached hereto as 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

No comments were given.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the December 21, 2021. Upon a motion brought by Director Aldape, seconded by Director Mendoza, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of December 21, 2021 meeting.

PROJECTS AND ENGINEERING

Mobility Study

Director Dyess introduced Mr. McManus with TEI who then reviewed updates and a presentation. He then answered the Board's questions regarding the mobility study. No action was taken on the matter.

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 – 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.

Existing and proposed work authorizations

After review, upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously voted to approve (i) authorize the project committee to approve the final work authorization, not to exceed \$200,000 for the Texas Avenue Mobility Improvements project.; (ii) authorize the engineer to request bids and advertisement for the Columbia Tap project; (iii) authorize the engineer to request bids and advertisement for the Walker-Roadway Rehabilitation; and (iv) authorize the engineer to request bids and advertisement for the Bastrop Promenade/Greenspace

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 "D". He then outlined changes to the Capital Projects Fund and answered the Board's questions.

Director Aldape reported that since the meeting was delayed the invoices were used in the TIRZs alternate process and therefore no action is needed.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza reported that TEI will be doing one more public engagement process for the mobility study and will include a mail-out to area property owners. She noted that the Communications Committee will approve the postcard before distribution.

Additionally, the public information meetings in the past have been held annually and the Communications Committee will be working with the new administrator to set-up for the 2022 annual meeting.

CONTRACT FOR ADMINISTRATIVE SERVICES

Director Dyess reminded the Board regarding Ms. Weesner's retirement from the TIRZ. The Board assigned a committee to issue an RFQ and to evaluate all responses. An RFQ was issued and advertised for two (2) weeks in the Houston Business Journal and posted on the TIRZ webpage and the City website, three (3) SOQs were received. The committee evaluated all three (3) and contacted references via email and recommended The Goodman Corporation ("Goodman"). The Board approved the recommendation and instructed the attorney to finalize the contract with Goodman. The contract will be similar to the one with Ms. Weesner. Goodman will provide a monthly invoice with summary of all personnel charges with a maximum of \$6500 per month which is slightly higher than the current agreement and expect the hours may be slightly higher at first due to the onboarding process. Goodman has assigned Jude Anderson who will be the administrator and is here today.

Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the contract with Goodman.

ATTORNEY REPORT

No attorney report this month.

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

Secretary, Board of Directors

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