

**MINUTES OF MEETING**  
**OF**  
**REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF TEXAS**

November 28, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Texas (the “Zone”) convened in special session, open to the public, via telephonic communication on the 28<sup>th</sup> day of November, 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 Hollins and Baltagi thus constituting a quorum.

Also present were: Mike Pieratt, member of the public; Jude Anderson of The Goodman Corporation (the “Administrator”); Clint McManus and James Llamas of Traffic Engineers Inc. (“TEI”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Cindy Craig of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); Jennifer Curley and Oliva Lee, 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**

No comments were given.

## **MINUTES OF PREVIOUS MEETING**

The Board considered approving the minutes of the September 19, 2022. Upon a motion brought by Director Hopkins, seconded by Director Mendoza, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of September 19, 2022 meeting.

## **PROJECTS AND ENGINEERING**

### **Engineer's Report**

Mr. Macy presented and reviewed the engineer's report, a copy of which is attached hereto as Exhibit "B".

#### **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. Director Hopkins stated that the south side of Polk Street at the promenade there is standing water. Mr. Macy stated he would investigate the matter.

Mr. Macy reported that T- 1517 – Columbia TAP project expects to receive bids soon and requested the Board authorize the project committee to award the construction contract, not to exceed \$1.1 million. He then recommended and requested the Board award the T- 1505 – Walker – Roadway Rehabilitation to D.G. Medina Construction, LLC ("Medina") and proceed with next steps. After consideration, upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously (i) to authorize the project committee to award the construction contract for the Columbia TAP project, not to exceed \$1.1 million; and (ii) award the T- 1505 – Walker – Roadway Rehabilitation to Medina.

## **ADMINISTRATOR'S REPORT**

The Board recognized Mr. Anderson provided a general update to the Board and noted he is preparing for a public meeting in January 2023.

## **FINANCIAL MATTERS**

Director Aldape 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 "C".

Director Dyess stated that the Project Committee reviewed related invoices and recommended approval for payment, the construction and engineering invoices. Director Aldape reported that the Finance Committee reviewed the finance invoices and recommended approval. Upon a motion brought by Director Mendoza, seconded Director Dyess, the Board unanimously voted to approve the invoices for payment.

EDGE Project Update

Mr. Anderson reported that he is setting a meeting with the City regarding this matter.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT**

Communications and Public Engagement Committee Update

Director Mendoza reported that Mr. Anderson is currently working on updating the mailing list for more community involvement. He answered the Board's questions regarding organization, collection and distribution of updated mailing list. Mr. Anderson stated that he would work with the engineer would likely include project picture updates and possibly distributing updates monthly. He noted that the process would likely require adjustments while in progress.

Mobility Study T-1528 – Optional Services

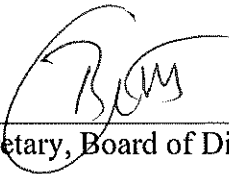
Mr. Anderson reported that TEI has requested a First Amendment to Consultant Agreement with TEI ("First Amendment") include optional services for TEI to solicit input from the community related to the Mobility Study. He noted it would assist with prioritizing recommendations and implementations. Mr. Anderson stated that the services would include two meetings in one day, (i) business owners, and (ii) land-owners. He added that the First Amendment is attached hereto as Exhibit "D".

After review, upon amotion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the First Amendment, as presented.

Mr. Anderson reminded the Board of the annual developer reimbursement for the 2108 Lamar and 2101 St. Immanuel projects. Mr. Lord noted that that the annual developer reimbursement is a contract obligation that the Authority must pay. He stated that the finance committee already has authorization to approve routine invoices, including the annual developer reimbursement for the aforementioned projects.

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



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Secretary, Board of Directors