

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

March 20, 2023

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 20th day of March, 2023. 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 Mendoza and Baltagi thus constituting a quorum.

Also present were: Mike Pieratt, Robert Grobe and Andrew Ewert, members of the public; Jude Anderson and Kristi Miller of The Goodman Corporation (the “Administrator”); Clint McManus and James Llamas of Traffic Engineers Inc. (“TEI”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Jack Roland and Caryn Adams 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”).

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 November 28, 2022. Upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of November 28, 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.

Mr. Macy requested approval on Work Authorization for T- 1517 – Columbia TAP; execution and approval of an Additional Services for Environmental Site Assessment II for T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; and execution of Construction Phase Services Work Authorization for the T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan.

After consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously approved (i) T- 1517 – Columbia TAP; (ii) execution and approval of an Additional Services for Environmental Site Assessment II for T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iii) execution of Construction Phase Services Work Authorization for the T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; and (iv) engineer's report.

Director Hollins entered the meeting.

ADMINISTRATOR'S REPORT

The Board recognized Mr. Anderson who introduced Ms. Miller who will be taking over as the Administrative representative for the TIRZ.

FINANCIAL MATTERS

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

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".

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 Dyess, seconded Director Aldape, the Board unanimously voted to approve the invoices for payment.

Commerce Street Partnership Project Funding Resolution

Mr. Anderson reported that the TIRZ received a request from Harrisburg Redevelopment Authority ("Harrisburg") to participate in an engineering study for Commerce Street. Harrisburg requested East Downtown to fund \$40,000 of the project, which totals \$350,000.

Mr. Lord then presented and reviewed the Resolution Ratifying the Submittal of a Partnership Application with Harris County Precinct Two for a Preliminary Engineering Report for the Commerce Street Corridor Reconstruction and Transformation Project; Committing Funding Therefore; and Containing other Provisions Related Thereto ("Resolution"), a copy of which is attached hereto as Exhibit "D".

After review, upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously approved the Resolution, as presented.

Director Hollins left the meeting.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Public Meeting debrief from TEI

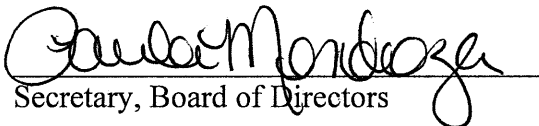
Director Hopkins outlined TEI's conduction of the public information meeting regarding participatory budgeting results.

The Board then recognized Mr. McManus who reviewed the exhibits presented at the meeting and the public's feedback on priority of project engagements, a copy of which is attached hereto as Exhibit "E".

Director Quan recommended the communication committee summarize the results and provide to participants, while also thanking them for attending the meeting. Ms. Miller stated she would bring the matter for discussion at the communication committee meeting.

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


Secretary, Board of Directors