

**MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
EAST DOWNTOWN MANAGEMENT DISTRICT**

September 11, 2024

The Board of Directors (the “Board”) of the East Downtown Management District (the “District” or “EaDo”) met in regular session, open to the public, on September 11, 2024, at 9:30 a.m. at Combined Arms, 2929 McKinney Street, Houston, Texas 77003, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Pos. 1	Bryan Hucke	Assistant Secretary
Pos. 2	Shon Link	
Pos. 3	Michael Sperandio	Vice Chairman
Pos. 4	Vacant	
Pos. 5	Randy Wile	
Pos. 6	Andre Azizi	
Pos. 7	R. David Denenburg	
Pos. 8	Stephanie Macey	
Pos. 9	Shahin Naghavi	Chairman
Pos. 10	Jessica O’Neill	Secretary

and all of said persons were present except Directors Hucke and Azizi, thus constituting a quorum. Directors Hucke and Azizi subsequently entered the meeting in progress.

Also present for all or a portion of the meeting were Elizabeth Whitton of The Goodman Corporation, Executive Director of the District; Jim Webb and Kristi Miller of The Goodman Corporation; Randy Carr of Governmental Financial Reporting, LLC; Sgt. Alvarado of Harris County Precinct 6; Steven Chira, member of the public; and Laura Davis of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

WELCOME

Ms. Whitton welcomed everyone to the meeting.

PUBLIC COMMENTS

The Board noted that there were no members of the public who wished to address the Board.

MINUTES

The Board then considered the minutes of its regular meeting held August 7, 2024. After discussion, Director Denenburg moved to approve the minutes of August 7, 2024, regular meeting, as presented. Director Wile seconded the motion, which passed unanimously.

SAFETY AND SECURITY REPORT

Sgt. Alvarado of Harris County Precinct 6 reported on District crime statistics for the month of August. No action was necessary.

EAST END DISTRICT CONTRACT

The Board recognized Ms. Davis, who reviewed with the Board the Reimbursement Agreement with East End District for Security Services which will commence on October 1, 2024. Ms. Davis explained the monthly cost for the District is \$8,273.33.

After discussion, Director Macey moved to approve the Reimbursement Agreement for Security Services with East End District for the monthly cost of \$8,273.33. Director Sperandio seconded the motion, which passed by a vote of 8 in favor, with Director Hucke voting against the motion.

BOOKKEEPER'S REPORT

Mr. Carr presented and reviewed with the Board the Accountant's Compilation Report dated August 31, 2024 ("Bookkeeper's Report"), a copy of which is attached hereto.

After discussion, Director Naghavi moved to approve the Bookkeeper's Report and the payment of the invoices listed in the report. Director Sperandio seconded the motion, which passed unanimously.

BUDGET

Ms. Whitton reviewed with the Board a draft of the budget for fiscal year ending December 31, 2025. Ms. Whitton suggested the Board appoint a budget subcommittee to develop a final budget for Board consideration at the next meeting. The Board concurred that Directors Naghavi, O'Neill, and Wile serve as subcommittee members. After discussion, no action was necessary.

ASSESSMENT ROLL

Ms. Whitton next presented to and reviewed with the Board the 2024 Certified Value and Uncertified Value roll prepared by Equi-Tax. Ms. Davis explained that the District's certified values have been established by the Harris Central Appraisal District, and Equi-Tax has determined that the District can obtain additional assessment revenue if it holds a public hearing to supplement its assessment roll to add newly developed or redeveloped properties and any increases in property value that would otherwise result in the levying of an assessment that would exceed the Maximum Individual Assessment, as defined in the District's Service Plan. She further explained that the Board can authorize District consultants to move forward with calling and holding the public hearing.

After discussion, Director Naghavi moved to authorize District consultants to do all things necessary to call and hold a public hearing to supplement the District's assessment roll as provided in the District's Service Plan. Director Denenburg seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENT REPORT

No report was presented.

EADO CAP PARK RESOLUTION

Ms. Whitton provided a general update regarding efforts for grants to fund the planning and design of the EaDo Cap Park.

Ms. Whitton next presented for the Board’s consideration a Resolution Supporting the EaDo Cap Park. After discussion, Director Denenburg moved to approve the Resolution as presented. Director Link seconded the motion, which passed unanimously.

DISTRICT PROGRAMS AND PROJECTS REPORT

Ms. Whitton provided a general update regarding District programs and reviewed new businesses opening up within the District.

Next, she reviewed two (2) proposals for tree trimming in the District, stating that The Urban Foresters provided the best bid for a total cost of \$17,360.00 plus \$180 per tree, depending on how many trees are needing trimming after CenterPoint completes its work. After discussion, Director Hucke moved to approve the bid from The Urban Foresters for tree maintenance in the amount of \$17,360, plus \$180 per tree, for a possible maximum total not to exceed \$42,850.00. Director Sperandio seconded the motion, which passed unanimously.

Ms. Whitton then provided an update on World Cup 2026 preparations, and reviewed a proposal from Clark Condon for professional landscape architectural concepts in the amount of \$15,000.00. After discussion, Director Hucke moved to approve the proposal from Clark Condon in the amount of \$15,000.00. Director Sperandio seconded the motion, which passed unanimously.

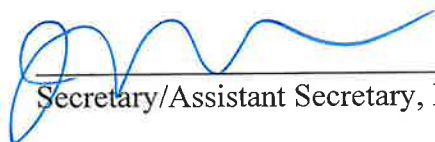
EXECUTIVE SESSION

The Board did not convene in Executive Session.

ADJOURNMENT

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




Secretary/Assistant Secretary, Board of Directors