

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

**November 13, 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 November 13, 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 Wile and Macey, thus constituting a quorum.

Also present for all or a portion of the meeting were Elizabeth Whitton of The Goodman Corporation, Executive Director of the District; Randy Carr of Governmental Financial Reporting, LLC; Deputy Tran of Harris County Precinct 6; Steven Chira of Sentri Force; C.R. Betirri, member of the public; and Laura Davis and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

**WELCOME**

Ms. Whitton welcomed everyone to the meeting.

**PUBLIC COMMENTS**

Mr. Betirri addressed the Board and stated he is working with the City of Houston and other partners for maintenance of installations for the World Cup. No action was necessary.

**MINUTES**

The Board then considered the minutes of its regular meeting held September 11, 2024. After discussion, Chairman Naghavi moved to approve the minutes of September 11, 2024, regular meeting, as presented. Director Sperandio seconded the motion, which passed unanimously.

## **SAFETY AND SECURITY REPORT**

Deputy Tran of Harris County Precinct 6 reported on District crime statistics for the months of September and October. Director O'Neill requested an annual comparison with highlighted crime trends. No action was necessary.

Director Denenburg joined the meeting at 9:44 a.m.

## **BOOKKEEPER'S REPORT**

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

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

## **LEVY OF ASSESSMENTS**

Ms. Davis reported on the October 30, 2024, public hearing to supplement the District's assessment roll. She then presented and reviewed with the Board the Hearings Examiners' Report from the hearing. She stated that the hearings examiners unanimously recommend that the Board adopt the supplement to the assessment roll to add new accounts and new value to the District's roll, all in accordance with the District's Service Plan. Action was taken below.

Ms. Davis also presented to the Board the Order Accepting Hearings Examiners' Report; Amending the Assessment Roll; Levying Assessments for the Remainder of the Ten-Year Period; Specifying the Method of Payment and the Amount of the Annual Installments of Assessments; Providing Penalties and Interest on Delinquent Assessments; and Authorizing Collection of Assessments (the "Order"). She stated that the Order conforms to the findings and recommendations of the Hearings Examiners, as outlined in their report. Action was taken below.

Ms. Davis reviewed the amendment to the District Information Form setting forth the District's current rate of assessment and stated that it will be filed in the real property records of Harris County. Action was taken below.

After discussion, Chairman Naghavi moved that the Board accept the Hearings Examiners' Report, adopt the Order and approve the amendment to the District Information Form and authorize filing it in the real property records of Harris County. Director Sperandio seconded the motion, which passed unanimously.

## **DELINQUENT ASSESSMENT REPORT**

Ms. Cashaw reviewed with the Board the Delinquent Assessment Report, a copy of which is attached hereto. No action was necessary.

## **BUDGET**

Ms. Whitton reviewed with the Board a draft of the budget for fiscal year ending December 31, 2025. She reported that the budget subcommittee met and reviewed objectives. She also stated that bidding for field services will commence at the beginning of 2025. After discussion, Director Azizi moved to approve the proposed budget for fiscal year ending December 31, 2025, as presented. Director Denenburg seconded the motion, which passed unanimously.

## **INSURANCE**

Ms. Davis reported that the District's insurance policies with Sig McDonald & Wessendorff ("Sig") are up for renewal. She then presented the proposal through Sig for the District's Director Bonds and Public Employee Blanket Crime policy and noted that the quoted annual premium of \$1,016.00 is the same as the previous year's premium. After discussion, Chairman Naghavi moved to approve renewal of the District's insurance policies with Sig. Director Sperandio seconded the motion, which passed unanimously.

## **AUDIT**

Ms. Davis then presented and reviewed with the Board an Engagement Continuance Letter. She stated that the estimated fees for the audit of the District's financial statements for the fiscal year ending December 31, 2024, will range between \$8,250 and \$9,250. After discussion, Chairman Naghavi moved to authorize McCall Gibson Swedlund Barfoot PLLC to prepare the financial statements and perform the audit for fiscal year ending December 31, 2024, pursuant to the District's evergreen contract with McCall Gibson Swedlund Barfoot PLLC. Director Link seconded the motion, which passed unanimously.

## **COLUMBIA TAP TRAIL INTERLOCAL AGREEMENT**

Ms. Whitton stated that a \$7.5 million grant has been awarded for lighting and improvements along Columbia Tap Trail. She stated that the improvements are slated to be completed prior to the World Cup.

Ms. Whitton next presented for the Board's consideration an Interlocal Agreement with the Greater Southeast Management District for design of the facilities. She stated that in a future Interlocal Agreement, TIRZ 15 will provide 46% of EADO's design costs. After discussion, Chairman Naghavi moved to approve the Agreement as presented. Director Denenburg seconded the motion, which passed unanimously.

Director Hucke joined the meeting at 10:24 a.m.

## **DISTRICT PROGRAMS AND PROJECTS REPORT**

Ms. Whitton provided a general update regarding District programs.

Next, Ms. Whitton discussed the North Houston Highway Improvement Project (“NHHIP”), stating that the Groundbreaking was October 16<sup>th</sup>. She stated that the St. Emmanuel’s Drainage Project is still in Phase I.

Next, she provided an update on World Cup 2026 preparations, stating that Clark Condon has completed background work for conceptual planning, and that TGC will host three focus groups before presenting at a future Board meeting.

Ms. Whitton then provided an update on Mayor Whitmire’s forthcoming Housing and Homeless initiative, stating that its release has been delayed.

No action was taken.

**EXECUTIVE SESSION**

The Board did not convene in Executive Session.

**ADJOURNMENT**

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



  
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Secretary/Assistant Secretary, Board of Directors