

**MINUTES OF MEETING**  
**OF**  
**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

December 16, 2024

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 16<sup>th</sup> day of December 2024. 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
Paula Mendoza	Assistant Secretary
Seth Hopkins	Director
Martha Gil	Director

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

Also present were: Josh Rambo of McCall Gibson Swedlund Barfoot PLLC, the Auditor; Kristi Miller of The Goodman Corporation (the “Administrator”); Linda Trevino of METRO; Clark Lord and Tiffany Ehmke of Bracewell LLP; Cynthia Craig 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”). Additional members of the public were present and listed on 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 meeting held on June 17, 2024. Upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to approve the minutes of June 17, 2024 meeting.

**FINANCIAL MATTERS**

Ms. Miller reviewed the Finance Committee Report, a copy of which is attached hereto as Exhibit “C”. Director Aldape requested Mr. 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 “D”. Upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to approve the Bookkeeper’s Report and payment of invoices.

**Ratify approval of audit for fiscal year ending June 30, 2024**

The Board recognized Mr. Rambo who reviewed the Authority’s annual audit report, a copy of which is attached hereto as Exhibit “E”. After review and consideration, upon a motion brought by Director Aldape, seconded by Director Dyess, the Board unanimously voted to ratify approval of the audit report and it was noted that the audit has been filed with the City of Houston.

**Review and approve Burton Accounting AUP Report**

The Board reviewed the AUP Report, a copy of which is attached hereto as Exhibit “F”. After consideration, upon a motion brought by Director Dyess, seconded by Director Mendoza, the Board unanimously voted to approve the AUP Report.

**Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers**

Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit “G”. He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated.

**Disclosure Statement of Bookkeeper/Investment Officer**

Mr. Lord next explained that, pursuant to the Public Funds Investment Act, the Authority’s bookkeeper and investment officer are required to execute and submit an annual disclosure statement to the Texas Ethics Commission disclosing any relationships that they may have with institutions that are offering, have offered, or may offer to engage in an investment transaction with the Authority. A copy of the annual disclosure form is attached hereto as Exhibit

“H”. After discussion, Director Mendoza moved that the Board adopt the Resolution as presented and accept the Disclosure Statement of Bookkeeper/Investment Officer. Director Aldape seconded the motion and it carried unanimously.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT**

### **Committee Updates**

Director Mendoza outlined the Communications Committee summary, a copy of which is attached hereto as Exhibit “I”.

## **PROJECTS AND ENGINEERING**

Director Dyess presented and reviewed the Project’s Committee report, a copy of which is attached hereto as Exhibit “J”.

### **Engineer’s Report**

Ms. Sowards presented and reviewed the Engineer’s Report, a copy of which is attached hereto as Exhibit “K”.

### **Update, work authorization and advertisements for bid**

Ms. Sowards reported on the following projects: (i) T-1514 – Texas Avenue Mobility Improvements; (ii) T- 1530 – Columbia Tap Trail Lighting; (iii) T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iv) T- 1511 – Bastrop Promenade/Greenspace – Design Phase; (v) T-1523 NHHIP Planning and Implementation; (vi) T-1524 McKinney Street Rehabilitation; (vii) T-1529 – Emancipation Avenue Rehabilitation; (viii) T-1521 – Clay Street Parking Join Referral Committee; and (ix) T-1528 – Zone Wide Safety and Mobility Program. He answered the Board’s questions regarding these matters.

Ms. Sowards reviewed the following work authorizations: (i) WA-No. 25-07 Zone Wide Safety and Mobility Projects Program, in the amount of \$49,500; and (ii) WA-No. 25-06 Engineering and Consulting Services for NHHIP Planning, in the amount of \$15,000. She then answered the Board’s questions.

After consideration, upon a motion brought by Director Mendoza, seconded by Director Aldape, the Board (i) WA-No. 25-07 Zone Wide Safety and Mobility Projects Program, in the amount of \$49,500; (ii) WA-No. 25-06 Engineering and Consulting Services for NHHIP Planning, in the amount of \$15,000; and (iii) the Engineer’s Report.

**ADMINISTRATOR’S REPORT**

Updates on coordination with City of Houston, East Downtown Management District, TxDOT related to NHHIP, World Cup and other project coordination

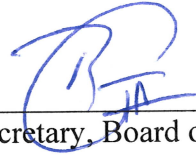
Ms. Miller reported that there are focus group studies regarding infrastructure to acquire feedback to improve the area in preparation for the World Cup in 2026.

Interagency Agreement for Enhanced Mobility of Seniors, Individuals and Disabilities (“Interagency Agreement”)

Mr. Lord reviewed the Interagency Agreement, a copy of which is attached hereto as Exhibit “L”. After consideration, upon a motion brought by Director Hopkins, seconded by Director Mendoza, the Board unanimously voted to approve the Interagency Agreement.

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

A handwritten signature in blue ink, consisting of stylized, overlapping letters, positioned above a horizontal line.

Secretary, Board of Directors