

**MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON**

April 21, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 21st day of April, 2021, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

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

Also present were: Marie Bryant of CART Services; Shaida Libhart of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of Principle Solutions, (“Administrator”); Cassandra Robinson-Bacon of the Morton Accounting Services, (“Bookkeeper”).

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

MEETING RULES

Director Neisel reviewed the rules for the proper conduct of the Board meeting.

DETERMINE QUORUM; CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order. He requested that the attendees introduce themselves.

PUBLIC COMMENT

No public comments were given.

APPROVE MINUTES

The Board considered approving the minutes of April 21, 2021. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the April 21, 2021.

ADMINISTRATOR REPORT

Old Sixth Ward Governance Guidelines

The Board recognized Ms. Weesner reminded everyone the Board wanted to create a basis governance document, which has been posted on the website and received public comment. She stated that the Board reviewed the comments and incorporated many of them. Ms. Weesner reported that the updated version is attached hereto as Exhibit “B” for review, comment and approval.

After review, upon a motion brought by Director Guercio, seconded by Director Zuniga, the Board unanimously voted to approve the Governance Guidelines, as presented.

Mobility Study Report

The Board recognized Ms. Libhart who gave a general updated report and reviewed the targeted locations for the project to the Board. She then answered the Board’s questions.

Precinct 2 grant application

Ms. Weesner reported that recent grant opportunity to fund two (2) locations: (i) Washington Avenue to Memorial Drive/Buffalo Bayou Park; and (ii) Sawyer Street to Silver Street. She then stated that the grant was approved with a letter confirming the award, a copy of which is attached hereto as Exhibit “C”.

2022 Budget/Capital Improvements Plan (“CIP”)

Ms. Weesner reminded the Board of the annual review process for the budget and noted that the CIP is a five (5) year projection. She stated that the typical process is to approve a draft in April for submission to the City and hope the TIRZ meeting with Public Works and Economic Development can be scheduled in May or early June. The Board can then discuss any additional changes identified, or any requests from the City at the June meeting and approve the final submission to the City. Ms. Weesner stated that the final submission will be sent to City Council for approval. A copy of the budget and CIP is attached hereto as Exhibit “D”.

Ms. Weesner then stated the pandemic and a City reorganization have slowed progress down and resulted in unexpected delays. Therefore, most of the projects have been slow moving.

After consideration, upon a motion brought by Director Neisel, seconded by Director Lindsay, the Board unanimously voted to approve the draft budget and submit to the City for discussion.

FY 2022 Meeting Schedule

Ms. Weesner reviewed the expected meeting schedule for fiscal year 2022, a copy of which is attached hereto as Exhibit "E".

PROJECTS AND ENGINEERING

Discussion and possible action of Approval of the Lovett Design Submittals pertaining to Developer Agreement

Director Neisel stated that the TIRZ has not received additional submissions from Lovett.

Discussion and possible action Greystar Development ("Greystar")

Director Neisel reported that Mr. Lord has prepared a draft agreement with Greystar and currently coordinating with Greystar.

Engineer's Report

Mr. Macy presented the engineer's report, including the following projects: (i) Substitute Sanitary Sewer Connections, Phase 2B; (ii) Hemphill Reconstruction; (iii) Hemphill Street Improvements; (iv) General Engineering work authorizations, a copy of which is attached hereto as Exhibit "F". No Action was taken.

FINANCIAL REPORT

Finance Committee Report

Director Maillet requested Ms. Robinson-Bacon provide the Bookkeeper's report.

Receive Financial Report Summary, including account and fund activity statements, and investment report

Ms. Robinson-Bacon reviewed the financial report, including the profit and loss budget to actual, balance sheet, unpaid bills detail, general operating fund, and profit and loss detail reports. A copy of the financial report is attached hereto as Exhibit "G".

Authorize payment of invoices

Director Neisel stated that the Project Committee reviewed related invoices and recommends approval for payment, the construction and engineering invoices. Director Maillet reported that the Finance Committee reviewed the finance invoices and recommends approval.

After discussion, Director Lindsay moved that the Board approve the financial report, payment of the invoices. Director Anello seconded the motion, and the motion carried.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Communications and Public Engagement Committee Report

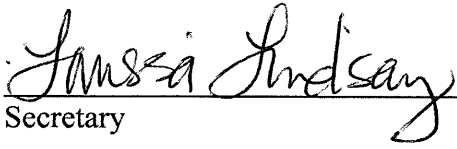
Director Guercio stated that the Communications Committee have been coordinating with the website contractor who is working on the website, including: (i) the development version of the site is now created; (ii) Content has been migrated from the old version to the new version; (iii) inputting all of the documents in the respective places and sure they will be compatible with how the site is setup; (iv) the sitemap and design is almost finalized. No action was taken.

ITEMS FOR NEXT MEETING

No additional items were noted.

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Meeting minutes were approved.


Secretary