

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

February 21, 2024

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 21<sup>st</sup> day of February, 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:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Deanna E. Soria	Director
Jo Brunhamer	Director
David Hille	Director
Shawntaqua Naquay Dunbar	Director

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

Also present were Steve Hrcir, Engineering Consultant of HNTB, Mike Zientek Hill Day Public Relations; Grady Mapes and Stephanie Guillot of TxDOT; Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

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 Board meeting.

**DETERMINE QUORUM: CALL TO ORDER**

Director Neisel then noted that a quorum was present and called the meeting to order.

## **PUBLIC COMMENT**

None

## **CONSENT AGENDA**

### **Approve Minutes**

The Board considered approving the minutes of December 18, 2023. Upon a motion brought by Director Brunhamer, seconded by Director Hall, the Board approved the December 18, 2023, minutes.

### **Financial Report Summary**

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit “B”.

## **ADMINISTRATOR’S REPORT**

### **Houston Art Alliance Presentation**

This matter was deferred.

### **TXDOT Presentation**

The Board recognized Mr. Hrcir who reviewed project news that may impact the Authority, a copy of which is attached hereto as Exhibit “C”. He answered the Board’s questions regarding traffic noise, locations of roadways and/or exit that create traffic issues.

### **Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies**

Ms. Weesner reported that the Old Sixth Ward study and extension study was still in the ‘kick off’ phase.

### **Economic Impact Study**

Ms. Weesner reported that Goodman is working on an analysis for the study and will provide an update to the Board at the April meeting.

### **Preview of CIP Process**

Ms. Weesner reminded the Board of the CIP review process and stated she will bring her budget recommendations at the next meeting.

## **FINANCIAL REPORT**

### **Authorize payment of invoices**

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval.

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

## **PROJECTS AND ENGINEERING**

### **Engineer's Report**

Mr. Macy presented the Engineer's Report, including the following projects: (i) update on Edwards and Sawyer project; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications; and (iii) Hemphill Street Improvements, a copy of which is attached hereto as Exhibit "D".

### **Intersection of Washington and Silver and North Memorial Way and Silver**

Mr. Macy reported that the sign at the location has been damaged and he reviewed pricing for repairs and/or permitting for the potential to move the sign to a new location.

#### **Street Signage replacement and Historic Marker**

Mr. Macy reviewed a quote from Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31 and in the Engineer's Report. He answered the Board's questions and requested the Board's approval to award the contract. that the street signage replacement and historic markers

#### **Hemphill**

Ms. Weesner stated that the Authority/Zone can add another pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

Upon a motion brought by Director Anello, seconded by Director Hall, the Board unanimously approved (i) the repair and adjusted angle of the sign to face toward Memorial Way; (ii) the contract with Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31; (iii) Engineer's Report; and (iv) the addition of a pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

### **COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

The Board recognized Director Guercio who gave updates related to the website and requested any pictures of the community that can be added to the website.

### **ITEMS FOR NEXT MEETING**

No additional items were noted.

*(signature page follows)*

*Tamssa Indraj*  
Secretary