

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

April 17, 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 17<sup>th</sup> day of April, 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
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director
Naquay Dunbar	Director

All members of the Board of Directors were present, except Director Hall thus constituting a quorum. Director Anello attended the meeting virtually,

Also present were Jo Upchurch, a member of the public; Brandon Walwyn, City of Houston; Melissa Morton of Morton Accounting Services; 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 April 17, 2024. Upon a motion brought by Director Lindsay, seconded by Director Brunhamer, the Board approved the April 17, 2024, minutes.

### **Financial Report Summary**

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

## **RECONSTITUTE BOARD OF DIRECTORS**

Ms. Weesner reported that Deanna Soria has resigned from the Board and Francis Snelgro has been appointed by the school district. She requested the Board approve Ms. Snelgro as "Director" of the Board of Directors. Upon a motion brought by Director Brunhamer, seconded by Director Guercio, the Board unanimously approved Director Snelgro as Director.

## **ADMINISTRATOR'S REPORT**

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

Ms. Weesner reported that the Old Sixth Ward Mobility Study Phase 2 and the Washington Avenue study are 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 June meeting.

### **Houston Art Alliance Presentation**

The Board heard a presentation from Houston Art Alliance. No action was taken.

## **FINANCIAL REPORT**

### **Authorize payment of invoices**

Director Hille 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 Hille moved that the Board approve the payment of the invoices. Director Brunhamer seconded the motion, and the motion carried.

## **PROJECTS AND ENGINEERING**

### **Discussion and possible authorization to submit Draft FY 2025 Budget and CIP to City of Houston (the “City”)**

Ms. Weesner reviewed the budget and CIP, a copy of which is attached hereto as Exhibit “C”. She stated that the Sawyer project has been included, although the administrator has not confirmed the final status of the project. Ms. Weesner answered the Board’s questions and requested the Board’s approval to submit the draft to the City.

After review, upon a motion brought by Director Brunhamer, seconded by Director Lindsay, the Board unanimously approved the draft FY 2025 and CIP and authorized submission to the City.

### **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”.

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

The Board recognized Director Guercio who gave updates related to the website.

### **ITEMS FOR NEXT MEETING**

No additional items were noted.

*(signature page follows)*

*Lynessa Lindsay*  
Secretary