

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

October 16, 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 16th day of October, 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, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were 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 September 18, 2024. Upon a motion brought by Director Hall, seconded by Director Snelgro, the Board approved the September 18, 2024, minutes.

Financial Report Summary

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

ADMINISTRATOR'S REPORT

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

Ms. Weesner reported that there is continued public engagement regarding the Washington Corridor and noted a full report will be provided to the Board. She added that there is an ongoing study that First Ward has been working on and will be an extension to the study that the Authority has already completed. Ms. Weesner noted that Washington Corridor is located between three (3) different entities and pedestrian and transit matters are extremely important. She stated that options for next steps will be in a metrics analysis report.

Historic Marker

Ms. Weesner reported that the historic marker celebration went well on October 12th.

Reconstitute Board Committees

Ms. Weesner reported that with new Board members she recommended reconstituting Communications, Finance and Project Committees.

- Communications Committee: Ann Guercio – Chair, David Hille, Jo Brunhamer and Naquay Dunbar.
- Finance Committee: Patrick Hall – Chair, David Hille, Jo Brunhamer and Francis Snelgro.
- Project Committee: Phil Niesel – Chair, Larissa Lindsay and Claude Anello.

Upon a motion brought by Director Lindsay, seconded by Director Brunhamer, the Board unanimously voted to approve reconstituting the Board committees as stated.

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. A copy of the financial summary is attached hereto as Exhibit "C".

After discussion, Director Hille moved that the Board approve the payment of the invoices. Director Guercio 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; (iii) Hemphill Street Improvements; (iv) Oliver Street Reconstruction Planning Phase Services; and (v) Safe Intersection Crossing and Sidewalk Program Planning Phase Services, a copy of which is attached hereto as Exhibit "D".

After consideration, upon a motion brought by Director Hall, seconded Director Hille, the Board (i) approve NTE to prepare survey and design for the Safe Intersection Crossing and Sidewalk Program Planning Phase Services, not to exceed \$125,000; and (ii) the Engineer's Report.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

The Board recognized Director Guercio reported that she has met with MyHart Communications regarding improvements and have another meeting soon.

ITEMS FOR NEXT MEETING

No items were discussed.

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Secretary