

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

March 11, 2025

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in special session, open to the public, by telephonic or video conference, on the 4th day of March, 2025. 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 Directors Anello and Hall, thus constituting a quorum. Director Brunhamer attended the meeting virtually.

Also present were Melissa Morton of Morton Accounting Services; 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

No comments.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of December 4, 2024. Upon a motion brought by Director Lindsay, seconded by Director Hille, the Board approved the December 4, 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 a virtual meeting this month where the public can submit feedback regarding the Washington Corridor Study

Park for Humans and Dogs (the "Park") maintenance

Ms. Weesner reported that the Park has not been well maintained for some time. She stated that the property is under new ownership and is aware of the maintenance requirements. Ms. Weesner recommended a temporary committee be created to assist with next steps on the matter.

Upon a motion brought by Director Hille, seconded by Director Lindsay, the Board appointed Directors, Hille, Niesel, Lindsay and Anello to a temporary committee regarding Park for Humans and Dogs.

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

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

Ms. Sowards presented the Engineer's Report and includes the following projects: (i) Edwards and Sawyer project; (ii) Hemphill Street Improvements; (iii) Oliver Street Reconstruction Planning Phase Services; and (iv) Safe Intersection Crossing and Sidewalk Program Planning Phase Services, a copy of which is attached hereto as Exhibit "D".

Ms. Sowards requested the Board consider approving the Oliver Street Reconstruction Topographic Survey and DCR Work Authorization, not to exceed \$187,000 and the City has requested the Authority/Zone coordinate with Union Pacific Railroad Company ("UPRR") on the Oliver Street project. She noted that the \$187,000 will be comprised of the following: \$65,000 for the DIA; \$80,000 for the DCR; \$22,000 for the topographic Survey and UPRR for \$20,000. Ms. Sowards reminded the Board that this Work Authorization T-1394-WA1-2025 ("WA") was approved at the previous meeting and brought the WA for Board execution.


After consideration, upon a motion brought by Director Lindsay, seconded Director Hille, the Board (i) approve Work Authorization T-1394-WA1-2025; and (ii) the Engineer's Report.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Director Guercio reported that the website is currently being updated and hope to have the updates live on the website soon.

ITEMS FOR NEXT MEETING

No items were discussed.


Secretary