

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

December 4, 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 4th day of December, 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 |

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

Also present were David Fields of Leadership Houston; Brandon Walwyn of the 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

The Board recognized Mr. Fields who stated he is a part of an organization called Leadership Houston and the capitol project in the community and there will be benches that will

be designed and built for all six wards and likely placed in one of the downtown parks. He inquired if there is anyone interested in assisting with the project related to historical information. Additionally, he stated that they would like to incorporate high-school artists to assist with art on the project.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of October 16, 2024. Upon a motion brought by Director Lindsay, seconded by Director Brunhamer, the Board approved the October 16, 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 consultant that will attend an information meeting at the beginning of the year to discuss options in which this project could be approached.

Park for Humans and Dogs (the “Park”) maintenance

Ms. Weesner reported that the Park has not been maintained in some time. She stated that Asakura Robinson will prepare a list of items in need of attention and report back.

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

PROJECTS AND ENGINEERING

Engineer’s Report

Mr. Macy presented the Engineer’s Report and includes the following projects: (i) 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”.

Mr. Macy 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. He 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.

After consideration, upon a motion brought by Director Hall, seconded Director Neisel, the Board (i) approve Oliver Street Reconstruction Topographic Survey and DCR Work Authorization, subject to project committee to approve final work order and not to exceed \$187,000; and (ii) the Engineer’s Report.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Ms. Weesner reported that she has met with MyHart Communications and there have been a few updates mocked-up and will be reviewed by the Communications Committee.

ITEMS FOR NEXT MEETING

No items were discussed.

James Lindsay

Secretary