

**MINUTES OF REGULAR MEETING
OF
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS**

May 10, 2022

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three ("Zone") convened in regular session, open to the public, in-person inside the Large Conference Room, Lyondell Basell Tower, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 10th day of May 2022, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
Michele Sabino	Vice Chair
Barry Mandel	Secretary
Regina Garcia	Director
Keith Hamm	Director
James Harrison	Director
Sherman Lewis	Director
Tiko Reynolds-Hausman	Director

and all of said persons were present except Secretary Barry Mandel and Director Sherman Lewis

Also present were J. Allen Douglas, Executive Director; Kris Larson, President; Jackie Traywick, Chief Operating Officer; Jana Gunter, Director of Finance; Jamie Perkins and Yeneby Angeles ("Authority"); Robert Pieroni of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom, Angie Bertinot and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Authority); and Clark Lord of Bracewell LLP ("Bracewell").

DETERMINE QUORUM; CALL TO ORDER

Chair Curtis Flowers requested a roll call, established quorum, and called the meeting to order at 12:09 PM.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

Chair Flowers requested all meeting attendees briefly introduce themselves and welcomed all.

MINUTES OF PREVIOUS MEETINGS

The Board considered approving the minutes of the April 12, 2022, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the April 12, 2022, joint meeting as presented.

FINANCIALS & ADMINISTRATION

Check Registers – April 2022

Chair Flowers called on Jana Gunter to present the check register for the month of April. Questions were asked and answered, no action was required.

DBE REPORT

Ms. Gunter continued the discussion with the Disadvantaged Business Enterprise Program Activity Report. Questions were asked and answered. No action was required.

OFFICE/ECONOMIC DEVELOPMENT: DOWNTOWN OFFICE STORY

Chair Flowers called on Executive Director Allen Douglas to present this item. Executive Director Douglas then called on Robert Pieroni, Director of Economic Development (CHI). Mr. Pieroni gave a presentation on the Downtown Office Story regarding 2021 Competitive Market Analysis. The data collected showed the progression of the downtown leasing space from the 1990's to current. Questions were asked and answered. No action was required.

CONVERSATION ON AFFILIATE BOARD INVOLVEMENT

Chair Flowers called on Kris Larson to begin the presentation. President Larson gave a brief overview of the Strategic Planning Workshop held on April 29 with the Board of Directors from the Downtown Redevelopment Authority and its affiliated organizations, CHI and HDMD. President Larson noted the purpose of the workshop was for the Executive members of all three organizations to meet and begin the process of developing a vision and mission statement, and a set of values for the DRA and its affiliate organizations. Next, he shared a slideshow containing the first draft of a vision and mission statement and set of values for the board members to review and give their thoughts and opinions. President Larson stated virtual meetings will be scheduled in the coming months for the full board to participate in this process. Questions were asked and answered. No action was required.

STREET ART FOR MANKIND MURAL PROGRAM

Chair Flowers called on Executive Director Douglas to present this item. Executive Director Douglas explained how HDMD and the TIRZ3 are working hand in hand with this program. Executive Director Douglas then passed the discussion to Angie Bertinot, Director of Marketing (HDMD). Ms. Bertinot gave a brief background overview of the Street Art for Mankind, a non-profit organization that create large scale murals all around the world. She shared a slideshow giving examples of possible mural ideas for downtown and noted this program would produce 9 large scale murals around Downtown Houston. The goal of the mural art project is to create opportunities to bring people to downtown and share Houston's story. Questions were asked and answered.

Chair Flowers asked for a motion to authorize an amendment to the Façade Preservation and Restoration Agreement permitting the owner of the property at 402 Main to contract with Street Art for Mankind for the appropriate officers of the Zone. Upon a motion duly made and seconded, the Board members voted unanimously to authorize this item.

OTHER BUSINESS

Project Status Report

Executive Director Douglas called on Lonnie Hoogeboom, Director of Planning & Design (HDMD). Mr. Hoogeboom discussed a planning award entry that was submitted on April 30th to the American Planning Association regarding Bagby Street for the Transportation Planning Award Project, one of the 12 eligible categories. Mr. Hoogeboom then presented the submission packet to the Board. Questions were asked and answered. No action was taken.

Brett DeBord, Director of Operations & Capital Projects (HDMD) presented drone footage on Trebly Park showing its build progression from January 2022 to present. Questions were asked and answered. No action was required.

NEXT MEETING

Chair Flowers announced the next Board meeting is scheduled for Tuesday, June 14, 2022, at noon.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:44 PM.

Curtis Flowers, Chair
Tax Increment Reinvestment Zone Number Three
(Zone)