

**MINUTES OF REGULAR MEETING  
OF  
DOWNTOWN REDEVELOPMENT AUTHORITY**

April 12, 2022

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, open to the public, in-person inside Exchange Conference Room A, Lyondell Basell Tower, located at 1221 McKinney Street, Houston, TX 77010, on the 12<sup>th</sup> day of April 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 Vice Chair Michele Sabino and Director Regina Garcia.

Also present were J. Allen Douglas, Executive Director of the Authority, and Yeneby Angeles ("Authority"); Kris Larson, Robert Pieroni, Jackie Traywick, Jana Gunter, Marie Hoke Fish and Jamie Perkins of Central Houston, Inc. ("CHI"); Lonnie Hoogetboom and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Authority); Clark Lord of Bracewell LLP ("Bracewell"); Commander Paula Read with the Houston Police Department ("HPD"); and LeRon Wilson with the Tax Increment Reinvestment Zone Number Twenty-Five ("TIRZ25").

**DETERMINE QUORUM; CALL TO ORDER**

Chair Curtis Flowers requested a roll call, established quorum, and called the meeting to order at 12:14 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 March 8, 2022, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the March 8, 2022, joint meeting as presented.

**MUNICIPAL SERVICES**

**HPD Overtime Report**

Chair Flowers called on Executive Director Allen Douglas to introduce discussion on this item. Executive Director Douglas introduced Commander Paula Read with the Houston Police Department (HPD). She shared with the board the results of the first quarter report for HPD's Overtime Program and its statistics. Questions were asked and answered. No action was required.

**FINANCIALS & ADMINISTRATION**

**Check Registers – March 2022**

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

**FY22 3Q Financial Statements and Investment Report**

Jana Gunter (CHI) continued and presented the third quarter financials and investment report. She shared detail on the current and remaining expenses and investments. Questions were asked and answered, no action was required.

### DRA/TIRZ3 FY23 DRAFT BUDGET

Chair Flowers called on Executive Director Douglas to introduce this item. Executive Director Douglas passed the discussion to Jackie Traywick (CHI). Ms. Traywick presented the draft of the FY23 Authority budget and provided a brief overview of future planned capital project expenses. Questions were asked and answered.

Chair Flowers asked for a motion to approve the final draft of the FY 2023 Operation & CIP Budget in substantial form and release to the City of Houston for review and City Council approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the DRA/TIRZ FY23 Budget as drafted.

### CENTRAL HOUSTON CIVIC IMPROVEMENT - CIVIC OPPORTUNITIES FOR THE NHHIP

Chair Flowers called on Executive Director Douglas to present this item. Mr. Douglas began with explaining this fifth installment budget item is going to Central Houston Civic Improvement (CHCI) in assisting with "civic opportunities" TxDOT's North Houston Highway Improvement Project (NHHIP). CHCI will also be using and coordinating with other consultants as required. Mr. Douglas shared a Cost Estimate Package on Segment 3 that was requested by the Federal Highway Administration (FHWA) during the March 14, 2022, meeting with FHWA. The requested cost-estimate package was presented to FHWA on April 7, 2022. Executive Director Douglas introduced Marie Hoke Fish (CHI), Algenita Davis (CHI), and Lonnie Hoogboom (HDMD) who are also working on the NHHIP Project to give their thoughts and updates on the project. Questions were asked and answered.

Chair Flowers asked for a motion to approve a fifth installment to Central Houston Civic Improvement for the advocacy of the Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000 and the execution of the necessary agreements by the appropriate officer of the Authority. Upon a motion duly made and seconded, the Board voted unanimously to approve this item.

### ALLEN PARKWAY MAINTENANCE AGREEMENT

Chair Flowers asked Executive Director Douglas to introduce this item. Executive Douglas gave a brief history on Allen Parkway and how DRA and HDMD has maintained it for the past three years through a contract with the city. Executive Director Douglas then turned over the conversation to Brett DeBord (HDMD). Mr. DeBord explained the three-year maintenance agreement has come to an end and is recommended to renew the contract to keep the project at intended levels. Staff recommends a five-year maintenance commitment.

Chair Flowers asked for a motion to authorize a recurring annual payment equal to \$150,000 for the landscaping, irrigation and street light maintenance of Allen Parkway, and the execution of necessary agreements by the appropriate officers of the Authority to be re-evaluated for cost and necessity after five years. The board approved this request as presented.

### OTHER BUSINESS

#### Project Status Report

Chair Flowers called on Executive Director Allen Douglas to give updates on the projects. Executive Director Douglas gave a brief update on the projects. Next, Brett DeBord gave a brief update on Trebly Park. Questions were asked and answered. No action was required.

### NEXT MEETING

Chair Flowers announced the next Board meeting is scheduled for Tuesday, May 10, 2022, at noon.

### ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:23 PM.

  
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Barry Mandel, Secretary  
Downtown Redevelopment Authority (Authority)