

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

June 14, 2022

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone number Three (the "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 14<sup>th</sup> day of June 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 Directors James Harrison, Tiko Reynolds-Hausman, and Sherman Lewis.

Also present were J. Allen Douglas, Executive Director; Kris Larson, President; Jana Gunter, Director of Finance; and Yeneby Angeles ("Zone"); Robert Pieroni of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom, and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Zone); Clark Lord of Bracewell LLP ("Bracewell"); Chad Jacobs and Dietrich Lawrence of the Houston Police Department ("HPD"); Andrew Busker, Briana Garcia and Stephanie Osazuwa of the City of Houston ("COH").

**DETERMINE QUORUM; CALL TO ORDER**

Chair Curtis Flowers conducted a roll call, established quorum, and called the meeting to order at 12:11 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 May 10, 2022, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the May 10, 2022, joint meeting as presented.

**FINANCIALS & ADMINISTRATION**

**Check Registers – May 2022**

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

**SUPPLEMENTAL FUNDING FOR HPD**

Chair Flowers called on Executive Director Allen Douglas to introduce this item. Executive Director Douglas presented this item explaining this request is to fund supplemental payment of \$980,000 for FY23 Municipal Services, for overtime for the Downtown Patrol Division to patrol the downtown area and implement a series of patrol initiatives. Questions were asked and answered.

Chair Flowers asked for a motion, which was seconded, and the board approved this request for supplemental funding, along with authorizing the execution of agreements as needed,

### **TREBLY PARK MISCELLANEOUS EXPENSES**

Executive Director Douglas next opened discussion for additional funding for the completion of Trebly Park. The Capital Projects Committee reviewed this proposal and recommended the full Board authorize staff and leadership to negotiate and execute miscellaneous agreements to cover estimated unanticipated expenses on Trebly Park and manage up to an additional \$500,000, beyond the miscellaneous amount previously authorized by the Board in February 2021.

Discussion ensued, questions were asked and answered. Upon a motion made and duly seconded, the Board approved this request as presented.

### **RETENTION OF CARR RIGGS FOR DRA AUDIT**

Executive Director Douglas presented an action item to the Board to engage the audit firm Carr, Riggs and Ingram to conduct the FYE22 DRA/TIRZ3# audit, in an amount not to exceed \$17,825. This item also authorized the execution of necessary agreements by officers of the Zone. No questions were asked.

Upon a motion made and seconded, the Board approved engaging Carr, Riggs and Ingram to conduct the FYE22 DRA/TIRZ#3 yearly audit.

### **LETTER OF INTEREST – ADAPTIVE REUSE FEASIBILITY STUDY**

Executive Director Douglas continued with introducing this topic joined by Director Pieroni. The request encompassed authorizing appropriate staff and leadership to identify building owners within the DRA/TIRZ#3 boundaries and invite them to participate in an adaptive reuse feasibility study.

Upon a motion made and seconded, the Board approved this request as presented.

### **URBAN ALCHEMY REPORT**

Lastly, Executive Director Douglas referred to a report in the materials previously provided and briefed the board on his visit and tour with Urban Alchemy. Discussion ensued and questions were asked and answered. No further action was required.

### **OTHER BUSINESS**

#### **Project Status Report**

Executive Director Douglas called on Lonnie Hoogeboom, Director of Planning & Design (HDMD). Mr. Hoogeboom provided updates on Planning and Design projects. Questions were asked and answered. No action was taken.

Executive Director Douglas called on Brett DeBord, Director of Operations & Capital Projects (HDMD), to provide brief updates for Capital Project initiatives. No action was required.

### **NEXT MEETING**

Chair Flowers announced the next Board meeting is scheduled for Tuesday, August 9, 2022, at noon, noting that no Board meeting would be scheduled for July.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 1:26 PM.

  
Barry Mandel, Secretary  
Downtown Redevelopment Zone (Zone)