

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

August 11, 2020

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") convened in regular session, open to the public, virtually, on the 11<sup>th</sup> day of August, 2020, 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
Bruce Austin	Director
Regina Garcia	Director
Keith Hamm	Director
James Harrison	Director
Sherman Lewis	Director
William Kennerly	Director

and all of said persons were present, thus constituting a quorum.

Also present were Bob Eury, President of the Zone, J. Allen Douglas, Executive Director of the Zone, and Virginia Oviedo ("Zone"); Marie Hoke Fish, Jamie Perkins, Robert Pieroni and Jackie Traywick of Central Houston, Inc. ("CHI"); Angie Bertinot, Brett DeBord and Lonnie Hoogeboom of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Zone); Lisa Duffy of the City (COH); Sergeant Espinoza and Lieutenant Iglinsky of the Houston Police Department ("HPD"); Clark Lord of Bracewell, LLP ("Bracewell"); Michael Broadbent, William "Bill" Franks, Doug Freedman, John Mangel, and Michael Schweitzer of Phoenix Development Partners ("PDP"); and Linda Trevino of METRO.

**DETERMINE QUORUM; CALL TO ORDER**

Chair Flowers requested a roll call. A quorum was determined to be present and called the meeting to order at 12:05 PM.

**INTRODUCTION OF GUESTS AND PUBLIC COMMENTS**

Chair Flowers noted, for the record, that under rules set forth by the State of Texas permitting these Board Meetings to proceed virtually, we are obligated to record each meeting, therefore, this meeting is being recorded.

**MINUTES OF PREVIOUS MEETINGS**

The Board considered approving the minutes of the June 16, 2020 joint meeting. No discussion took place. Upon a motion made by Vice Chair Sabino and duly seconded by Secretary Mandel, the Board voted unanimously to approve the minutes of the June 16, 2020 joint meeting as presented.

**MUNICIPAL SERVICES SUPPLEMENTAL FUNDING**

**HPD Overtime Report**

Chair Flowers called on Allen Douglas (Zone) to introduce Lieutenant Iglinsky with the Houston Police Department (HPD) as presenter for HPD's overtime report. Lt. Iglinsky began the presentation by reviewing the Patrol Visibility Initiative, the lieutenant spoke on the primary targeted area in Downtown Houston is the homeless encampments throughout. Lt. Iglinsky continued on to mention recent notable crimes and statistics post-protests, initiatives for specialized units, and budget.

## FY21 Authorization

Chair Flowers called on Allen Douglas to overview this item. Mr. Douglas spoke on the overtime pay the Zone provides to the City in the amount of \$980,000. Mr. Douglas asked Jackie Traywick (CHI) for any input if available, adding that this action item has been authorized in previous years. Ms. Traywick briefly reviewed the history of this action item, adding that this year the funding gets divided between HPD Downtown Division and the dedicated Homeless Outreach Team (HOT) and specified that \$200,000 goes to HOT and the rest to the Downtown Division.

Mr. Douglas asked for a motion to approve this supplemental funding request. Upon a motion duly made by Vice Chair Sabino and seconded by Kennerly, the Board voted unanimously to approve the \$980,000 Municipal Services - Supplemental Payment for FY 2021 subject to its full availability to the Downtown Patrol Division for overtime patrolling and authorize execution of agreements as needed to achieve this.

## **FINANCIALS**

### Check Registers – June and July 2020

Chair Flowers called on Jackie Traywick to provide an overview of the operating check registers for the month of June and July 2020. Ms. Traywick went through June's check register and highlighted the labor expenses for Bagby Street Improvement Project, reimbursement to the District for Allen Parkway's continued maintenance, Innovation Hub construction, and the salary reimbursement for Central Houston, Inc. Questions were asked and answered, discussion ensued.

Ms. Traywick continued onto July's check register. Ms. Traywick noted that July is when the Zone pays out many of its grants, highlighted the reimbursement to Buffalo Bayou Partnership for the maintenance of Buffalo Bayou Park and several residential/hotel properties. Ms. Traywick continued to review the smaller expenditures and noted Southern Downtown Park-related expenses as the Zone gets ready to begin construction on the park. No questions were asked. No action was required for the check registers.

### FY20 4Q Financial Statements and Investment Report

Ms. Traywick moved onto financial statements for the full year ending June 30, 2020. Ms. Traywick overviewed the amount of operating cash on hand, the usage of all funds from the 2015 bond issuance, and noted amounts set aside for debt service, and investments. Ms. Traywick noted the large receivables amount is due to the Zone not yet having received the increments from the City for tax abatement. Ms. Traywick continued on to review accrued expenses, and interests on bonds. Revenue and project costs were the final portion of the statements reviewed by Ms. Traywick in detail. Questions were asked and answered, discussion ensued.

Ms. Traywick moved on to the investment report, overviewing where the Zone's interests and investments were currently placed as of June 30, 2020. Ms. Traywick noted the lower amount of interest expenses compared to prior years is low, due to the decline in interest rates. Interests still being earned for the operating account as highlighted by Ms. Traywick. Debt service reserve investments and pledge funds were briefly reviewed by Ms. Traywick as well. No questions were asked. No action was required for financial statements and investment report.

## **NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (NHHIP)**

### Update Presentation

Chair Flowers called on Marie Hoke Fish (CHI) to begin the presentation for this item. Mrs. Hoke Fish began by thanking the Board for attending, reminded the directors of the Board that the last time she and they had met was back in March and continued on to get the Board up to date, in detail, on current happenings with the multi-billion dollar project. Mrs. Hoke Fish discussed requests submitted during

workshops coordinated to discuss Segment 3, categorized into connectivity, housing, right-of-way, among several other categories. Planned developments were overviewed in detail in the various areas throughout the Greater Houston Area for this project. Questions were asked and answered, discussion ensued. No action was required.

#### Central Houston Civic Improvement – Civic Opportunities for the NHHIP

Chair Flowers called on Mr. Douglas to overview the action item associated with this section. Mr. Douglas explained that this item involves the fourth installment of an amount of \$250,000 for design work and advocacy for the civic opportunities presented by Mrs. Hoke Fish.

Upon a motion duly made by Director Hamm and seconded by Secretary Mandel, the Board voted unanimously to authorize a fourth 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 Zone.

#### **801 ST. JOSEPH PARKWAY PRESENTATION**

Chair Flowers called to move onto the presentation for 801 St. Joseph Parkway. Mr. Douglas briefly introduced William “Bill” Franks with Phoenix Development Partners (PDP) and his team. Mr. Franks thanked the Board for attending and prefaced his company’s abbreviated package by briefly mentioning successful development projects the Zone has undertaken in the past. Mr. Franks mentioned there have been multiple suitors to develop this historic building and noted that obtaining funding has been unsuccessful for PDP so far. Mr. Franks briefly introduced his team, opening the floor to John Mangel (PDP) to overview the presentation in detail and highlighted that this development’s location provides an opportunity to aid Downtown Houston’s workforce community. Questions were asked and answered, discussion ensued. No action was required for this item.

#### **SOUTHERN DOWNTOWN PARK BRANDING**

Chair Flowers called on Angie Bertinot (District) to present this item. Ms. Bertinot thanked the Board for attending and quickly updated the Board on the changed spelling of the park name approved during June’s joint meeting. Ms. Bertinot prefaced the visual presentation by providing background into the process of this project and noted that creating a logo would be the next step in the Zone’s marketing plan. Ms. Bertinot described the logo being an I-shaped logo, with three corners to pay homage to the shape of the parcel being used for this project. Ms. Bertinot continued and explained the idea behind logo designs and the variety of color palettes. Ms. Bertinot briefly notified the Board of an exclusive calendar invite circulated, for a groundbreaking ceremony scheduled for September 29<sup>th</sup>. Questions were asked and answered, discussion ensued. No action was required for this item.

#### **OTHER BUSINESS**

##### MWDBE Efforts

Chair Flowers called on Mr. Douglas to begin discussion on this item. Mr. Douglas suggested that in the interest of time, this item be moved to September’s joint meeting. No objection or question was presented. This reschedule was accepted.

##### Project Status Report

Chair Flowers called on Mr. Douglas to present this month’s project status report of current projects within the Zone’s boundaries. Questions were asked and answered, discussion ensued. No action was required.

**NEXT MEETING**

Executive Director Douglas announced that the next full Board of Directors Meeting is virtually scheduled for September 8, 2020 at 12:00 PM. The Capital Projects Committee Meeting is scheduled for August 26, 2020, at noon and the Economic Development Committee Meeting tentatively scheduled for August 28, 2020, at noon.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 1:50 PM.

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Barry Mandel, Secretary  
Tax Increment Reinvestment Zone Number  
Three (Zone)