

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

December 14, 2021

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 Exchange Conference Room A, Lyondell Basell Tower, located at 1221 McKinney Street, Houston, TX 77010, on December 14, 2021, 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 except Vice Chair Michele Sabino, Secretary Barry Mandel, Regina Garcia, James Harrison, Sherman Lewis, and William Kennerly, thus not constituting a quorum.

Also present were Kristopher Larson, President of the Zone, J. Allen Douglas, Executive Director of the Zone, and Yeneby Angeles ("Zone"); Jamie Perkins, Robert Pieroni, Jackie Traywick, and Jana Gunter of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom, Brett DeBord and James Kennedy of the Houston Downtown Management District ("District"); Algenita Davis, consultant to the Zone; Clark Lord of Bracewell LLP ("Bracewell"); Commander Read with the Houston Police Department ("HPD"); Kate Evinger with gener8tor, Pamela Singh with CaseCTRL and Sean Quitzau with SEARCH Homeless Services (SEARCH).

DETERMINE QUORUM; CALL TO ORDER

At 12:30 p.m., Chair Curtis Flowers conducted roll call and determined the Zone did not meet quorum; thus no business was conducted at this meeting.

Any business items on the December 14th agenda will be moved to the January 14, 2022 agenda.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

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

MINUTES OF PREVIOUS MEETING

Due to lack of quorum, Chair Flowers announced the minutes of the November 9, 2021 Board meeting will be moved to the January 14, 2022 agenda.

PRESENTATION FROM GENER8TOR & PORTFOLIO COMPANY

Chair Flowers moved ahead with the gener8tor presentation. He called on Executive Director Allen Douglas to open discussion on this item. Executive Director Douglas introduced our guests; Kate Evinger with gener8tor and Pamela Singh with CaseCTRL. Ms. Evinger provided a brief history of her background and role with gener8tor. She shared a PowerPoint presentation with further details about gener8tor and the services they provide to assist and launch startup companies.

Ms. Evinger then asked Pamela Singh to share her experience with gBETA and gener8tor. Ms. Singh shared a brief history about her company CaseCTRL and the challenges she faced before connecting with gBETA and gener8tor. She continued the discussion, highlighting how gBETA and gener8tor's services contributed to the launch and continued success of her company.

Ms. Singh turned the discussion back to Ms. Evinger of gener8tor. She finalized the discussion and shared some of the company's statistics. Questions were asked and answered. No action was required.

FINANCIALS & ADMINISTRATION

Check Register – November 2021

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

MUNICIPAL SERVICES

HPD Overtime Report

Chair Flowers called on Executive Director Douglas to open this discussion. Executive Director Douglas passed the discussion to Commander Paula Read (HPD). Commander Read introduced herself to the Board and presented HPD's Overtime Program "early" Fourth Quarter Report and its statistics. Questions were asked and answered. No action was required.

PRESENTATION ON SAFETY INITIATIVES BY HDMD

Chair Flowers called on Executive Director Douglas to present this item. Executive Director Douglas opened with a brief background on HDMD's safety initiatives, then passed the conversation to James Kennedy (HDMD). Mr. Kennedy introduced himself and shared a PowerPoint presentation about the Public Safety Programs HDMD oversee. He provided details about the programs and their purposes; all sharing a common goal to make Downtown Houston a safer place. Questions were asked and answered. No action was required.

PRESENTATION ON HOMELESS OUTREACH INITIATIVES FROM SEARCH

Executive Director Douglas introduced Sean Quitzau with SEARCH. Mr. Quitzau began with a background history about himself and his role with SEARCH. He continued by sharing the issues faced within the homeless population, and the effects these issues have on Downtown Houston, going back to 2011. Mr. Quitzau then apprised the Board of how SEARCH Homeless Outreach Teams operate and their goals on reducing the homeless population in Downtown Houston. No questions were asked. No action was required.

MWDBE DISCUSSION – DISADVANTAGED BUSINESS ENTERPRISE

Executive Director Douglas called on Jana Gunter, Director of Finance (CHI), to introduce discussion on this item. Ms. Gunter discussed the Disadvantaged Business Enterprise (DBE) First Quarter Report, the expenses throughout the first quarter, and how much of those expenses qualified as DBE expenses. No questions were asked. No action was required.

OTHER BUSINESS

Project Status Report


The Board of Directors did not discuss the project status report. The report will be discussed in the next Board of Directors Meeting.

NEXT MEETING

Chair Flowers announced the next Board meeting is scheduled for Tuesday, January 11, 2022, at noon.

ADJOURNMENT

There being no further items to discuss, the meeting ended at 1:52 PM.



Curtis Flowers, Chair
Tax Increment Reinvestment Zone Number Three (Zone)
(in absence of Secretary Mandel)