

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

October 12, 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 the 12<sup>th</sup> day of October 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 Directors Regina Garcia and William Kennerly, thus constituting a quorum.

Also present were J. Allen Douglas, Executive Director of the Zone, and Yeneby Angeles ("Authority"); Robert Eury, 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); Clark Lord of Bracewell LLP ("Bracewell"); Brian Jackson of the City of Houston ("City"); Linda Trevino of METRO; John Brandt of Houston Parks Board; Jose Solis of Buffalo Bayou Partnership; and Commander Paula Read and Lieutenant Jennifer Kennedy of Houston Police Department (HPD).

**DETERMINE QUORUM; CALL TO ORDER**

Chair Curtis Flowers requested a roll call, established quorum, and called the meeting to order at 12:06 PM.

**INTRODUCTION OF GUESTS AND PUBLIC COMMENTS**

Chair Curtis 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. He followed by requesting guests to introduce themselves.

**MINUTES OF PREVIOUS MEETINGS**

The Board considered approving the minutes of the June 08, 2021, joint meeting and August 11, 2021, special meeting. Vice Chair Michele Sabino suggested changed to be made on the minutes for August 11, 2021. Upon a motion made and seconded, the Board voted unanimously to approve the changes to be made to the minutes of the August 11, 2021, joint meeting and approve the June 08, 2021, special meeting minutes as presented.

**FINANCIALS & ADMINISTRATION**

**Check Registers – June, July, August, and September 2021**

Chair Flowers called on Ms. Traywick (CHI) to present the check register for the previous months of June, July, August, and September. Questions were asked and answered, no action was required.

## **DRAFT FY21 AUDITED FINANCIALS REPORT**

Ms. Traywick moved on to introduce this item, review and discussed the Annual FY21 Draft Audit Report for the Zone.

Upon a motion duly made and seconded, the Board voted unanimously to Authorize approval of the drafted FY21 audit report as presented.

## **MUNICIPAL SERVICES SUPPLEMENTAL FUNDING**

### **HPD Overtime Report**

Chair Curtis Flowers called on representatives from the Houston Police Department (HPD) to introduce this item of business. Commander Paula Read (HPD) and Lieutenant Jennifer Kennedy (HPD) introduced themselves to the Board and presented HPD's Overtime Program Early Third Quarter Report. Questions were asked and answered, discussion ensued.

## **PROPOSED EXTENSION OF THE DLI AGREEMENT WITH FAIRFIELD (1801 MAIN)**

Chair Curtis Flowers called on Executive Director Allen Douglas to introduce discussion on this item. Executive Director Douglas gives a brief overview of conversations he has been having with the Director of Planning. Executive Director Douglas discusses the challenges the project has been facing leading to Fairfield Residential submitting to the Zone a formal request to extend the time constraint in the agreement. Questions were asked and answered.

Chair Curtis Flowers asked for a motion to authorize the extension to the Downtown Living Initiative Economic Development Grant Agreement with BOP 1810 Main LLC for Block 387 from December 31, 2021, to August 31, 2022. Upon a motion duly made and seconded, the Board voted unanimously to approve this item.

## **PROPOSED MEMORANDUM OF UNDERSTANDING WITH HOUSTON ANGEL NETWORK**

Chair Curtis Flowers calls on Executive Director Allen Douglas to introduce this item and he then transfers the item discussion to Robert Pieroni (CHI). Robert Pieroni gives a brief overview of the Downtown Launch Pad and Memorandum of Understanding between the Houston Angel Network ("HAN") and the Zone and the main components of the program and what can be done to improve the project. Robert Pieroni references a diagram to support his presentation. Questions were asked and answered.

Chair Curtis Flowers asked for a motion to authorize the execution of an MOU between the Houston Angel Network and the Zone by the appropriate officers of the Zone, permitting HAN to conduct its programs, rent free, pursuant to the terms of the MOU, from The Downtown Launch Pad during the term of the Zone's lease with Amegy on Main, from 2022 through 2030.

Vice Chair Michele Sabino praises Robert Pieroni on how well he presents and how engaging and instructional he is in his presentations.

## **EAST BUFFALO BAYOU TRAILS PROJECT UPDATE**

Chair Curtis Flowers calls on Executive Director Allen Douglas to introduce this item and he then passes the discussion to the Buffalo Bayou Trail representative Jose Solis. Jose Solis gives an in depth PowerPoint presentation and update on the development and funding on the East Buffalo Bayou Trails.

Jose Solis transfers the discussion to John Brandt with Houston Parks Board to further explain the Park Boards segment of the project.

Jose Solis then goes on to discuss the project's budget update. Questions were asked and answered. No action required.

## **PRESENTATION: BAGBY STREET INAUGURAL & HOLIDAY LIGHTS**

Chair Curtis Flowers calls on Angie Bertinot (District) to present her Winter Wonderland on Bagby Street presentation. Angie Bertinot goes in depth discussing the winter décor that will be spread out on Bagby Street.

She goes on to show slides on the winter decorations and how she will be marketing the installations. Questions were asked and answered. No action required.

**OTHER BUSINESS**

**Project Status Report**

Executive Director Allen Douglas provided a brief overview of the status of Capital Projects and Economic Development Projects. Executive Director Allen Douglas then passes the discussion to Robert Pieroni to give his brief overview on the Economic Development portion of the projects.

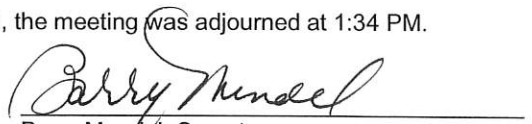
Brett DeBord presents drone footage updates on Bagby and Trebly Park. Questions were asked and answered. No action required.

**NEXT MEETING**

Chair Flowers announced the next Board meeting is tentatively scheduled for Tuesday, November 9, 2021, at noon, Capital Projects Committee is scheduled to meet on Wednesday, November 24, 2021 at noon, and the Economic Development Committee is scheduled to meet on Friday, November 26, 2021.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 1:34 PM.



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