

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

February 8, 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 Exchange Conference Room A, Lyondell Basell Tower, located at 1221 McKinney Street, Houston, TX 77010, on the 8th day of February 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 Regina Garcia and Sherman Lewis, thus constituting a quorum.

Also present were J. Allen Douglas, Executive Director of the Zone, and Yeneby Angeles ("Zone"); Kris Larson, Robert Pieroni, and Jana Gunter of Central Houston, Inc. ("CHI"); Angie Bertinot, Lonnie Hoogeboom and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Zone); and Clark Lord of Bracewell LLP ("Bracewell")

DETERMINE QUORUM; CALL TO ORDER

Chair Curtis Flowers requested a roll call, established quorum, and called the meeting to order at 12:10 PM.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

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

INTRODUCTION OF NEW DIRECTOR – TIKO REYNOLDS-HAUSMAN

Chair Flowers called on Executive Director Allen Douglas to introduce the new Board Member Tiko Reynolds-Hausman. Executive Director Douglas gave a brief introduction of Director Tiko Reynolds-Hausman. Tiko Hausman then continued with giving a brief background history of herself and career.

MINUTES OF PREVIOUS MEETINGS

The Board considered approving the minutes of the December 14, 2021, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the December 14, 2021, joint meeting as presented.

FINANCIALS & ADMINISTRATION

Check Registers – December 2021 and January 2022

Chair Curtis Flowers called on Jana Gunter (CHI) to present the check register for the previous months of January and December. Questions were asked and answered, no action was required.

INVESTMENT REPORT

Jana Gunter (CHI) continued the discussion with a review of the financial statements and investment report for the second quarter of fiscal year 2022. No questions we asked. No action was required.

DBE REPORT

Mrs. Gunter continued the discussion with the Disadvantaged Business Enterprise Program Activity Report. No questions were asked. No action was required.

WELLINGTON DEVELOPMENT AFFORDABLE HOUSING

Chair Curtis Flowers called on Executive Director Allen Douglas to introduce discussion on this action item. Executive Director Douglas gave a brief summary on the Wellington Development and their mission with providing affordable housing. Executive Director Douglas passed the discussion to Lonnie Hoogeboom (HDMD). Mr. Hoogeboom gave a little history of the surrounding area where the Wellington Affordable Housing will be.

Wellington Development asked for a Letter of Support from the DRA to accompany Wellington Development's bid for competitive Low Income Housing Tax Credits. Questions were asked and answered.

Upon a motion duly made and seconded, the Board members voted unanimously to authorize a proposed Letter of Support from the DRA/TIRZ to accompany Wellington Development's bid for competitive Low Income Housing Tax Credits (LIHTC) for its project to provide a range of affordable housing options at 707-717 Walnut Street while preserving the historical structure in the conversion, as presented.

HOUSTON EXPONENTIAL MOU

Chair Flowers called on Executive Director Douglas to introduce this item. Executive Director Douglas introduced Robert Pieroni (CHI) who continued the discussion in further detail. Mr. Pieroni gave a brief overview of the Downtown Launch Pad history and Memorandum of Understanding between Houston Exponential ("HX") and the Zone. Questions were asked and answered.

Chair Curtis Flowers asked for a motion to authorize the execution of an MOU between Houston Exponential and the Zone by the appropriate officers of the Zone, permitting HX 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. Upon a motion duly made and seconded, the Board members voted unanimously to authorize this item.

TREBLY PARK PRESENTATION

Chair Curtis Flowers called on Executive Director Allen Douglas to introduce discussion on this item. Executive Director Douglas passed the conversation to Brett Debord (HDMD). Brett Debord (HDMD) gave a brief summary on the current status of the development of Trebly Park. Questions were asked and answered.

Brett Debord passed the conversation to Angie Bertinot (HDMD) to present her on-screen presentation on the vision behind Trebly Park. Ms. Bertinot discussed how she will be marketing the park to get people from afar and surrounding areas to visit, the events the park will have when it is open and how she will track the engagement at Trebly Park. The grand opening is tentatively scheduled around the end of May. Questions were asked and answered. No action was required.

OTHER BUSINESS

Project Status Report

Executive Director Allen Douglas gave a brief update on the North Houston Highway and Improvement Project (NHHIP). No questions were asked. No action was required.

NEXT MEETING

Chair Flowers announced the next Board meeting is scheduled for Tuesday, March 8, 2022, at noon.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:37 PM.

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