

MINUTES OF THE BOARD OF DIRECTORS MEETING
Harris County Municipal Management District No. 1

December 11, 2024

The Board of Directors (the "Board") of Harris County Municipal Management District No. 1 (Memorial Management District) (the "District") met in regular session, open to the public, on the 11th day of December, 2024, at 920 Memorial City Way, Suite 170A, Houston, Texas 77024, inside the boundaries of the District, and the roll was called of the members of the Board:

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|-------------------|---------------------|
| Ben Gillis | President |
| Robert Williamson | Vice President |
| Dan Moody, III | Secretary |
| Ben Pisklak | Assistant Secretary |
| Steven Goss | Director |
| William M. Mosley | Director |
| Perry Hicks | Director |
| Christian Johnson | Director |
| C. Beau Harrison | Director |
| Alan Steinberg | Director |
| Kirk Guilanshah | Director |

and all of the above were present except Directors Pisklak and Goss, thus constituting a quorum.

Also attending the meeting were: Gabrielle Luevano, Executive Director of the District; Pat Hall of Equi-Tax, Inc.; Taylor Risien of Gauge Engineering ("Gauge"); Margaret Dunlap of METRO; Deputy Eric Lewis of Harris County Precinct 5 Constable's Office; and Suewan Johnson and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

CALL MEETING TO ORDER

Having established that a quorum of the Board was present, Director Gillis called the meeting to order at 9:00 a.m.

PUBLIC COMMENTS

Director Gillis offered any members of the public attending the meeting the opportunity to make public comments.

There being no members of the public requesting to make comments, Director Gillis moved to the next agenda item.

MINUTES

The Board reviewed the minutes of the November 20, 2024, regular meeting. Following review and discussion, Director Johnson moved to approve the minutes, as presented. Director Hicks seconded the motion, which passed by a vote of 7-to-0, as Directors Moody and Steinberg had not arrived to the meeting.

Director Moody arrived to the meeting.

SERVICE AND IMPROVEMENT PLANS AND ASSESSMENT PLANS

Ms. Johnson reported on the District's assessment hearing held on December 4, 2024. She then reviewed the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report") relating to the hearing.

Ms. Johnson offered any members of the public attending the meeting the opportunity to make comments regarding the assessment rolls for the District, Defined Area No. 1, and Defined Area No. 2. There being no members of the public requesting to make comments, Ms. Johnson moved to the next item.

Ms. Johnson then reviewed: (1) an Order Granting Petitions; Approving the 2024-2033 Service and Improvement Plan and Assessment Plan, and an Assessment Roll; Levying Annual Assessments Against Property Within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessment; and Authorizing the Collection of Assessments reflecting the adoption of an assessment rate of \$0.065 per \$100 of assessed valuation of all real property and improvements in the District; (2) an Order Granting Petitions; Approving the 2024-2033 Service and Improvement Plan and Assessment Plan, and an Assessment Roll; Levying Annual Assessments Against Property Within Defined Area No. 1 for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessment; and Authorizing the Collection of Assessments reflecting the adoption of an assessment rate of \$0.035 per \$100 of assessed valuation of all real property and improvements in Defined Area No. 1; and (3) an Order Granting Petitions; Approving the 2024-2033 Service and Improvement Plan and Assessment Plan, and an Assessment Roll; Levying Annual Assessments Against Property Within Defined Area No. 2 for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessment; and Authorizing the Collection of Assessments reflecting the adoption of an assessment rate of \$0.035 per \$100 of assessed valuation of all real property and improvements in Defined Area No. 2 (collectively, the "Orders").

Ms. Johnson stated the District's Amendment to Information Form (the "Amendment") will be updated to reflect the assessment rates for the District, Defined Area No. 1, and Defined Area No. 2. She noted that the Amendment will be filed with the Texas Commission on Environmental Quality and filed in the Official Public Records of Harris County. The Board then considered the adoption of a \$0.065 assessment rate for the District, a \$0.035 assessment rate for Defined Area No. 1, and a \$0.035 assessment rate for Defined Area No. 2.

Discussion ensued regarding the creation of a Project Committee.

Following discussion, Director Williamson moved to: (1) accept the Hearing Examiner's Report; (2) adopt the Orders; and (3) authorize execution and filing of the Amendment. Director Mosley seconded the motion, which passed by a vote of 8-to-0, as Director Steinberg had not arrived to the meeting.

FINANCIAL REPORT AND BOOKKEEPING MATTERS

Ms. Hall reviewed the financial report for November 2024 and invoices submitted for payment. A copy of the financial report is attached. Following review and discussion, Director Moody moved to approve the financial report and payment of invoices. Director Harrison seconded the motion, which passed by a vote of 8-to-0, as Director Steinberg had not arrived to the meeting.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Hall reviewed the assessment collector's report for November 2024. The Board reviewed the status of various delinquent accounts. A copy of the assessment collector's report is attached. The Board also reviewed the status of property valuation lawsuits filed by property owners in the District against the Harris Central Appraisal District. Following review and discussion, Director Hicks moved to approve the assessment collector's report. Director Williamson seconded the motion, which passed by a vote of 8-to-0, as Director Steinberg had not arrived to the meeting.

ENGINEERING MATTERS

Mr. Risien reviewed the engineer's report, a copy of which is attached.

Mr. Risien reported on the I-10/Bunker Hill Road U-Turn Improvements project.

Director Steinberg arrived to the meeting.

Mr. Risien reported on the pedestrian safety projects for Frostwood Drive and Gessner Drive, and the sidewalk and restriping assessment project. Director Gillis reported that Gauge has been asked to prioritize the sidewalks included in the draft

assessment report attached to the engineer's report, and the assessment report will be presented at the January meeting.

DISTRICT MAINTENANCE

Ms. Luevano presented a report from Lawn Management Company regarding maintenance and repair projects in the District, a copy of which is attached.

Ms. Luevano updated the Board on desilting of the Conrad Sauer detention pond and presented an invoice in the amount of \$15,396.00 from Stormwater Professionals Group. The check for the invoice is included in the financial report.

SERVICE AGREEMENTS, CONTRACTS, PROPOSALS, TASK ORDERS, AND PAYMENT OF INVOICES UNDER PREVIOUSLY APPROVED SERVICE AGREEMENTS

There was no discussion on this matter.

SECURITY MATTERS

Deputy Lewis reported on November patrols, as well as related activity in the District.

Discussion ensued regarding the use of Flock cameras, as well as additional opportunities to enhance security throughout the District. Director Hicks asked Ms. Luevano to provide a report on the features and usage of the Flock cameras, and to research the cost of the automated fingerprint identification equipment used by the Constable's Office.

EXECUTIVE DIRECTOR'S REPORT

Ms. Luevano reported on activity since the last Board meeting.

Ms. Luevano reviewed the monthly analytics report on the District's website and social media activity.

Ms. Luevano provided an update on the traffic signal cabinet artwork in the District.

REPORTS FROM DIRECTORS

Director Gillis reported on a Houston Chronicle article regarding a MetroNational project in the District.

ATTORNEY'S REPORT

There was no discussion on this matter.

EXECUTIVE SESSION

The Board convened in executive session at 9:37 a.m. pursuant to Section 551.074, Texas Government Code, in order to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 10:11 a.m. No action was taken.

ADJOURN

The Board concurred to tentatively schedule the next meeting for January 15, 2025, at 9:00 a.m., at 920 Memorial City Way, Suite 170A, Houston, TX 77024.

There being no further business to come before the Board, the meeting was adjourned.



Approved:

Sign: _____

Title: _____

Secretary

Harris County Municipal Management District No. 1

ATTACHMENTS TO MINUTES

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