

MINUTES

HOUSTON FIRST CORPORATION

BOARD OF DIRECTORS MEETING
February 20, 2025, beginning at 8:00 A.M.
Partnership Tower, 701 Avenida de las Americas, Suite 200
Houston, Texas 77010
HOUSTON FIRST BOARD ROOM

The Board of Directors (“Board”) of Houston First Corporation (the “Corporation”), a Texas local corporation created and organized by the City of Houston as a local government corporation pursuant to TEX. TRANSP. CODE ANN. §431.101 et seq. and TEX LOC. GOV’T. CODE ANN. §394.001 et seq., held a meeting at Partnership Tower, 701 Avenida de las Americas, Suite 200, Houston, Harris County, Texas 77010 on Thursday, February 20, 2025, commencing at 8:00 a.m.

Written notice of the meeting, including the date, hour, place, and Agenda for the meeting was posted in accordance with the Texas Open Meetings Act.

- I. **Call to Order.** The meeting was called to order at 8:01 a.m. A quorum was established with the following Board Members in attendance: Jay Zeidman (Chair), Alex Brennan-Martin, Bobby Singh, Elizabeth Gonzalez Brock, Paul Puente, Ryan Martin, Shareen Lamond, Roxann Neumann, Tom Segesta, Wea Lee, Council Member Twila Carter (ex-officio), and Council Member Joaquin Martinez (ex-officio).
- II. **Public Comments.** Lindsey Williams, President of Super Neighborhood 64-88 and President of Eastwood Civic Association, Kyle Rogers, Board Member with Eastwood Civic Association, Judith Cruz, Eastwood Civic Association and former elected Board Member of the Houston Independent School District (“HISD”), Dani Hernandez, elected Board Member of HISD and Treasurer of East Lawndale Civic Association, and Matthew Donovan, resident of Greater East End, addressed the Board to express their shared concerns about the proposed abandonment of Polk Street.

Each of the public speakers stated that the closure of Polk Street would cause hardship for residents in the East End, as it is an important thoroughfare and connection with downtown. They asked for more time for residents to provide input and for thoughtful urban planning.
- III. **Minutes.** Following a duly seconded motion, the minutes for November 14, 2024, were approved as presented.

IV. Presentations, Reports, and Updates.

A. Chairman's Remarks

Jay Zeidman, Board Chairman, stated that the meeting would include an update for Board Members on the progress of the Convention District expansion. He also thanked leadership for their amazing work hosting PCMA.

B. President & CEO Report

Michael Heckman, President & CEO, said he expects to have a business report and financial report for 2024 at the next meeting in March. Mr. Heckman stated there would be an important press release with a wrap-up of 2024 numbers that reflect the highest in the history of the Corporation.

Mr. Heckman announced that Mayor Whitmire will be joining him for an event hosted by the Corporation on 6th to present their shared vision for the eastern edge of downtown, connectivity to east downtown, as well as future development of the Convention District.

Mr. Heckman noted that Mayor Whitmire has asked that the Corporation produce the 2025 Tour de Houston in April, which he announced Apache Corporation will be sponsoring again.

Elizabeth Brock, Board Member, acknowledged the public speakers and noted that full consideration of the impact of the Convention District expansion on the East End related to development, walkability, and connectivity would be provided throughout the process.

Council Member Joaquin Martinez (ex-officio) thanked the public speakers for attending the meeting to express their concerns and voiced his support.

Mr. Heckman concurred with Ms. Brock, noted the long-term vision for greater connectivity, and said that plans are in place to coordinate a meeting within the next few weeks.

C. Convention District Development Update

Mr. Heckman introduced John Mooz, Senior Managing Director with Hines, and Adam Paulitsch, Principal with Populous, to discuss the South Building Plaza 2022 Vision Plan.

Mr. Paulitsch gave an overview of the South Building Plaza 2022 Vision Plan. He stated that the project is unique in North America and noted that

the Corporation is committed to maintaining operations at the George R. Brown Convention Center throughout the expansion.

Mr. Mooz, along with Mr. Paulitsch, updated the Board on the progress of the south building expansion since the last meeting, in November 2024. They highlighted the proposed meeting room and ballrooms configuration, a dynamic event plaza, as well as a projected timeline.

Mr. Mooz stated they have been in communication with TxDOT, the City of Houston, Centerpoint, Metro and nearby businesses to keep them informed and to coordinate on the different phases as needed.

Mr. Paulitsch added that the vision was laid out with the intent to provide development that allows the convention center to get out of its own way, increase connectivity to the community, while also coordinating and respecting the complex timeline.

V. Executive Session.

Executive (closed) session pursuant to Texas Government Code Section 551.072 for the purpose of deliberation regarding certain real property related to the George R. Brown Convention Center and Convention District Transformation Projects.

The Executive Session was announced and began at 9:25 a.m. Board Members remained in the room, along with Michael Heckman, Paula Whitten-Doolin, and Frank Wilson.

The Executive Session ended at 10:00 a.m.

VI. Board Business.

- A. Consideration and possible approval of a resolution authorizing the purchase or acquisition of Blocks 362, 363, and 398 or 399 in connection with the Convention District Transformation Project.

Elizabeth Brock, Chair of Finance and Asset Management Committee, reported that the Committee met on February 18th and discussed the item. She explained that the acquisition of these parcels is part of the broader vision for the Convention District Transformation Project. Therefore, she said, the Committee unanimously recommended the item for approval by the Board.

Following a motion, duly seconded, the Board approved the item unanimously.

- B. Consideration and possible approval of a resolution approving a Utility Construction Services Agreement with CenterPoint Energy Houston Electric, LLC and granting authority to proceed with critical path utility work in the Convention District.

(This item was taken out of order and was discussed before VI A.)

(Elizabeth Brock recused herself from the vote due to a conflict of interest.)

Board Chairman Jay Zeidman reported that the Committee met on February 18th. He noted that the item was discussed and unanimously recommended for approval by the Board.

Following a motion, duly seconded, the Board approved the item unanimously.

- C. Consideration and possible approval of a resolution authorizing negotiation of a Note Purchase Agreement and supporting issuance by the City of Houston of subordinate lien Hotel Occupancy Tax and parking revenue flexible rate notes.

Elizabeth Brock, Chair of Finance and Asset Management Committee, reported that the Committee met on February 18, 2025. She stated that the item was discussed and unanimously recommended for approval by the Board.

Ms. Brock stated that this item will help put in place intermediate financing of the Convention District Transformation Project and is consistent with comprehensive looks at financing options that were described in December. The Committee, she added, heard a detailed presentation and had all questions answered satisfactorily before unanimously recommending the item for approval by the Board.

Frank Wilson, Chief Financial Officer, added that this resolution will allow the Corporation to negotiate with several financial institutions.

Following a motion, duly seconded, the Board approved the item unanimously.

- D. Consideration and possible approval of a resolution amending an Interlocal Agreement with the City of Houston to return funding received for the repair/replacement of decorative lights on Southwest Freeway Bridges in the Downtown Corridor.

Elizabeth Brock, Chair of Finance and Asset Management Committee, reported that the Committee met on February 18th to consider the item. She

emphasized that the administration has made clear that City funds should not be used on decorative lights on the Montrose bridges and should be spent on other priorities. She noted that the Committee unanimously recommended this item for approval by the Board.

Following a motion, duly seconded, the Board approved the item unanimously.

VII. Adjourn. The meeting was adjourned at 10:01 a.m.