

MINUTES

HOUSTON FIRST CORPORATION

FINANCE AND ASSET MANAGEMENT COMMITTEE MEETING
February 18, 2025, beginning at 8:00 A.M.
Partnership Tower, 701 Avenida de las Americas, Ste. 200
Houston, Texas 77010
HOUSTON FIRST BOARD ROOM

The Finance and Asset Management Committee ("Committee") 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 Tuesday, February 18, 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 8:05 a.m. A quorum was established with the following Committee Members in attendance: Elizabeth Gonzalez Brock, Shareen Lamond, Roxann Neumann, and Tom Segesta. Jay Zeidman, Board Chair, was also present.
- II. **Public Comments.** None
- III. **Minutes.** Following a duly seconded motion, the minutes for December 17, 2024 were approved as presented. Roxann Neumann was not present for the vote.
- IV. **Presentations, Reports, and Updates.**
 - A. **Convention District Update**

Michael Heckman, President & CEO, updated the Committee on the Convention District transformation. Mr. Heckman introduced John Mooz, Senior Managing Director with Hines, and Adam Paulitsch, Principal with Populous to give the presentation.

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 Committee 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.

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.

Committee Members, Jay Zeidman, Michael Heckman, and Paula Whitten-Doolin remained in the room for Executive Session. All other attendees were asked to step out of the room.

The Executive Session began at 8:46 a.m. and ended at 9:00 a.m. The open meeting resumed at 9:00 a.m.

VI. Committee Business.

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

Paula Whitten-Doolin, General Counsel, amended the resolution to read “Consideration and possible recommendation of a resolution authorizing the purchase or acquisition of Blocks 362, 363, and either 398 or 399 in connection with the Convention District Transformation Project”.

Following a duly seconded motion, recommendation of the resolution (as amended) was approved by the Committee unanimously.

B. Consideration and possible recommendation 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 presented before Item VI.A.)

(Committee Chair Elizabeth Brock recused herself from the vote.)

Board Chair Jay Zeidman briefly summarized the item.

Following a duly seconded motion, recommendation of the resolution was approved by the Committee unanimously.

- C. Consideration and possible recommendation 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.

Frank Wilson, Chief Financial Officer, provided a summary of the item and stated that the resolution will allow the Corporation to negotiate with several financial institutions.

Following a duly seconded motion, recommendation of the resolution was approved by the Committee unanimously.

- D. Consideration and possible recommendation 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.

After a brief review, following a duly seconded motion, recommendation of the resolution was approved by the Committee unanimously.

VII. **Adjourn.** The meeting was adjourned at 9:09 a.m.