

MINUTES  
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS  
AND  
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

April 21, 2025

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session, open to the public, at the Havens Center, St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 21st day of April, 2025, and the roll was called of the members of the Board:

Matt Brollier	Position 1 Chair
Katy Caldwell	Position 2
Murad Ajani	Position 3
Elizabeth A. Larson	Position 4
Robert Guthart	Position 5 Vice Chair
T. Ray “Ray” Purser	Position 6
Helen Zunka	Position 7

and all of the above were present, thus constituting a quorum.

Also attending the meeting, either in person or via videoconference, were: Council Member Abbie Kamin and Cruz Almonaci of City of Houston Council District C; Tom Combs of Tom Combs and Associates, LLC; Brian Sparks of Triton Consulting Group, Inc.; Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Frederick King of ETI Bookkeeping; Patti Knudson and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation (“Goodman”); Muhammad Ali and David Greaney of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and members of the public, as shown on the attendance sheet attached hereto.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

FY 2025 BUDGET STATUS AND PROPOSED AMENDMENT, FY 2026 BUDGET AND PROCESS, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

Council Member Kamin addressed the Board to express support for the proposed amendment to the Authority’s budget for the fiscal year ended June 30, 2025 and the Authority’s Capital Improvement Plan for 2025-2029 (the “Amendment”).

Ms. Curley reviewed the Amendment, which includes \$11.5 million for a portion of the renovation costs of the Metropolitan Multi-Service Center at West Gray. She also updated the Board on the preparation of the draft budget for the fiscal year ending June 30, 2026 and Capital Improvement Plan, and responded to questions from the Board. Following review and discussion, Director Caldwell moved to approve the Amendment. Director Guthart seconded the motion, which passed unanimously.

## MINUTES

The Board reviewed the minutes of the March 17, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Caldwell seconded the motion, which passed by a vote of 6-to-0, with Director Purser abstaining.

## RECEIVE REPORTS

### BOOKKEEPER'S REPORT

Mr. King reviewed the monthly financial and bookkeeping report, a copy of which is attached.

### GAUGE ENGINEERING

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined in the report.

### MONTROSE BOULEVARD, SEGMENT ONE UPDATE

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to questions from the Board. Chair Brollier directed members of the public to submit inquiries related to the project to [info@montrosehtx.org](mailto:info@montrosehtx.org).

### MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali provided an update on the design of the Montrose Safe Routes to School Connections project and responded to questions from the Board regarding same. He updated the Board on discussions with City of Houston Tax Increment Reinvestment Zone No. 14 regarding potential partnership opportunities.

### CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project.

## W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project and responded to questions from the Board.

## THE GOODMAN CORPORATION

Ms. Miller reviewed the ongoing work of Goodman, including the pursuit of funds for certain Authority projects and the status of ongoing projects.

## FINANCE COMMITTEE

There was no report from the Finance Committee.

## AFFORDABLE HOUSING COMMITTEE

Director Guthart reviewed the ongoing work of the Affordable Housing Committee, as reflected in the April 17, 2025, committee report.

## PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the April 4, 2025, committee report, including consideration of a parking study for the Authority and potential improvements to Mandell Park.

## PUBLIC ENGAGEMENT COMMITTEE

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the April 16, 2025, committee report. Director Zunka discussed communication plans, outreach, and other engagement efforts for the Montrose Boulevard, Segment One, project.

## RECEIVE PUBLIC COMMENT

Julie Young expressed her support for Authority projects, including the rehabilitation of the Metropolitan Multi-Service Center at West Gray.

Laura Conely discussed pedestrian safety along Montrose Boulevard, including a request for a protected sidewalk during construction.

Jack Valinski discussed pedestrian safety and signage needs along Montrose Boulevard.

Rocky Kneten discussed the Montrose Boulevard project, as well as his desire to preserve mature trees in the area.

Rebecca Jasso expressed her appreciation for community notifications related to the Montrose Boulevard project. She also requested that meeting materials be made available on the Authority's website prior to the meeting.

Kevin Strickland discussed the public information material regarding the Montrose Boulevard project and related safety improvements.

Steve Longmire expressed support for rehabilitation of the Metropolitan Multi-Service Center at West Gray. He addressed efforts toward affordable housing in the Zone. He also requested that meeting materials be made available on the Authority's website prior to the meeting and addressed the audio/visual equipment used at the meeting.

Sam Wagner discussed pedestrian access to the Metropolitan Multi-Service Center at West Gray.

Nancy Higgs commended the Board for their service to the Montrose community.

Sarah Frazier expressed support for the Montrose Boulevard project and requested clarification on sidewalk widths. She also provided suggestions for providing affordable housing in the Zone.

Laura Caille expressed appreciation for community notifications relating to the Montrose Boulevard project.

Michelle Bouchard expressed her appreciation for community notifications related to the Montrose Boulevard project, as well as rehabilitation of the Metropolitan Multi-Service Center at West Gray.

Sue Lovell discussed concerns relating to affordable housing in the Zone, including projects that received tax breaks from public finance corporations.

David Centanni inquired about sidewalk improvements along Westheimer Road and related data.

Medhi Rais discussed resources for new directors to familiarize themselves with Authority projects. He expressed his support for the rehabilitation of the Metropolitan Multi-Service Center at West Gray.

Alexander Spike expressed his desire for public engagement relating to the West Alabama project. He expressed support for a parking district and discussed the use of parking district funds for sidewalk improvements. Mr. Spike also expressed a desire to maintain a diverse housing stock in the Zone.

Alondra Anahi inquired about how the list of recipients of informational materials for the Montrose Boulevard, Segment One, project was determined. She also expressed concerns regarding the sidewalk width in certain areas of the Montrose Boulevard, Segment One, project.

#### REORGANIZE COMMITTEES AND APPOINT SECRETARY

The Board considered renaming and restructuring certain committees and making appointments to all committees. Chair Brollier provided an overview of the Authority's committees, including the Projects, Planning, and Parking Committee, Budget and Finance Committee, Public Engagement Committee, and Housing and Community Development Committee.

The Board then considered reorganizing the Board to appoint Director Zunka as Secretary.

Following discussion, Director Caldwell moved to: (1) approve appointments to the following committees: (a) Directors Brollier, Guthart, and Caldwell to serve on the Projects, Planning, and Parking Committee; (b) Directors Ajani, Brollier, and Zunka to serve on the Budget and Finance Committee; (c) Directors Zunka, Purser, and Larson to serve on the Public Engagement Committee; and (d) Directors Caldwell, Purser, and Guthart to serve on the Housing and Community Development Committee; and (2) appoint Director Zunka as Secretary. Director Guthart seconded the motion, which passed unanimously.

#### AUTHORIZE PAYMENT OF INVOICES

The Board reviewed and discussed invoices submitted for payment, which were included in the bookkeeper's report. Mr. Ali discussed expected engineering and construction fees related to ongoing Authority projects. Following review and discussion, Director Purser moved to approve the bookkeeper's report and authorize payment of the invoices. Director Caldwell seconded the motion, which passed unanimously.

#### AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

##### GAUGE ENGINEERING, INCLUDING RECEIVE AND ACKNOWLEDGE TRANSITION LETTER FROM GAUGE ENGINEERING TO HR GREEN

Mr. Greaney responded to earlier public comments, as well as questions from the Board related to the Montrose Boulevard, Segment One, project.

Mr. Ali responded to earlier public comments, as well as questions from the Board related to the Montrose Safe Routes to School Connections project.

Mr. Ali presented a letter agreement from HRG regarding the acquisition of Gauge Engineering, LLC, and continuation of services to the Authority under

HRG. Following review and discussion, Director Guthart moved to accept the letter agreement from HRG. Director Zunka seconded the motion, which passed unanimously.

THE GOODMAN CORPORATION

Ms. Miller reviewed an Interlocal Agreement By and Between City of Houston, Texas and Montrose Redevelopment Authority for Federal Transit Administration Awards (the "Interlocal Agreement"). Following review and discussion, Director Guthart moved to approve the Interlocal Agreement, subject to final review by the City and Federal Transit Administration. Director Ajani seconded the motion, which passed unanimously.

AFFORDABLE HOUSING COMMITTEE, INCLUDING SCOPE OF WORK FROM JANUARY ADVISORS

Director Guthart reviewed a proposal from January Advisors for preparation of an affordable housing study. The Board deferred consideration of this matter pending further review by the Housing and Community Development Committee.

PUBLIC ENGAGEMENT COMMITTEE, INCLUDING AGREEMENT WITH MYHART COMMUNICATIONS

Director Zunka reviewed a Master Client Agreement by and between MyHart Communications and Montrose Redevelopment Authority for public relations and communication services and the scope of work with a fee not to exceed \$3,500 per month (the "Agreement"). Following review and discussion, Director Purser moved to approve the Agreement. Director Guthart seconded the motion, which passed unanimously.

EXHIBIT TO SERVICE AGREEMENT WITH TOM COMBS AND ASSOCIATES, LLC

Ms. Vinson discussed the Authority's Professional Services Agreement with Tom Combs and Associates, LLC, including the scope of work for Class B Services related to public outreach, media support, social media and administrative support. Following review and discussion, Director Guthart moved to approve the Exhibit 1 to Exhibit A (Scope of Class B Services), as presented. Director Purser seconded the motion, which passed unanimously.

ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE AND AUTHORITY MATTERS

There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for May 19, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

ADJOURN

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Attendance Sheet.....	1
Financial and Bookkeeping Report .....	2
HRG Report .....	2