

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

June 16, 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 16th day of June, 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 – Secretary

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

Also attending the meeting, either in person or via videoconference, were: 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; Jennifer Landreville of ETI Bookkeeping; Patti Knudson and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation ("TGC"); 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.

MINUTES

The Board reviewed the minutes of the May 19, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed unanimously.

RECEIVE REPORTS

BOOKKEEPER'S REPORT

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

GAUGE ENGINEERING

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

UPDATE ON MONTROSE BOULEVARD - SEGMENT ONE

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to questions from the Board.

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, including plans for additional public engagement related to the project.

W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project.

CHERRYHURST SIDEWALK IMPROVEMENTS

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

THE GOODMAN CORPORATION

Ms. Miller reviewed the ongoing work of TGC, including the pursuit of funds for certain Authority projects and the status of ongoing projects, and responded to questions from the Board.

BUDGET AND FINANCE COMMITTEE

Director Ajani reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 13, 2025, committee report.

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

There was no report from the Housing and Community Development Committee.

PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the June 6, 2025, committee report, and responded to questions from the Board.

PUBLIC ENGAGEMENT COMMITTEE

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the June 11, 2025, committee report. Director Zunka announced that the Board will be holding an open house for the West Alabama Street Reconstruction project on June 23, 2025, at 6:30 p.m. in the Pecore Gymnasium at St. Stephen's Episcopal Church. She stated that postcards were mailed to residents.

RECEIVE PUBLIC COMMENT

Julie Young expressed her appreciation for improvements along Montrose Boulevard, as well as efforts to preserve trees. She then inquired about the open house on the West Alabama Street Reconstruction project.

David Goozey discussed the recent town hall on the West Alabama project hosted by the Friends of the Boulevard held on May 31, 2025, at St. Stephen's Episcopal Church. He also discussed vehicle crash statistics and options to improve pedestrian safety along West Alabama.

Jack Valinski stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He also noted his desire to receive a report from the Housing and Community Development Committee. Mr. Valinski inquired about the Montrose parking study. He then requested that Directors attend super neighborhood and civic club meetings.

Vivian Song stated that she did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. She then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Carl Strobe stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He also provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Sam Wagner commented on the notice of the upcoming open house on the West Alabama Street Reconstruction project, as well as ongoing street redesigns.

Medhi Rais commented on communications regarding the Montrose Boulevard, Section One, project contained in documents received pursuant to a public information request.

Kevin Strickland commented on communications regarding the Montrose Boulevard, Section One, project contained in documents received pursuant to a public information request.

Laura Conely discussed pedestrian safety concerns for Montrose Boulevard, as well as notice of the upcoming open house on the West Alabama Street Reconstruction project.

Margo Fendrich commented on the notice of the West Alabama Reconstruction project. She then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Stephen Longmire provided suggestions for notifying residents of traffic changes associated with the Montrose Boulevard construction project. He also noted that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. Mr. Longmire then inquired about funding for the West Gray Multiservice Center.

Sarah Frazier inquired about the preservation of trees located on the site slated for development by Skanska, as well as accessibility related to the Cherryhurst Sidewalk Improvement project.

Ian Johnson stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

AUTHORIZE PAYMENT OF INVOICES

The Board reviewed and discussed invoices submitted for payment, which were included in the bookkeeper's report. Following review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which passed unanimously.

AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

HR GREEN

Mr. Ali responded to earlier public comments, as well as questions from the Board related to the Montrose Boulevard, Segment One, project. He presented Pay Estimate No. 2 from mc2 Civil, Inc. ("MC2") in the amount of \$1,444,002.85. Following review and discussion, Director Guthart moved to approve Pay Estimate No. 2 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney further discussed the Cherryhurst Sidewalk Improvement project, and responded to earlier public comments, as well as questions from the Board. He reviewed the plans and specifications and requested the Board authorize advertisement for bids for the project. Following review and discussion, Director Guthart moved to authorize HRG to advertise for bids for the Cherryhurst Sidewalk Improvements project following execution of an interlocal agreements with METRO. Director Larson seconded the motion, which passed unanimously.

THE GOODMAN CORPORATION

There was no action on this matter.

PROJECTS, PLANNING, AND PARKING COMMITTEE, INCLUDING PROPOSAL FOR PARKING STUDY

Director Brollier responded to earlier public comments. He discussed past and ongoing infrastructure improvements by the Authority, as well as future public engagement opportunities.

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE, INCLUDING PROPOSAL FROM JANUARY ADVISORS

There was no action on this matter.

PUBLIC ENGAGEMENT COMMITTEE

There was no action on this matter.

FY 2026 BUDGET, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

Ms. Curley updated the Board on the City's budget and CIP process for the Zone.

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

There were no additional announcements.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for July 21, 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

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