

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

July 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 July, 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 Purser	Position 6
Helen Zunka	Position 7 – Secretary

and all of the above were present in-person, except Directors Ajani and Caldwell, thus constituting a quorum. Director Caldwell attended via videoconference.

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; Kristi Miller of The Goodman Corporation (“TGC”); Patti Knudson and Walter Morris of Knudson LLP; Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping; Muhammad Ali 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 June 16, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed by a vote of 4-to-0, with Director Caldwell abstaining and Director Larson being absent during voting.

RECEIVE PUBLIC COMMENT

Julie Young expressed her appreciation for improvements along Montrose Boulevard. She then provided feedback from the open house on the West Alabama Street Reconstruction project. Ms. Young also discussed information received from the Midtown Management District regarding the use of license plate reading cameras.

Karl Strobe expressed his desire for continued focus on community engagement.

Jack Valinski stated that he looks forward to receiving the report from the Housing and Community Development Committee later in the meeting. He also discussed issues with public notifications of traffic changes related to the Montrose Boulevard, Segment One, project.

Kevin Strickland commented on communications contained in documents received pursuant to a public information request.

Laura Conely discussed pedestrian safety concerns and sidewalk closures during the Montrose Boulevard, Segment One project.

Sam Wagner discussed walkability within the Zone in comparison to other major cities.

Jonna Hitchcock inquired about utility burial along West Alabama Street, noting plans to do so in the Upper Kirby portion of the street reconstruction project.

Alex Spike provided feedback from the open house on the West Alabama Street Reconstruction project. He also provided suggestions for community engagement for Authority projects.

Stephen Longmire expressed concerns regarding Directors' consideration of resident concerns.

Nancy Higgs commented on the preservation of a post oak tree during the Montrose Boulevard, Segment One, project. She also discussed efforts to preserve a live oak tree at Avalon Academy.

Rocky Kneten expressed his appreciation for improvements along Montrose Boulevard.

Lloyd Matzner discussed issues with notifications of sidewalk, lane, and intersection closures as part of the Montrose Boulevard, Segment One, project.

Medhi Rais discussed issues with notifications of sidewalk, lane, and intersection closures as part of the Montrose Boulevard, Segment One, project. He also provided suggestions for community engagement for Authority projects.

Laura Caille expressed her desire for the Board to verify certain information provided to them. She also inquired about coordination between neighboring redevelopment authorities.

Sarah Frazier discussed past communications regarding Authority projects. She also expressed her desire for better community engagement.

Radu Tutos provided feedback from the open house on the West Alabama Street Reconstruction project. He also requested that the Board consider additional safety measures related to the project.

Margo Fendrich expressed concerns with community engagement related to the West Alabama Street Reconstruction project.

Director Larson joined the meeting.

REORGANIZE COMMITTEES

The Board considered new assignments to Board committees. Following discussion, Director Guthart moved to adopt a resolution establishing new committee assignments as follows: (a) Directors Brollier, Guthart, and Caldwell to serve on the Projects, Planning, and Parking Committee, with Director Brollier serving as Committee Chair; (b) Directors Caldwell, Ajani, and Zunka to serve on the Budget and Finance Committee, with Director Caldwell serving as Committee Chair; (c) Directors Zunka, Brollier, and Larson to serve on the Public Engagement Committee, with Director Zunka serving as Committee Chair; and (d) Directors Guthart, Purser, and Larson to serve on the Housing and Community Development Committee, with Director Guthart serving as Committee Chair. Director Caldwell seconded the motion, which passed unanimously.

FINANCIAL MATTERS

Director Brollier reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 30, 2025, and July 11, 2025, committee reports.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. Following review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the July 8, 2025, committee report, and responded to questions from the Board.

REPORT FROM HR GREEN

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

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to questions from the Board and earlier public comments. The Board requested that closures and weekly updates be posted on the website and social media. Discussion ensued regarding notifications of sidewalk and road closures, and general updates regarding the status of the project. Mr. Ali then presented Pay Estimate No. 3 from mc2 Civil, Inc. ("MC2") in the amount of \$911,418.13. Following review and discussion, Director Guthart moved to approve Pay Estimate No. 3 from MC2. Director Zunka seconded the motion, which passed unanimously.

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. He stated that a presentation on the project will be given at the September Board meeting.

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project, and responses to comments received at or after the open house. In response to public comments regarding utility burial, Mr. Ali responded that the Upper Kirby portion of the project can include utility burial because of the existence of a management district that can cover those costs. He also explained the involvement and role of CenterPoint Energy in any utility burial project.

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

UPDATE FROM 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.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the July 9, 2025, committee report.

Director Zunka reported on the open house for the West Alabama Street Reconstruction project, communications for future public meetings, and responses to comments received at or after the open house.

Director Zunka also mentioned that a presentation on the Safe Routes to Schools project will be given at the September Board meeting.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the July 10, 2025, committee report, including potential placemaking initiatives and strategies. Director Brollier remarked on apartment development in Montrose in the last ten years.

RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

Ms. Vinson reviewed with the Board a memorandum regarding designating addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"), a copy of which is attached. The Board considered designating a mailing address and an email address and approving other methods for receipt of TPIA Requests, pursuant to Section 552.234 of the Texas Government Code. Following review and discussion, Director Brollier moved to: (1) adopt a Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Resolution") to (a) designate the address of the office of ABHR as the mailing address and info@montrosehtx.org as the email address for receipt of TPIA Requests to the Authority, (b) approve electronic submission through the Authority's website, <https://montrosehtx.org/contact-us/>, as a method for submittal of TPIA Requests to the Authority, and (c) direct that the designated addresses and methods be printed on the sign displayed by the Authority under Section 552.205, Texas Government Code, and posted continuously on the Authority's Internet website; and (2) direct the Resolution to be filed appropriately and retained in the Authority's official records. Director Purser seconded the motion, which passed unanimously.

FY 2026 BUDGET, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

The Board deferred consideration of this matter.

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

There were no announcements.

PROJECTS, PLANNING, AND PARKING MATTERS (CONTINUED)

Director Zunka inquired about costs associated with utility burial projects. Discussion ensued, including discussion regarding powers of tax increment reinvestment zones and management districts.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for August 18, 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

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