

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

December 15, 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 15th day of December, 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 Caldwell and Purser, thus constituting a quorum.

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 ("TCA"); Patti Joiner and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation ("TGC"); Jennifer Curley, Mayor's Office of Economic Development, City of Houston; Cathi Wilbanks of ETI Bookkeeping Services; David Greaney and 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 November 17, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Larson seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young commented on community outreach related to the parking survey and commended the work of the Public Engagement Committee.

Mr. Bhattacharya commented on the prioritization of various modes of transportation and provided suggestions for improving walkability and pedestrian safety, including the establishment of a parking benefit district.

Mr. Wagner expressed concerns related to the design of the West Alabama Street Reconstruction project and impact on traffic.

Mr. Goozey expressed appreciation for community outreach related to the parking survey and provided suggestions for improving walkability and pedestrian safety, including the establishment of a parking benefit district.

Mr. Longmire expressed appreciation for extending the deadline for community feedback related to the parking study. He also shared concerns related to the design of the West Alabama Street Reconstruction project and impact on traffic.

Mr. Strickland commented on pedestrian access and safety concerns along Montrose Boulevard. He commented on the impact of establishing a parking benefit district. Mr. Strickland then described future community engagement and planning activities.

Mr. Spike commented on the design of Mandell Street Improvements project, as well as sidewalk improvements along Montrose Boulevard. He also commented on the parking survey and provided suggestions to address related concerns. Mr. Spike then commented on the West Alabama Street Reconstruction project.

Mr. Strobe expressed appreciation for extending the deadline for community feedback related to the parking study. He also provided suggestions for improving walkability and pedestrian safety, including the establishment of a parking benefit district.

Mr. Rais expressed appreciation for the additional crossing guards on Montrose Boulevard. He noted issues with certain crossing guards and inquired about the process for communicating resident concerns. Mr. Rais also provided suggestions related to the design of the Montrose Safe Routes to School Connections project and the Mandell Street Improvements project.

Ms. Conely commented on pedestrian access and safety concerns along Montrose Boulevard.

Mr. Matzner commented on the opening of the Ismaili Center. He also shared concerns and suggestions related to pedestrian safety along Montrose Boulevard. Mr. Matzner then requested an update and more progress on affordable housing.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the December 12, 2025, committee report.

Ms. Wilbanks reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. She then presented a Resolution Amending Authorized Representatives for the TexPool investment pool, which designates a new representative for Regions Bank, the trustee for the Authority's bonds. Following review and discussion, Director Guthart moved to: (1) approve the bookkeeper's report and authorize payment of the invoices; and (2) approve the Resolution Amending Authorized Representatives for TexPool investments. Director Ajani seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Vinson reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolution. She stated that the Authority is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Guthart moved to approve the Annual Report, authorize the attorney to submit the Authority's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolution and direct that the Report be filed appropriately and retained in the Authority's official records. Director Larson seconded the motion, which carried unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the Authority's procedures for continuing disclosure compliance. Ms. Vinson stated that no changes are required at this time.

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 December 9, 2025, committee report, and responded to earlier public comments.

REPORT FROM HR GREEN

Mr. Ali and Mr. Greaney reviewed the engineer's report, a copy of which is attached, provided an update on the projects outlined in the report, and responded to questions from the Board and earlier public comments.

Mr. Greaney updated the Board on coordination with the City of Houston related to signage providing direction to paid parking in the Montrose Collective parking garage.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project, including the proposed timeline for recommending the award of the construction contract.

Mr. Greaney updated the Board on the design of the Montrose Safe Routes to School Connections project.

Mr. Greaney updated the Board on the status of the West Alabama Street Reconstruction project.

Mr. Greaney updated the Board on the status of the Mandell Street Sidewalk Improvements project.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 8 from mc2 Civil, Inc. ("MC2") in the amount of \$575,665.04. Mr. Greaney and Mr. Ali also presented and recommended approval of Change Order No. 1 from MC2 as a five percent increase to the contract amount. The Board determined that the Change Order was beneficial to the Authority. Mr. Greaney then presented a proposal from HRG for supplemental construction material testing related to the project in an amount not to exceed \$44,907.17.

Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve: (1) Pay Estimate No. 8 from MC2; (2) Change Order No. 1 from MC2, based upon the Board's finding that it is beneficial to the Zone; and (3) the proposal from HRG. Director Guthart seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

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

PUBLIC ENGAGEMENT MATTERS

Director Larson reviewed the ongoing work of the Public Engagement Committee, as reflected in the December 10, 2025, committee report.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the December 8, 2025, committee report, including Committee priorities and potential placemaking strategies.

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 Tuesday, January 20, 2026, at 6:30 p.m., in lieu of the regular thirds Monday date, due to the Martin Luther King, Jr. holiday.

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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