

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

January 20, 2026

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 Allen Boone Humphries Robinson, 3200 Southwest Freeway, Suite 2500, Houston, Texas 77027, outside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 20th day of January, 2026, 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, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Jeremy Canton of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC ("TCA"); Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation ("TGC"); Jennifer Curley, Mayor's Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping Services; 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 December 15, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Murad seconded the motion, which passed by a vote of 4-to-0, with Directors Caldwell, Purser, and Zunka abstaining from the vote.

RECEIVE PUBLIC COMMENT

Mr. Wagner commented on the design of the West Alabama Street Reconstruction project.

Mr. Robinson discussed capital improvements projects by the City of Houston, including projects along Westheimer Road and Allen Parkway.

Ms. Caille inquired about the replanting of certain trees near the Ismaili Center, as well as the status of the Montrose Safe Routes to School Connections project.

Mr. Bhattacharya commented on the West Alabama Street Construction project, including the current state of sidewalks, roads, and bike infrastructure.

Mr. Strickland commented on Director communications, as well as the installation of stop signs and other traffic mitigation strategies.

Mr. Rais inquired about the West Alabama Street Reconstruction project, including opportunities for public engagement related to the project. He also commented on the design of the Montrose Safe Routes to School Connections project.

Mr. Spike discussed housing availability and affordability in Montrose, as well as public transportation and safety concerns of parking garages. He also offered suggestions to improve walkability in the area.

ANNUAL DISCLOSURE STATEMENTS

Ms. Vinson stated that the annual disclosure statement discloses relationships of the bookkeeper and investment officer with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority. Following review and discussion, Director Caldwell moved to accept the disclosure statement from the Authority's bookkeeper and investment officer and authorize filing the disclosure statement with the Texas Ethics Commission and in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Ms. Vinson stated that no changes are recommended. Following review and discussion, Director Caldwell moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Guthart seconded the motion, which passed unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Vinson reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by the Authority's bookkeeper. Following review and discussion, Director Caldwell moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the resolution be filed appropriately and retained in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the January 16, 2026, committee report.

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 Caldwell moved to approve the bookkeeper's report and authorize payment of the invoices. Director Guthart 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 January 13, 2026, committee report, and responded to earlier public comments.

REPORT FROM HR GREEN

Mr. Ali 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. Ali updated the Board on signage providing direction to paid parking in the Montrose Collective parking garage.

Mr. Ali reported on the Cherryhurst Sidewalk Improvements project. He stated that bids were received for the project and recommended that the Board award the contract to Ceballos Construction, LLC ("Ceballos") in the amount of \$960,907.00. The Board concurred that, in its judgment, Ceballos was a responsible

bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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

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

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

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 9 from mc2 Civil, Inc. ("MC2") in the amount of \$1,531,620.80. Mr. Ali also presented and recommended approval of Change Order No. 2 from MC2 to extend the contract time by 29 days. The Board determined that the Change Order was beneficial to the Authority. Following review and discussion, and based on the engineer's recommendation, Director Broliier moved to approve: (1) Pay Estimate No. 9; and (2) Change Order No. 2. Director Guthart seconded the motion, which passed unanimously.

Director Purser then moved to award the contract for the Cherryhurst Sidewalk Improvements project to Ceballos in the amount of \$960,907.00, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Caldwell 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.

Ms. Miller presented a proposal from TGC in the amount of \$27,500.00 for project initiation, management, and planning administration related to the TxDOT Transportation Alternatives (TA) Planning Study. Following review and discussion, Director Broliier moved to approve the proposal from TGC. Director Guthart seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the January 14, 2026, committee report.

Discussion ensued regarding outreach efforts related to the Mandell Street Improvement project. Director Zunka then requested spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to the Mandell Street Improvement project.

Following discussion, Director Caldwell moved to grant the Public Engagement Committee spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to the Mandell Street Improvements project. Director Purser seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the January 15, 2026, committee report. He reported that a letter of intent to submit an application for a Cultural Arts District designation is being prepared for submission to the Texas Commission on the Arts.

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 Monday, February 16, 2026, 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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