

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

February 16, 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 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 February, 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, except Director 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; Jennifer Landreville of ETI Bookkeeping Services; 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 January 20, 2026, regular meeting. Following review and discussion, Director Caldwell moved to approve the minutes, as presented. Director Guthart seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young inquired about the Montrose Safe Routes to School Connections project and provided suggestions related to pedestrian safety.

Ms. Heckman commented on the design of the West Alabama Street Reconstruction project and provided driver/pedestrian safety statistics.

Mr. Robinson commented on the design of the West Alabama Reconstruction project and parking infrastructure in the Zone.

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

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

Mr. Tutos commented on the design of the West Alabama Street Reconstruction project. He then presented a letter from the Friends of the Boulevard regarding the project.

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

Ms. Fendrich commented on the design of the West Alabama Street Reconstruction project.

Ms. Spike commented on the design of the West Alabama Street Reconstruction project and discussed certain pedestrian safety measures.

Mr. Strickland commented on the design of the Montrose Safe Routes to School Connections project, and the Harris County Precinct 1 call for projects. He also commented on the design of the West Alabama Street Reconstruction project.

Mr. Rais discussed the parking infrastructure in the Zone and related safety concerns. He also inquired about the results of the parking survey.

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

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

Mr. Panzarella commented on the design of the Montrose Safe Routes to School Connections project and provided safety suggestions related to project.

Ms. Caille inquired about public notices planned for the Montrose Safe Routes to School Connections project.

Ms. Adams commented on the design of the West Alabama Street Reconstruction project, including the potential impact on economic development in the Zone.

Mr. Arellano commented on the design of the West Alabama Street Reconstruction project and discussed certain cyclist/pedestrian safety measures.

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

Mr. Suscavage commented on the Cherryhurst Street Improvement project and provided resident concerns related to the project.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the February 13, 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.

AMEND BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2026

Mr. Morris and Ms. Curley reviewed the amended Authority budget for the fiscal year ending June 30, 2026, including the Authority's Capital Improvement Plan for 2026-2030 (collectively, the "Amended Budget"). Ms. Curley explained the increase in the municipal services fee charged by the City of Houston, and presented the City's request for funding of the Montrose Boulevard Phase 2 reconstruction project. Following review and discussion, Director Caldwell moved to approve the Amended Budget. 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 February 10, 2026, committee report, and responded to earlier public comments.

REPORT FROM HR GREEN

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 the status of the Cherryhurst Sidewalk Improvements project, including public communications related to the project.

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. 10 from mc2 Civil, Inc. ("MC2") in the amount of \$1,548,214.01. Following review and discussion, and based on the engineer's recommendation, Director Guthart moved to approve Pay Estimate No. 10 from MC2. Director Caldwell seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of \$20,000.00 for engineering consulting services related to implementation of the Authority's capital improvement program. Following review and discussion, Director Caldwell moved to approve 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 Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the February 11, 2026, committee report, and responded to earlier public comments.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the February 12, 2026, committee report.

RESOLUTION RELATING TO CITY OF HOUSTON PARTICIPATION IN THE ZONE

Ms. Vinson discussed participation by the City of Houston in the Zone. She explained that the City's contribution of increment decreases to 90% in tax year 2026 and 80% in tax year 2036. Ms. Vinson then presented a Resolution Relating to City Participation in the Zone requesting that the City continue to contribute 100% of its increment until the Zone terminates in 2045. Following review and discussion, Director Caldwell moved to adopt the Resolution and authorize submittal to the City of Houston. Director Larson seconded the motion, which passed unanimously.

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

Director Zunka inquired about Open Meetings Act and Public Information Act trainings.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, March 16, 2026, at 6:30 p.m., at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.074, Texas Government Code at 8:19 p.m. Also present were Ms. Vinson, Ms. Curley, and Mr. Combs.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION, IF NECESSARY

The Board reconvened in open session at 8:32 p.m.

SECOND AMENDMENT TO AGREEMENT WITH KNUDSON, LP

The Board reviewed a letter from Knudson requesting the Board consider amending the Authority's agreement with Knudson to include an updated scope of services. Following review and discussion, Director Caldwell moved to authorize preparation and execution of a second amendment to the service agreement between the Authority and Knudson, as discussed, subject to approval by Chair Brollier. Director Guthart seconded the motion, which passed unanimously.

ADJOURN

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


Secretary, Board of Directors

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