

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

March 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 March, 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 in-person (with Director Caldwell present via videoconference), except Director Ajani, 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; 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 and David Greaney of HR Green, Inc. ("HRG"); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP; and members of the public, as shown on the attendance sheet attached hereto.

PRESENTATION ON MANDELL STREET SIDEWALK IMPROVEMENTS PROJECT

Mr. Greaney provided a presentation on the Mandell Street Sidewalk Improvements project, including project objectives, existing conditions, proposed improvements, and project timeline.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the February 16, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed by a vote of 5-to-0, with Director Purser abstaining from the vote.

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 7:00 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 7:24 p.m.

UPDATE ON PERSONNEL MATTERS

Following discussion, Director Larson moved to authorize the Executive Committee to make an offer for the Administrative Manager position with the Authority. Director Purser seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young discussed a letter from the Friends of the Boulevard regarding the West Alabama Street Reconstruction project.

Mr. Robinson discussed capital improvements projects by the City of Houston, as well as proposed tax incentive ideas for business owners impacted by Authority projects.

Ms. Hitchcock discussed community feedback related to the West Alabama Street Reconstruction project.

Ms. Jasso commented on safety measures related to the West Alabama Street Reconstruction project. She also commented on contractor work hours for the City's Montrose Boulevard project.

Mr. Centanni discussed crash data, as well as ADA requirements and related recommendations for the Mandell Street Sidewalk Improvements project.

Mr. Longmire commented on the history of West Alabama Street and the design of the West Alabama Street Reconstruction project.

Mr. Johnson commented on the design of the Mandell Street Sidewalk Improvements project.

Mr. Strickland expressed concerns about community engagement efforts related to Authority projects.

Ms. Conely commented on and provided recommendations for the West Alabama Street Reconstruction project.

Mr. Wagner commented on the Mandell Street Sidewalk Improvements project. He also provided recommendations for the West Alabama Street Reconstruction project.

Mr. Spike commented on the design of the Mandell Street Sidewalk Improvements project and the West Alabama Street Reconstruction project.

Ms. Fendrich discussed a letter from the Friends of the Boulevard regarding the West Alabama Street Reconstruction project. She also discussed changes in the scope of the Mandell Street Sidewalk Improvements project.

Mr. Rais provided suggestions related to public engagement for Authority projects.

Mr. Strobe commented on correspondence from Texas State Senator Molly Cook related to the West Alabama Street Reconstruction project.

Mr. Latham commented on tree preservation and its impact on traffic, safety, and drainage.

Ms. Frazier commented on community feedback related to the West Alabama Street Reconstruction project.

Ms. Wright provided suggestions for processing community feedback related to Authority projects.

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

FINANCIAL MATTERS

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 Purser seconded the motion, which passed unanimously.

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the March 13, 2026, committee report.

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 March 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, and provided an update on the projects outlined in the report. Mr. Ali and Mr. Greaney then responded to questions from the Board and earlier public comments.

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

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

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

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

Director Brollier left the meeting.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 11 from mc2 Civil, Inc. ("MC2") in the amount of \$1,353,969.41. Following review and discussion, and based on the engineer's recommendation, Director Purser moved to approve Pay Estimate No. 11 from MC2. Director Larson seconded the motion, which passed by a vote of 5-to-0.

Director Brollier joined the meeting.

Mr. Greaney presented a proposal from HRG in the amount of \$49,000.00 for supplemental construction management and inspection services related to the Montrose Boulevard, Segment One, project. Following review and discussion, Director Guthart moved to approve the proposal from HRG. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of \$77,090.00 for landscaping warranty management and inspection services related to the Montrose Boulevard, Segment One, project. Following review and discussion,

Director Guthart moved to approve the proposal from HRG. Director Purser 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 March 11, 2026, committee report, and responded to earlier public comments.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

There was no update on this matter.

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, April 20, 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

| | <u>Page</u> |
|--|-------------|
| Attendance Sheet..... | 1 |
| Financial and Bookkeeping Report | 3 |
| HRG Report | 4 |