

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

April 20, 2026

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority (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 20th day of April, 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 Directors Brollier and Caldwell, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; Walter Morris and Patti Joiner of Knudson LLP; Becky Myers of MyHart Communications (“MyHart”); 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”); Geoff Carleton of TEI Planning + Design; 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.

ESTABLISH QUORUM AND CALL TO ORDER

Director Guthart called the meeting to order.

MINUTES

The Board reviewed the minutes of the March 16, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented.

Director Zunka seconded the motion, which passed by a vote of 4-0, with Director Ajani abstaining.

RECEIVE PUBLIC COMMENT

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

Mr. Johnson commented on the design of the Mandell Street Sidewalk Improvements and Cherryhurst Sidewalk Improvements projects. He also inquired about street paving performed by the City of Houston along Montrose Boulevard and its impact on the Authority's proposed segment two project.

Mr. Spike commented on the design and related safety aspects of the West Alabama Street Reconstruction project.

Mr. Wagner commented on the design and related safety aspects of the West Alabama Street Reconstruction project.

Mr. Strobe commented on the early voting period for the upcoming May 16 special election.

Ms. Caille inquired about maintenance of certain cypress trees planted along Montrose Boulevard.

Ms. Fendrich commented on the design and related safety aspects of the West Alabama Street Reconstruction project. She also commented on funding contributions from Harris County, Precinct One, related to the Mandell Street Sidewalk Improvements project.

Ms. Conely commented on and provided safety recommendations for various locations within the Zone.

Ms. Gaines expressed concerns regarding proposed sidewalk improvements near her home.

Mr. Strickland commented on construction of the pedestrian bridge at the intersection of Allen Parkway and Montrose Boulevard, the status of City Council approval of the Authority's fiscal year 2026 budget, and the design of the Mandell Street Sidewalk Improvements project.

Mr. Rais expressed concerns related to public engagement activities. He also inquired about the status of the Montrose Safe Routes to School Connections project. Mr. Rais then commented on the intersection of Allen Parkway and Montrose Boulevard.

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 Zunka moved to approve the bookkeeper's report and authorize payment of the invoices. Director Larson seconded the motion, which passed unanimously.

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the April 17, 2026, committee report.

Ms. Curley updated the Board on the status of adoption of the Authority's fiscal year 2026 operating budget.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Director Guthart reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the April 14, 2026, committee report.

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. He then responded to earlier public comments.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project, including community engagement related to the project.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project, including community engagement related to the project.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project. Mr. Carleton then discussed safety improvements related to the project.

Mr. Greaney updated the Board on the design of the Mandell Street Sidewalk Improvements project. Ms. Vinson then responded to earlier public comments related to prior funding contributions from Harris County, Precinct One, to support the 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. 12 from mc2 Civil, Inc. ("MC2") in the amount of \$834,478.22. Following review and discussion, and based on the engineer's recommendation, Director

Zunka moved to approve Pay Estimate No. 12 from MC2. Director Larson 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 reviewed a Title VI Compliance Plan for the Authority with the Board, which is required by the Federal Transit Administration. Following review and discussion, Director Purser moved to approve and authorize execution of the Title VI Compliance Plan and the Resolution Adopting a Title VI Compliance Plan for the Authority. Director Larson seconded the motion, which passed unanimously.

Ms. Miller presented a proposal from TGC in the amount of \$83,256.00 for grant management and compliance services for the \$850,000 in federal community project funding awarded for the Northeast Montrose Sidewalk Improvements project. Following review and discussion, Director Purser moved to approve the proposal from TGC. Director Larson seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the April 8, 2026, committee report, and responded to earlier public comments.

Ms. Myers updated the Board on public engagement activity led by MyHart for the last twelve months.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the April 9, 2026, committee report.

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, May 18, 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 551.087, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.087, Texas Government Code at 7:58 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 8:27 p.m. In response to earlier comments, Ms. Vinson commented on payments made to the Authority's former Executive Director.

DEVELOPER REIMBURSEMENT POLICY

Ms. Vinson reviewed an updated Development Reimbursement Policy (the "Policy") for the Zone. Following review and discussion, Director Ajani moved to approve the Policy. Director Zunka seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT APPLICATIONS

Ms. Vinson updated the Board on a development reimbursement application received by the Authority. Following discussion, Director Ajani moved to authorize negotiation of a development reimbursement agreement with Skanska for the project proposed at Westheimer Road and Montrose Boulevard. Director Purser 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

LIST OF ATTACHMENTS TO MINUTES

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