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

May 18, 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 18th day of May, 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 (with Director Caldwell present via videoconference), thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Tom Combs of Tom Combs and Associates, LLC; Walter Morris, Administrative Manager of the Authority; Suzy Hartgrove of MyHart Communications; Kristi Miller, Monisha Khurana, Andrew Knuppel, and Sam Hopper of The Goodman Corporation ("TGC"); Jennifer Curley, Mayor's Office of Economic Development, City of Houston; Jennifer Landreville and Sean Stepanik of ETI Bookkeeping Services; David Greaney of HR Green, Inc. ("HRG"); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE") 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 MONTROSE PARKING SURVEY

Ms. Khurana provided a presentation on the Montrose Parking Survey, including survey results and next steps.

MINUTES

The Board reviewed the minutes of the April 20, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed by a vote of 6-to-0, with Director Brollier abstaining.

RECEIVE PUBLIC COMMENT

Ms. Young commented on proposed sidewalk improvements, as well as the removal of the speed bump and crosswalk outside of Katz's Deli on Westheimer Road. She also commented on the impact of raised crosswalks and pedestrian signal lights on pedestrian safety.

Mr. Glover inquired about the timeline for construction and potential closures related to the Mandell Street Sidewalk Improvements project.

Mr. Goozéy commented on public engagement related to the Montrose Parking Survey.

Mr. Strope inquired about discussions between the Authority and the City of Houston regarding the Montrose Parking Survey and related City policies.

Mr. Robinson commented on the need for long-term solutions to address transportation issues within the Zone and throughout the City of Houston.

Mr. Strickland commented on the Montrose Parking Survey. He also commended HRG for addressing certain concerns related to the pedestrian bridge at the intersection of Allen Parkway and Montrose Boulevard. Mr. Strickland then commented on the election of Joe Panzarella to City of Houston Council, District C. He also provided suggestions to address affordable housing concerns, including collaboration with certain stakeholders.

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

Ms. Heckman inquired about data considered for the Montrose Parking Survey, including data related to nuisance and/or illegal parking, churches, market-based parking, and bike parking.

Mr. Bhattacharya inquired about data collection methods related to the Montrose Parking Survey.

Ms. Fraizer commented on the Montrose Parking Survey. She also discussed desired sidewalk improvements along Montrose Boulevard between West Clay Street and Westheimer Road.

Mr. Alexander Spike discussed parking concerns and provided suggestions related to same, including the use of market-based parking strategies. He then inquired about certain parking statistics.

Ms. Spike commented on the Montrose Parking Survey, including related safety concerns. She also expressed support for a Parking Benefit District.

Mr. Perry Spike inquired about various considerations related to parking management and the Montrose Parking Survey.

Ms. Fendrich commented on the Montrose Parking Survey and inquired about the Authority's parking goals.

Mr. Renz discussed traffic issues at the intersection of Westheimer Road and Crocker Street, and commented on impediments to walkability within the Zone.

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

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the May 15, 2026, committee report.

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 and earlier public comments.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Director Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the May 12, 2026, committee report.

Ms. Miller updated the Board on the Montrose Neighborhood Greenways Study project. She then reviewed a Resolution Authorizing Execution of an Advance Funding Agreement with TxDOT for a Transportation Alternatives Set-Aside (the "Resolution") related to the Montrose Neighborhood Greenways Study project. Following review and discussion, Director Guthart moved to adopt the Resolution. Director Purser seconded the motion, which passed unanimously.

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 provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 13 from mc2 Civil, Inc. ("MC2") in the amount of $317,508.59. Following review and discussion, and based on the engineer's recommendation, Director Guthart moved to approve Pay Estimate No. 13 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project. He then requested the Board authorize advertisement for bids for the project. Following review and discussion, Director Zunka moved to authorize the engineer to advertise for bids for the Montrose Safe Routes to School Connections project. Director Guthart seconded the motion, which passed unanimously.

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

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

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

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the May 13, 2026, committee report.

Director Zunka then updated the Board on proposed updates to the Authority's website and requested spending authority in an amount not to exceed $10,000.00 for related costs.

Director Zunka also discussed outreach efforts related to the West Alabama Street Reconstruction project and requested spending authority in an amount not to exceed $5,000.00 for public engagement activities related to the project.

Following discussion, Director Guthart moved to authorize the Public Engagement Committee to spend up to: (1) $10,000.00 for website updates; and (2) $5,000.00 for public engagement activities related to the West Alabama Street Reconstruction project. Director Ajani 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 May 14, 2026, committee report.

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

Director Brollier discussed a proposed workshop regarding the West Alabama Street Reconstruction project.

Director Brollier then acknowledged Walter Morris as the Authority's new Administrative Manager.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END JUNE 30, 2026

Ms. Vinson informed the Board that the Authority is required to prepare and appropriately file an audit for fiscal year ending June 30, 2026, pursuant to terms set forth in the Tri-Party Agreement between the City of Houston (the "City"), the Zone, and the Authority, as well in accordance with Chapter 431 of the Texas Local Government Code.

Mr. Ellis reviewed an audit engagement letter with the Board for MGBSE to conduct the Authority's audit for fiscal year end June 30, 2026, in an amount not to exceed $16,500.00. Following review and discussion, Director Larson moved to engage MGBSE to perform the audit for fiscal year end June 30, 2026. Director Guthart seconded the motion, which passed unanimously.

ENGAGE MUNICIPAL ACCOUNTS & CONSULTING, LP, TO PERFORM A REVIEW OF THE AUDITED FINANCIAL STATEMENTS

Ms. Vinson reviewed an engagement letter for Municipal Accounts & Consulting, LP ("MAC") to perform a review of the audited financial statements prepared by MGBSE to address any material weaknesses with the preparation of the audited financial statements. She stated that MAC estimates fees to be $3,500.00. Following review and discussion, Director Guthart moved to engage MAC to perform a review of the audited financial statements. Director Zunka seconded the motion, which passed unanimously.

THIRD AMENDMENT TO KNUDSON SERVICE AGREEMENT

Ms. Vinson reviewed a Third Amendment to Service Agreement (the "Amendment") between the Zone and Knudson reflecting an updated scope of services. Following review and discussion, Director Guthart moved to approve the Amendment. Director Purser seconded the motion, which passed unanimously.

SERVICE AGREEMENT WITH TRITON CONSULTING GROUP

Ms. Vinson reviewed a Service Agreement between the Authority and Triton (the "Agreement") for audio/video support and videoconference hosting services. Following review and discussion, Director Guthart moved to approve the Agreement. Director Zunka seconded the motion, which passed unanimously.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, June 15, 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

The Board did not convene in executive session.

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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