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

June 15, 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 15th day of June, 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 Ajani and Guthart (with Director Caldwell present via videoconference), thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Walter Morris, Administrative Manager of the Authority; Kristi Miller 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"); Nick Killian 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.

MINUTES

The Board reviewed the minutes of the May 18, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed unanimously.

PUBLIC COMMENT

Ms. Young commented on water ponding and drainage in the Zone.

Mr. Robinson commented on commercial development in the Zone and related infrastructure costs. He also reported on a car collision at Westheimer Road and Dunlavy Street.

Mr. McArdle discussed unsecured metal plates in the roadway and related safety concerns near HEB.

Mr. Sharp expressed opposition to any proposed reductions in on-street parking in the Zone.

Mr. Wagner expressed support for walkability improvements along West Alabama Street and provided related recommendations.

Mr. Johnson inquired about comments submitted via the Authority's website related to the Mandell Street Sidewalk Improvements project. He also commented on the traffic control plan related to the West Alabama Street Reconstruction project.

Mr. Spike commented on the West Alabama Street Reconstruction project and affordable housing in the Zone.

Mr. Strikland commented on pedestrian safety and affordable housing in the Zone.

Mr. Arellano provided suggestions related to the West Alabama Street Reconstruction project.

BOARD REORGANIZATION

The Board considered reorganizing the Board. Following discussion, Director Purser moved to reorganize the Board as follows:

Matt Brollier	Position 1 – Chair
Katy Caldwell	Position 2
Murad Ajani	Position 3
Elizabeth A. Larson	Position 4 – Vice Chair
Robert Guthart	Position 5
T. Ray Purser	Position 6
Helen Zunka	Position 7 – Secretary

Director Zunka seconded the motion, which passed unanimously.

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

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 16, 2026, committee report.

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 June 2, 2026, committee report, and responded to questions from the Board and 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. He then responded to earlier public comments.

Mr. Killian responded to public comments related to the northbound right turn lane at Montrose Boulevard and Allen Parkway.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 14 from mc2 Civil, Inc. ("MC2") in the amount of $169,192.86. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 14 from MC2. Director Larson seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project. He presented and recommended approval of Pay Estimate Nos. 1 and 2 from Ceballos Construction, LLC ("Ceballos") in the amounts of $28,996.23 and $50,888.48, respectively. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate Nos. 1 and 2 from Ceballos. Director Purser seconded the motion, which passed unanimously.

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

Mr. Greaney updated the Board on the status of the Mandell Street Sidewalk Improvements project, including coordination regarding public engagement related to the 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 Mandell Street Sidewalk Improvements project. Director Guthart seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project, including coordination regarding public engagement related to the project. He then presented a proposal from HRG in the amount of $142,042.91 for a Phase II Environmental Site Assessment and the design of two Rectangular Rapid Flashing Beacons. Following review and discussion, Director Larson 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.

Ms. Miller updated the Board on the Montrose Safe Routes to School Connections project. She requested authorization to issue a request for qualifications for construction phase material testing services related to the project. Ms. Miller presented a proposal from TGC in the amount of $27,520.16 for construction materials testing procurement and federal contract compliance and administration related to the project. She stated that these services will be procured only if there are federal funds available, which will be known after the construction contract is awarded. Following review and discussion, Director Purser moved to: (1) authorize issuance of a request for qualifications for construction phase material testing services related to the Montrose Safe Routes to School Connections project; and (2) approve the proposal from TGC, subject to the availability of federal funds. 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 June 10, 2026, committee report, and responded to questions from the Board and earlier public comments.

Director Zunka discussed outreach efforts related to the Montrose Safe Routes to School Connections 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 Purser moved to authorize the Public Engagement Committee to spend up to $5,000.00 for public engagement activities related to the Montrose Safe Routes to School Connections project. Director Larson seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Larson reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the June 11, 2026, committee report.

The Board then reviewed a proposal from UP Art Studio ("UAS") in the amount of $19,750.00 for public art installations on five traffic signal control cabinets. Following review and discussion, Director Purser moved to approve the proposal from UAS and authorize execution of a service agreement with UAS. Director Zunka seconded the motion, which passed unanimously.

Ms. Curley responded to earlier public comments regarding affordable housing.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Vinson reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

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, July 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

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