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

July 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 July, 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 – Vice Chair
Robert Guthart	Position 5
T. Ray Purser	Position 6
Helen Zunka	Position 7 – Secretary

and all of the above were present, except Directors Guthart and Caldwell, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc.; Walter Morris, Administrative Manager of the Authority; Tom Combs of Tom Combs and Associates, LLC; Jim Webb 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"); 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 June 15, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed unanimously.

CHAIRMAN'S REPORT ON ZONE ACTIVITIES

Director Brollier gave a presentation on Zone projects undertaken in the last year.

PUBLIC COMMENT

Mr. Tucker inquired about the timeline for the Montrose Safe Routes to School Connections project.

Ms. Young inquired about the timeline for the Montrose Safe Routes to School Connections project and tree preservation efforts related to the project.

Mr. Kometiani provided suggestions for the Montrose Safe Routes to School Connections project, including additional locations for sidewalk improvements.

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

Ms. Caille inquired about the virtual open house for the West Alabama Street Reconstruction project and related public engagement efforts. She also commented on the preservation of street markers and monuments during the Montrose Safe Routes to School Connections project.

Mr. Strickland commented on the West Alabama Street Reconstruction project.

Ms. Fendrich provided suggestions for the West Alabama Street Reconstruction project, including various pedestrian safety recommendations.

Mr. Rais inquired about the West Alabama Street Reconstruction project, including plans for public engagement and community feedback related to the project. He also inquired about the status of the Montrose Parking Study, as well as the pursuit of funds for certain projects.

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

Ms. Fraizer inquired about tree preservation efforts during the Montrose Safe Routes to School Connections project.

Ms. Gaines commented on proposed sidewalk improvements as part of the Montrose Safe Routes to School Connections project and drainage near her home.

Ms. Conely discussed pedestrian safety and walkability in the Zone.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the July 17, 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 Larson moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which passed unanimously.

FY 2027 BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN

The Board deferred consideration of this matter.

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 July 7, 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. He then responded to questions from the Board and earlier public comments.

Mr. Greaney updated the Board on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 15 from mc2 Civil, Inc. ("MC2") in the amount of $27,088.92. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 15 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 No. 3 from Ceballos Construction, LLC ("Ceballos") in the amount of $73,363.74. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 3 from Ceballos, subject to receipt of necessary documents from Ceballos that are required for reimbursement from METRO. Director Ajani seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project, including public engagement efforts related to the project. He stated that bids were received for the project and recommended that the Board award the contract to Precise Services, Inc. ("PSI") in the amount of $7,080,788.60. The Board concurred that, in its judgment, PSI was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project. Following review and discussion, and based on the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor, Director Purser moved to award the contract to PSI in the amount of $7,080,788.60. Director Larson seconded the motion, which passed unanimously.

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

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 $9,935.00 for design of an additional Rectangular Rapid Flashing Beacon. Following review and discussion, Director Zunka moved to approve the proposal from HRG. Director Purser seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of $16,444.00 to conduct an audit of the status and condition of street lighting within the Zone. Following review and discussion, Director Zunka moved to approve the proposal from HRG. Director Larson seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

Mr. Webb 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 comment.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the July 8, 2026, committee report. She responded to questions from the Board and earlier public comments, and further discussed plans for public engagement related to the West Alabama Street Reconstruction project.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

The Board reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the July 9, 2026, committee report.

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

Director Brollier stated again that the virtual open house for the West Alabama Street Reconstruction project is scheduled for August 3, 2026, at 6:30 p.m.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, August 17, 2026, at 6:30 p.m., at Metropolitan (West Gray) Multi-Service Center, 1475 West Gray Street, Houston, Texas 77019.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Page

Attendance Sheet....................1
Financial and Bookkeeping Report....................2
HRG Report....................3