

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

August 17, 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 Metropolitan Multi-Service Center, 1475 W. Gray Street, Houston, Texas 77019, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 17th day of August, 2026, and the roll was called of the members of the Board:

Matt Brolier	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, 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 and Derek St. John 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 July 20, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Caldwell seconded the motion, which passed by a vote of 6-0, with Director Guthart abstaining.

PUBLIC COMMENT

Ms. Young commented on the Montrose Safe Routes to School Connections project, including coordination with residents impacted by the project. She also commented on the impact of reductions to on-street parking in the Zone.

Mr. Matzner expressed appreciation for conducting the Board meeting at the Multi-Service Center. He also inquired about the use of Zone funds for park improvements. Mr. Matzner then expressed concerns about the maintenance of certain trees within the Zone.

Ms. Smith commented on sidewalk improvements, including the removal and replacement of topsoil with sand.

Mr. Strickland commented on the West Alabama Street Reconstruction project, including the virtual open house held on August 3, 2026. He also expressed concerns regarding efforts to address affordable housing in the Zone.

Mr. Kneten discussed factors impacting walkability in the Zone.

Mr. Wagner commented on the impact of rapid flashing beacons on pedestrian safety. He also inquired about the water line work being performed by the City of Houston.

Mr. Johnson inquired about the status of the parking study.

Mr. Kometiani expressed concern about pedestrian safety in the Zone and inquired about the use of HAWK pedestrian signals.

Mr. Rais commented on projects being performed on the northside of the Zone, as well as tree preservation efforts.

Ms. Caille inquired about efforts to address affordable housing in the Zone.

Ms. Frazier commented on tree preservation efforts related to the West Alabama Street Reconstruction project.

Ms. Fendrich commented on community engagement related to the West Alabama Street Reconstruction project.

FINANCIAL MATTERS

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the August 14, 2026, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. She stated that check no. 2627 would be voided. Following review and discussion, Director Larson moved to approve the bookkeeper's report and authorize payment of the invoices. Director Caldwell seconded the motion, which passed unanimously.

FY 2027 BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Morris reviewed the Authority's budget for the fiscal year ending June 30, 2027, and the Authority's Capital Improvement Plan for 2027-2031 (collectively, the "Budget") and responded to questions from the Board.

Ms. Vinson then responded to earlier public comments. She also discussed the City of Houston's budget and CIP process for the Zone.

Following review and discussion, Director Caldwell moved to approve the Budget and authorize submission to the City of Houston. Director Larson seconded the motion, which passed unanimously.

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 August 4, 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 questions from the Board and earlier public comments.

Mr. Greaney updated the Board on the status of the Montrose Boulevard, Segment One, project, including tree preservation efforts related to the project. He presented and recommended approval of Pay Estimate No. 16 from mc2 Civil, Inc. ("MC2") in the amount of \$7,680.00. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate No. 16 from MC2. Director Caldwell 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. 4 from Ceballos Construction, LLC ("Ceballos") in the amount of \$224,936.35. Following review and discussion, and based on the engineer's recommendation, Director Caldwell moved to approve Pay Estimate No. 4 from Ceballos, subject to receipt of necessary documents from Ceballos that are required for reimbursement from METRO. 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, including project timeline and public engagement efforts related to the project. He presented a proposal from HRG in the amount of \$133,750.00 for construction phase services related to the project. Following review

and discussion, Director Larson moved to approve the proposal from HRG. Director Guthart 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. Mr. Killian then responded to earlier public comments.

Mr. Greaney updated the Board on the audit of the status and condition of street lighting within the Zone

Mr. Greaney and Mr. St. John discussed the Montrose Drainage Study and presented a proposal from HRG in the amount of \$239,375.00 for professional engineering services related to the Montrose Drainage Study free outfall update. Mr. Greaney and Mr. St. John answered questions from the Board. Following review and discussion, the Board deferred consideration of this matter until the next regular meeting.

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, and the status of ongoing projects.

Mr. Webb reported that information about the parking study will be presented at the September meeting.

Mr. Webb further discussed the Montrose Safe Routes to School Connections project. He presented a proposal from HRG in the amount of \$958,418.00 for construction management and inspection services related to the project. Mr. Webb also presented a proposal from Aviles Engineering Corporation ("AEC") in the amount of \$301,285.00 for construction materials testing and inspection services related to the project. Following review and discussion, Director Larson moved to approve the proposals from HRG and AEC, and authorize preparation and execution of related service agreements, subject to final review. Director Guthart seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Mr. Walters reported on engagement statistics from the virtual open house for the West Alabama Street Reconstruction project held on August 3, 2026.

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the August 12, 2026, committee report. She then discussed plans for public engagement related to the Montrose Safe Routes to School Connections project and the Cherryhurst Sidewalk Improvements project. Director Zunka also reported on the status of updated to the Authority's website.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Larson reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the August 13, 2026, committee report.

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

Director Brollier further addressed earlier comments regarding the prioritization of potential projects for the Authority's capital improvement plan.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, September 21, 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

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ATTENDANCE SHEET

- | | |
|--------------------------|------------------|
| 1. Julie Young | 36. Travis Poe |
| 2. Sue Lovell | 37. Nick Killian |
| 3. Victor Odili | |
| 4. Lloyd Matzner | |
| 5. Christine Smith | |
| 6. Kevin Strickland | |
| 7. William Johnson | |
| 8. Richard Glover | |
| 9. Rocky Kneten | |
| 10. Alejandro Colom | |
| 11. Karl Strobe | |
| 12. Sam Wagner | |
| 13. Ian Johnson | |
| 14. George Kometiani | |
| 15. Medhi Rais | |
| 16. Laura Caille | |
| 17. Sarah Frazier | |
| 18. Garrett Crow | |
| 19. Margo Fendrich | |
| 20. Aintre Antonoff | |
| 21. Alexander Spike | |
| 22. Anna Smith | |
| 23. Becky Myers | |
| 24. Ben Suscavage | |
| 25. Christopher Johnston | |
| 26. Cindy Brown | |
| 27. Evelyn Chorus | |
| 28. Ginger Sanford | |
| 29. Jack Valinski | |
| 30. Katy Rais | |
| 31. Kris Kelly | |
| 32. Nohemy G | |
| 33. Ruben Garza | |
| 34. Tamara Schrader | |
| 35. Travion Sells | |