

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

September 21, 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 21st day of September, 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 Director Caldwell, 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; Jim Webb, Kristi Miller, Monisha Khurana, and Sam Hopper of The Goodman Corporation ("TGC"); Elia Quiles of UP Art Studio; Kristin Blomquist of Masterson Advisors LLC; 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; Josh Rambo of McCall Gibson Swedlund Barfoot Ellis PLLC; Suzy Hartgrove of MyHart Communications; 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.

COMMENTS FROM CHAIR

Director Brollier reported on the conditions and plans for ongoing maintenance and replacement certain trees along Montrose Boulevard between West Clay Steet and Allen Parkway.

MONTROSE PARKING STUDY FINDINGS AND TOOLKIT

Ms. Khurana provided a presentation on the Montrose Parking Study, including survey results, findings, and a parking toolkit.

MINUTES

The Board reviewed the minutes of the August 17, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed unanimously.

PUBLIC COMMENT

Ms. Young commented on the Montrose Parking Survey.

Mr. Garza commented on the Montrose Parking Survey.

Mr. Valinski commented on the Montrose Parking Survey. He also provided an update on the installation of rainbow flags by the City of Houston along Westheimer Boulevard. Mr. Valinski also commented on audio/visual quality during the meeting.

Mr. Strickland commented on the Montrose Parking Survey and related community engagement.

Mr. Wagner commented on the Montrose Parking Study and pedestrian safety in the Zone.

Mr. Spike commented on parking accessibility and management in the Zone, including coordination with Park Houston.

Mr. Johnson commented on the design of the Mandell Street Sidewalk Improvements project. He also inquired about public engagement related to the streetlight audit. Mr. Johnson also commented on street paving being performed by the City of Houston.

Mr. Tutos discussed pedestrian safety concerns related to the West Alabama Street Reconstruction project.

Mr. Rais inquired about future tree preservation efforts for other Zone projects. He also commented on the Montrose Parking Survey and related public engagement.

Ms. Frazier expressed her desire for additional efforts to address affordable housing in the Zone.

Mr. Caille commented on affordable housing, the Montrose Parking Survey, and tree preservation efforts.

Mr. Bhattacharya expressed concerns regarding pedestrian safety related to the West Alabama Street Reconstruction project. He also commented on the Montrose Parking Survey.

Ms. Conely commented on the Montrose Parking Survey and public transportation in the Zone. She also commented on audio/visual quality during the meeting.

Ms. Fendrich commented on the design of the West Alabama Street Reconstruction project and related public engagement.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the September 18, 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 Guthart seconded the motion, which passed unanimously.

FINANCIAL ADVISOR UPDATE REGARDING SERIES 2026 BONDS PLAN OF FINANCE AND SELECTION OF UNDERWRITER SYNDICATE

Ms. Blomquist and Ms. Vinson discussed the financing plan related to the issuance of the Authority's Tax Increment Contract Revenue Bonds, Series 2026 (the "Bonds") to finance a portion of the costs of the West Alabama Street Reconstruction project. Ms. Blomquist then further discussed the steps for issuance of the Bonds, including preparation of the Preliminary Official Statement and the parties involved in the transaction.

Ms. Blomquist and Ms. Vinson then responded to questions from the Board.

The Board, based on the recommendation of the Finance Committee, then considered selecting Hilltop Securities as underwriter for the Bonds.

Following review and discussion, Director Larson moved to select Hilltop Securities as underwriter for the Bonds. Director Purser 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 September 1, 2026, committee report. Director Brollier 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, including tree preservation efforts related to the project. He presented and recommended approval of Pay Estimate No. 17 from mc2 Civil, Inc. ("MC2") in the amount of \$557,256.46. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate No. 17 from MC2. Director Zunka 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. 5 from Ceballos Construction, LLC ("Ceballos") in the amount of \$240,081.56. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate No. 5 from Ceballos. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project. Mr. Killian discussed pedestrian safety measures related to the project. Mr. Greaney then presented a proposal from HRG in the amount of \$11,013.00 for the design of fiber optic cable extension required for the project. Following review and discussion, Director Purser moved to approve the proposal from HRG. Director Guthart seconded the motion, which passed unanimously.

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

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

Mr. Greaney updated the Board on the Mandell Street Sidewalk Improvements project. He stated that bids were received for the project and recommended that the Board award the contract to JFT Construction, Inc. ("JFT") in the amount of \$1,205,428.60. The Board concurred that, in its judgment, JFT 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, Director Guthart moved to award the contract to JFT in the amount of \$1,205,428.60, based upon 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 Larson seconded the motion, which passed unanimously.

Mr. Greaney then presented a proposal from HRG in the amount of \$308,768.00 for construction management and inspection, construction phase services, and construction materials testing related to the Mandell Street Sidewalk Improvements project. 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

Mr. Webb and Ms. Khurana responded to questions from the Board and earlier public comments related to the Montrose Parking Study.

Ms. Miller reviewed the ongoing work of TGC, including the pursuit of funds for certain Authority projects, and the status of ongoing projects.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the September 18, 2026, committee report, including public engagement related to the Mandell Street Sidewalk Improvements project.

Director Zunka reported on the upcoming "What Makes Montrose, Montrose?: Presentation Celebrating Montrose and 10 Years of the Montrose TIRZ" event scheduled for October 27, 2026, at 6:00 p.m., at the Ismaili Center Houston.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the September 10, 2026, committee report, including coordination with Up Art Studio on public art installations in the Zone.

AUDIT FOR FISCAL YEAR ENDED JUNE 30, 2026

Mr. Rambo reviewed the draft audit for the fiscal year ended June 30, 2026, and responded to questions from the Board. Following review and discussion, Director Larson moved to approve the audit for the fiscal year ended June 30, 2026, and authorize submission to the City of Houston. Director Ajani seconded the motion, which passed unanimously.

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

There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

Director Brollier noted that the next Authority meeting is planned for Monday, October 19, 2026, at 6:30 p.m., at the Metropolitan (West Gray) Multi-Service Center, 1475 West Gray Street, Houston, Texas 77019.

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

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