

**MINUTES OF THE JOINT MEETING OF THE
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

April 17, 2026

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Friday, April 17, 2026, at 9:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Joseph M. Barron, <i>Asst. Secretary</i>	Position 5:	Daniel Ortiz, <i>Chair</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, <i>Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Directors Barron, and Large, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Jesus Olivas, Ben Guo, and Andrew Crump, HR Green; Michael Robinson, SWA; Anibeth Turcios; and Chaquisha Mosley. Chairman Ortiz called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF MARCH 20, 2026, MEETING.

Upon a motion made by Director Trujillo, and seconded by Director Arias, the Board voted unanimously to approve the Minutes of the March 20, 2026, Board meeting, as presented.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.

Ms. Clayton reported the Investment Officer and Bookkeeper are required to annually disclose any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND AMENDED BROKER/DEALERS LIST.

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend from time to time when legislative changes affect the policy. She reported legal counsel has reviewed the current Investment Policy dated September 23, 2019, and there have been no legislative changes affecting the policy and is recommending no changes. She reviewed Exhibit B, List of Authorized Brokers, and Depository Institutions with whom the Authority may engage in investment transactions and may be amended at any time by the Board, as needed.

Upon a motion made by Director Arias, and seconded by Director Quiles, the Board voted unanimously to (a) accept the Annual Disclosure Statements from Investment Officer and Bookkeeper; and (b) adopt the Resolution Regarding Annual Review of Investment Policy and Amending the Broker/Dealers List, as presented.

SWA UPDATE.

Mr. Robinson presented SWA's Status Report, included in the Board materials.

a. Zone-Wide tree plantings.

Mr. Robinson reported the tree layout has been finalized and SWA will be conducting a site visit to verify the tree location layout. No action from the Board was required.

b. METRO Pocket Parks.

Director Bustamante confirmed this project will be included in the Commissioner's Court agenda in May. No action from the Board was required.

c. Cavalcade corridor resiliency project.

Mr. Robinson reported the first set of engagement meetings have been conducted. He reported the next community meeting is scheduled for May 27th at the YMCA. He answered questions regarding feedback received. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.

Mr. Olivas presented HR Green's Progress Report, included in the Board materials.

a. Pinckney Trail.

Mr. Olivas reported the location of the power poles has been staked and once the relocation locations have been verified and approved CenterPoint will relocate. He reported once the poles have been relocated the contractor will re-mobile to resume construction. No action from the Board was required.

b. Corridor Study – Hogan Street.

Mr. Olivas reviewed the schematics included in the Board materials. He reported once the Design Concept Report (DCR) has been finalized it will be presented to the City. No action from the Board was required.

c. Sidewalks.

Mr. Olivas reviewed the schedule for Beggs and Irvington Street sidewalk improvements included in the progress report and answered questions. No action from the Board was required.

Mr. Olivas provided an update and next steps to request a Quiet Zone at select crossings in the zone. He reported the request would be initiated by the City and the estimated costs for crossing improvements is \$280,000.

\$100,000 CONTRIBUTION TO GREATER NORTHSIDE MANAGEMENT DISTRICT IN ACCORDANCE WITH INTERLOCAL AGREEMENT DATED FEBRUARY 20, 2026.

Upon a motion made by Director Arias, and seconded by Director Bustamante, the Board voted unanimously to authorize payment of \$100,000 to Greater Northside Management District in accordance with the Interlocal Agreement dated February 20, 2026, for the tree and pedestrian light installation for Quitman Street Reconstruction project.

BOOKKEEPER'S REPORT; AND APPROVE PAYMET OF INVOICES.

Mr. Leggett presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials, including the \$100,000 payment to Greater Northside Management District as discussed in the previous agenda item. Mr. Lord answered questions regarding the steps and process for bond issuances. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADMINISTRATOR'S REPORT.

Mr. Huml reported the City has sent the template for the upcoming fiscal year budget and we will begin drafting and reviewing with the CIP Committee.

a. Legal Contract.

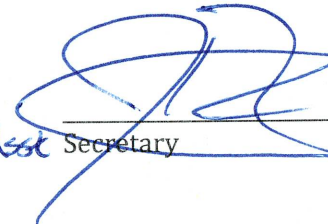
Ms. Clayton reported Clark Lord has given his notice to Bracewell and has accepted a position with Greenberg Traurig LLP. She reported Greenberg Traurig provides legal services in all practices

including public financing, contracts, real estate, etc. She reported the board has several options to consider for its legal services: (1) it can continue with its legal engagement with Bracewell LLP and they would assign the Authority a new legal counsel representative; (2) terminate its contract with the Bracewell and enter into a new engagement agreement with Greenberg Traurig and Clark Lord will continue as counsel to the Authority; or (3) issue a Request for Qualifications for legal services and upon receipt of responses negotiate a contract with a new firm. She answered questions from the Board regarding its options and the process of engaging Greenberg. She reported Mr. Lord has agreed that his fees would be the same as they are currently if the Board so chooses to engage Greenberg Traurig and he would have the support staff required for all legal services. After full discussion by the Board the Board took the following action:

Upon a motion made by Director Quiles, and seconded by Director Arias, the Board voted unanimously to (1) terminate the engagement with Bracewell LLP for legal services at the appropriate time and as directed by the Board Chair; authorize the Administrator to negotiate a contract with Greenberg Traurig LLP for legal services; and authorized execution of an Agreement with Greenberg Traurig LLP upon review and approval by the Board Chair.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:48 a.m.


Asst Secretary