

**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 23, 2025

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 Wednesday, April 23, 2025, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Fernando Zamarripa	Position 5:	Daniel Ortiz, <i>Treasurer</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Ed Reyes, <i>Chairman</i>	Position 7:	Elia Quiles, <i>Asst. Secretary</i>
Position 4:	Sylvia Cavazos, <i>Secretary</i>		

and all of the above were present, with the exception of Directors Zamarripa and Bustamante, thus constituting a quorum. Also present were Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP; and Brandon Walwyn, COH – Economic Development. Others attending the meeting were Ty Kekoa, District H; Derek St. John and Jesus Olivas, HR Green; Michael Robinson, SWA; and Anibeth Turcios. Chairman Reyes called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF THE FEBRUARY 26, 2025, MEETING.

Upon a motion made by Director Ortiz, and seconded by Director Large, the Board voted unanimously to approve the Minutes of the February 26, 2025, Board meeting ,as presented.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES; AND RATIFY PAYMENT OF MARCH INVOICES.

Mr. Leggett presented the Bookkeeper's Report and Quarterly Investment Report. He reviewed current invoices for payment and invoices paid in March for ratification. Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of current invoices and ratified payment of invoices paid in March, as presented.

ACCEPT ANNUAL DISCLOSURE STATEMENTS OF INVESTMENT OFFICERS 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. She reviewed the disclosure statements submitted by the investment officers and bookkeeper and reported they are disclosing none.

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

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 the District's attorney 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 reported Legislature is currently in session and if the Authority's attorney identifies any legislative changes affecting the policy, the Authority can amend its policy at any time.

Upon a motion made by Director Cavazos, and seconded by Director Large, the Board voted unanimously to (a) accept the Annual Disclosure Statements of the Investment Officers and Bookkeeper; and (b) adopt the Resolution Regarding Annual Review of Investment Policy and Amended List of Qualified Broker/Dealers, as presented.

SWA UPDATE.

Mr. Robinson provided updates on projects, a copy of SWA's Status Report is included in the Board materials.

a. Zone Urban Design Guidelines.

Mr. Robinson reported the final plans and guidelines are 45% complete. No action from the Board was required.

b. Zone-Wide tree plantings.

Mr. Robinson reported phase 1 trees have been implemented. He reported they are starting to scope Hardy Yards for the next location for tree plantings. No action from the Board was required.

c. METRO Pocket Parks.

Mr. Robinson reported three conceptual designs have been created for the pocket parks associated with METRO and submitted to METRO for review. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.

Mr. St. John reviewed the transition letter informing the Board Gauge Engineering has consolidated with HR Green, Inc. He reported HR Green will continue performance, including all rights, obligation, and responsibilities of Gauge Engineering under the current master agreement for professional engineering services and task orders entered into by Near Northside Redevelopment Authority. Mr. Lord answered legal questions regarding the master service agreement and reported the agreement remains in full force.

A copy of HR Green's Status Report is included in the Board materials.

a. Pinckney Trail

Mr. Olivas provided an update on Pinckney Trail. He reported the project is approximately 35% complete. He reported there have been delays due to ability of contractor receiving modified inlets and manholes. He reported Harris County has granted the contractor a 49-days time extension. No action from the Board was required.

b. Corridor Study - Hogan Street

Mr. Olivas provided an update on the Hogan Street corridor study. He reported the community engagement meeting was well attended and HR Green is currently compiling the information. He reported a second community meeting will be held in June. He anticipates the Design Concept Report (DCR) to be submitted to the City at the end of May. No action from the Board was required.

c. Flood mitigation grant

Mr. St. John distributed a FEMA Flood Mitigation Assistance Grant Summary, a copy is attached hereto as Exhibit A. He reported FEMA grants are submitted through the City and the project identified is along Cavalcade Street and Irvington Blvd. He reported the project includes new underground storm sewers connecting with existing storm sewers and will increase conveyance and reduce the risk of flooding. He reported if the grant is awarded it is 90/10 funding of construction costs with the TIRZ responsible for the 10%. No action from the Board was required.

MUNICIPAL SERVICES AGREEMENT WITH THE CITY OF HOUSTON.

Ms. Magon reviewed the Municipal Service Costs Agreement, included in the Board materials. She answered questions and reported the estimated fee for the first year is approximately \$80,000.00.

Upon a motion made by Director Cavazos, and seconded by Director Ortiz, the Board voted unanimously to approve the Municipal Service Costs Agreement.

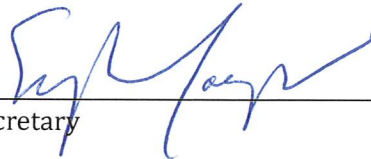
ADMINISTRATOR'S REPORT.

Ms. Magon reported the City has provided the FY2026 Budget template and staff will work with the committee to prepare a draft to present to the Board for review at the next meeting.

NEXT MEETING – WEDNESDAY, MAY 22, 2025, AT 9:00 A.M.

ADJOURN.

There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 9:37 a.m.


Secretary

List of Exhibits:

- A. FEMA Flood Mitigation Grant Summary

Project Location

The project area is located within the boundaries of Tax Increment Reinvestment Zone (TIRZ) 21 just north of downtown in the Near Northside neighborhood of the City of Houston. The project area is located north of Buffalo Bayou and east of Little White Oak Bayou upstream of where these two bayous converge. The project area is generally bound by US 69 on the east side, I-45 on the west, I-610 to the north and Collingsworth Street to the south. The proposed drainage improvements discharge southwest into Little White Oak Bayou. The project area includes residential and commercial properties.

Project Description

The proposed project includes new underground storm sewers connecting with the existing storm sewers in order to increase conveyance and reduce the risk of flooding within the TIRZ 21 boundary. The existing storm sewers are sized to convey a 2-year storm event. The surface conveyance inadequately directs runoff to the Bayou when the underground system reaches capacity due to the neighborhoods being in a low lying area, resulting in significant street and structural flooding. The project area is mainly comprised of residential properties with some commercial facilities. The project includes improvements to a storm sewer trunkline running west along Cavalcade Street then south along Irvington Blvd and outfalling to Little White Oak Bayou near Moody Park.

A proposed 10' x 10' reinforced concrete box (RCB) is proposed along Cavalcade Street and Irvington Blvd. The proposed box will tie into the nearby existing storm sewer systems thereby reducing street flooding in the TIRZ 21 neighborhoods and providing an increase in conveyance capacity to drain runoff from the neighborhood.

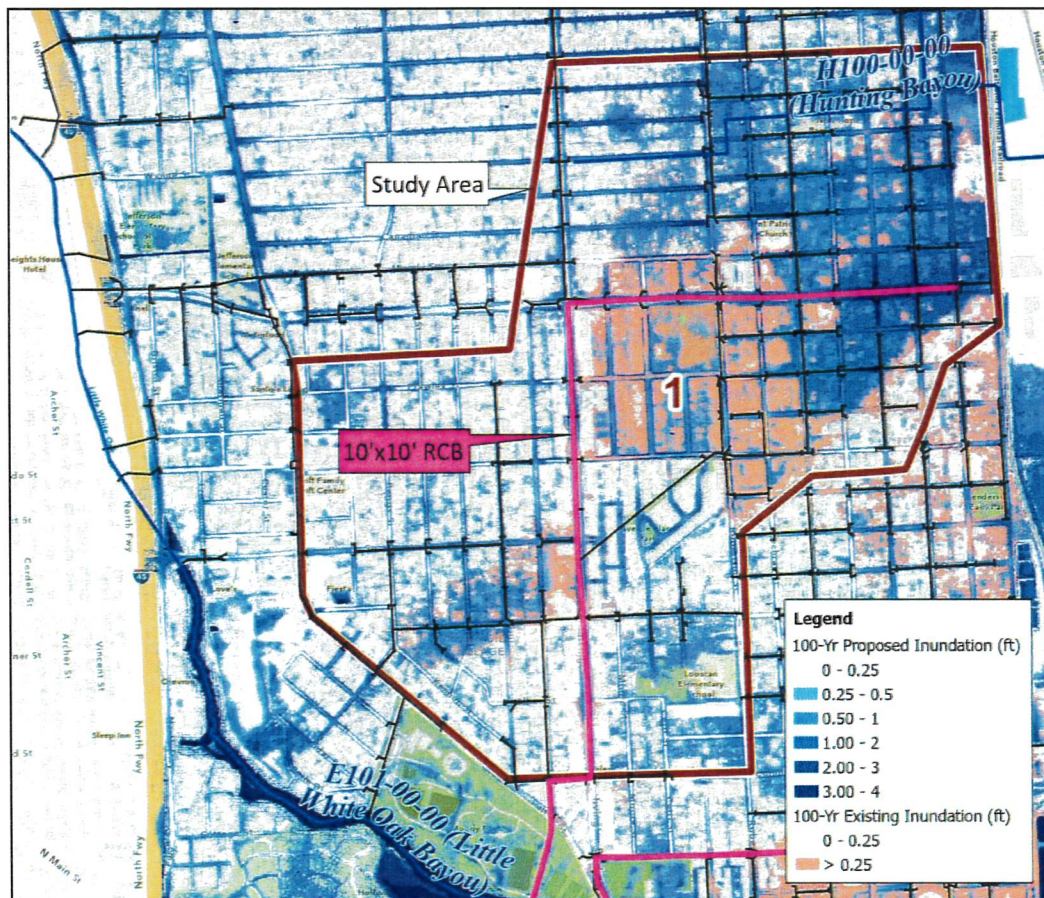


Figure 1. Proposed Project Map

Project Location

The project area is located within the boundaries of Tax Increment Reinvestment Zone (TIRZ) 21 just north of downtown in the Near Northside neighborhood of the City of Houston. The project area is located north of Buffalo Bayou and east of Little White Oak Bayou upstream of where these two bayous converge. The project area is generally bound by US 69 on the east side, I-45 on the west, I-610 to the north and Collingsworth Street to the south. The proposed drainage improvements discharge southwest into Little White Oak Bayou. The project area includes residential and commercial properties.

Project Description

The proposed project includes new underground storm sewers connecting with the existing storm sewers in order to increase conveyance and reduce the risk of flooding within the TIRZ 21 boundary. The existing storm sewers are sized to convey a 2-year storm event. The surface conveyance inadequately directs runoff to the Bayou when the underground system reaches capacity due to the neighborhoods being in a low lying area, resulting in significant street and structural flooding. The project area is mainly comprised of residential properties with some commercial facilities. The project includes improvements to a storm sewer trunkline running west along Cavalcade Street then south along Irvington Blvd and outfalling to Little White Oak Bayou near Moody Park.

A proposed 10' x 10' reinforced concrete box (RCB) is proposed along Cavalcade Street and Irvington Blvd. The proposed box will tie into the nearby existing storm sewer systems thereby reducing street flooding in the TIRZ 21 neighborhoods and providing an increase in conveyance capacity to drain runoff from the neighborhood.

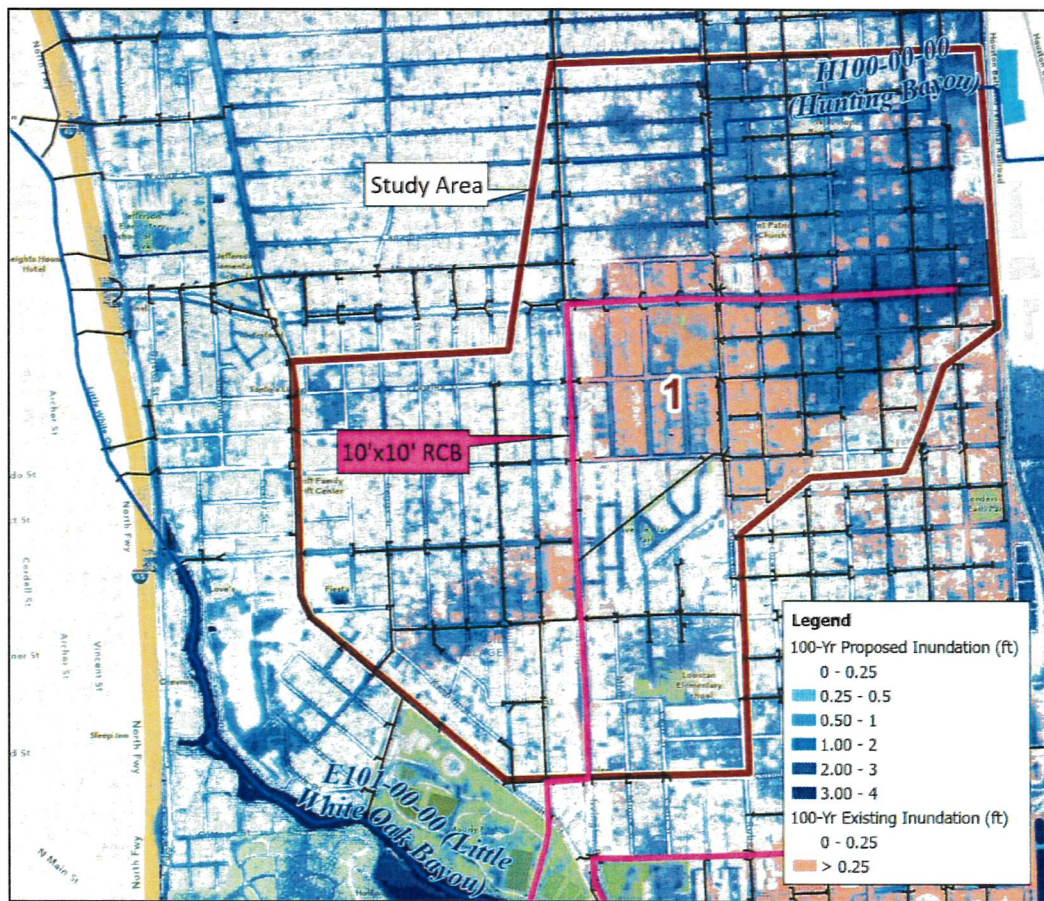


Figure 1. Proposed Project Map