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

May 21, 2026

The following reports were received prior to establishing a quorum and no action was required.

HR GREEN ENGINEERING UPDATE.

a. Pinckney Trail.

Mr. Olivas provided an update on Pinckney Trail and answered questions regarding the timeline of the project. He reported he anticipates completion this Summer. No action from the Board was required.

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 Thursday, May 21, 2026, at 11:00 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, *Asst. Secretary*	Position 5:	Daniel Ortiz, *Chair*
Position 2:	Jorge B. Bustamante, *Vice-Chair*	Position 6:	Monte Large
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, *Secretary*
Position 4:	Diego Arias		

and all of the above were present, with the exception of Directors Trujillo, Large and Quiles, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; and Austin Buthod, COH – Economic Development. Others attending the meeting were Jesus Olivas with HR Green and Elise O'Toole. Chairman Ortiz called the meeting to order at 11:08 a.m.

HR GREEN ENGINEERING UPDATE – CONTINUED.

a. Corridor Study – Hogan Street.

Mr. Olivas provided an update on Hogan Street. He reported that HR Green will begin finalizing the drainage study once the traffic study is complete. No action from the Board was required.

b. Sidewalks.

Mr. Olivas provided an overview of the Beggs and Irvington Streets sidewalk improvement project. He reviewed the project schedule and reported he anticipates construction starting at the end of January 2027. No action from the Board was required.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF APRIL 17, 2026, MEETING.

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the April 17, 2026, Board meeting, as presented.

INTERLOCAL AGREEMENT REGARDING HARRIS COUNTY PARTICIPATION.

Mr. Huml reviewed the Interlocal Agreement regarding Harris County participation. Mr. Huml reported the County will be participating 100%. He reported 10% is allocated to housing and 10% to maintenance for TIRZ projects. Upon a motion made by Director Barron and seconded by

Director Arias, the Board voted unanimously to approve the Interlocal Agreement regarding County participation.

HAWES HILL & ASSOCIATES LLC AGREEMENT FOR PLAN AMENDMENT SERVICES.
Mr. Huml reviewed the Hawes Hill & Associates LLC Agreement for Plan Amendment Services in the amount of $25,000. Upon a motion made by Director Bustamante and seconded by Director Barron, the Board voted unanimously to approve the Hawes Hill & Associates LLC Agreement for Plan Amendment Services, as presented.

SWA UPDATE.

a. **Zone-Wide tree plantings.**
b. **METRO Pocket Parks.**
c. **Cavalcade corridor resiliency project.**

Mr. Huml reported Mr. Robinson was unable to attend the meeting today and SWA's Report is included in the Board materials for review. No action from the Board was required.

BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.
Mr. Huml presented the Bookkeeper's Report, Quarterly Investment Report and reviewed the invoices for payment, included in the Board materials. Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to accept the Bookkeeper's report and Quarterly Investment Report and approve payment of invoices, as presented.

REIMBURSEMENT AGREEMENT FOR SIDEWALK IMPROVEMENTS AT 5127 FULTON, HOUSTON, TX.
Ms. O'Toole provided an overview of the improvement project located at 5127 Fulton Street. She reported Every Shelter was requesting consideration of entering into a Reimbursement Agreement for the improvements for allowable reimbursement expenses. Ms. Clayton provided an overview of the process, including preparation of the Reimbursement Agreement, submitting to the City of Houston for approval and upon completion of the project submitting expenses to the Board for reimbursement. Ms. O'Toole reported the request is in an amount not-to-exceed $16,000.00. Upon a motion made by Director Bustamante and seconded by Director Arias, the Board voted unanimously to authorize the preparation of a Reimbursement Agreement with Every Shelter for the public improvements at 5127 Fulton, Houston, TX, in an amount not-to-exceed $16,000.00; and authorized execution of agreement.

DRAFT FY2027 BUDGET.
Mr. Huml reviewed the proposed draft FY2027 Budget, included in the Board materials. He reported the budget has been reviewed by the CIP Committee and we are currently evaluating the bond capacity. He reported the budget will be presented at the July meeting for consideration. No action from the Board was required.

ADMINISTRATOR'S REPORT.
Ms. Clayton provided an update on the Greenberg Traurig LLP engagement. No action from the Board was required.

ADJOURN.
There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 11:35 a.m.

Elia Aviles

Secretary