**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 28, 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, May 28, 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, *Treasurer*
Position 2:	Jorge B. Bustamante, *Vice-Chair*	Position 6:	Monte Large
Position 3:	Ed Reyes, *Chairman*	Position 7:	Elia Quiles, *Asst. Secretary*
Position 4:	Sylvia Cavazos, *Secretary*		

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

RECEIVE PUBLIC COMMENTS.
There were no public comments.

MINUTES OF THE APRIL 23, 2025, MEETING.
Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to approve the Minutes of the April 23, 2025, Board meeting, as presented.

MUNICIPAL ACCOUNTS & CONSULTING LP AGREEMENT FOR AUP AUDIT SERVICES.
Ms. Clayton reviewed Municipal Accounts & Consulting LP engagement for AUP audit services. She reported there is a two-step process for preparation of the Audit. She reported McCall Gibson prepares the Audit and Municipal Accounts will review and provided an Agreed-Upon Procedures Report regarding the audit. She reported this satisfies the required two-prong process by the City so that the Authority does not receive a management letter indicating a material weakness. She reported the fees for each fiscal year range from $2,500 to $3,000. Upon a motion made by Director Quiles, and seconded by Director Cavazos, the Board voted unanimously to approve the engagement of Municipal Accounts & Consulting LP for AUP Audit services, as presented.

<u>9:07 a.m. Director Bustamante arrived meeting.</u>

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES.
Mr. Leggett presented the Bookkeeper's Report and reviewed current invoices for payment, included in the Board materials. He reported one additional invoice was received after the report was generated from Greater Northside Management District in the amount of $100,000 for the tree installation for Quitman Street and requested approval to pay. Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to accept the Bookkeeper's Report; and authorized payment of current invoices as presented, including the payment to Greater Northside Management District in the amount of $100,000.

a. Depository Pledge Agreement with Texas Capital Bank, N.A.

Ms. Clayton reviewed the Depository Pledge Agreement with Texas Capital Bank, NA, and answered questions. She reported pursuant to the Authority's Investment Policy the bank is required to pledge securities of public funds deposited for any amount over the $250,000 FDIC insured amount. Upon a motion made by Director Cavazos, and seconded by Director Large, the Board voted unanimously to approve the Depository Pledge Agreement with Texas Capital Bank, N.A.,

SWA UPDATE.

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

a. Zone Urban Design Guidelines.

Mr. Robinson reported the final plans are 55% complete and the CIP Committee reviewed the streetscape visualizations at its May Committee meeting. No action from the Board was required.

b. Zone-Wide tree plantings.

Mr. Robinson reported administrator is coordinating with Hardy Yards for potential future tree plantings at the Hardy Yards development. He answered questions regarding the maintenance of the trees planted and reported Trees for Houston is under contract to maintain the trees for 2-years. No action from the Board was required.

c. METRO Pocket Parks.

Mr. Robinson reported preliminary cost estimates were presented to the CIP Committee. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.

A copy of HR Green's Progress Report is included in the Board materials for review.

a. Pinckney Trail.

Mr. Olivas provided an update on the Pinckney Trail project. He reported the project is approximately 50% complete. He reported the County approved a 49-day time extension on the construction contract due to delays from receiving modified inlets and manholes and utility conflicts. He reported the County approved an additional cost of $16,927.19 for the modified inlets; however, the project is still under the budgeted amount.

i. Task Order for additional construction management services related to the Pinckney Trail project.

Mr. Olivas reviewed HR Green Task Order for additional construction management services in the amount of $8,050.00. Upon a motion made by Director Bustamante, and seconded by Director Large, the Board voted unanimously to approve HR Green Task Order for additional construction management services in the amount of $8,050.00 for the Pinckney Trail project.

b. Corridor Study – Hogan Street.

Mr. Olivas reported HR Green continues to work on the Design Concept Report (DCR) for the Hogan Street/Corridor Study. He reported four alternatives have been identified and they will be evaluating the alternatives and present to the community and stakeholders for feedback. No action from the Board was required.

c. Flood mitigation grant.

Mr. Olivas provided an update on the FMA grant application and answered questions. He anticipates receiving comments in June from TWDB. He reported once TWDB submits the application to FEMA it will take approximately 12 months before we know if the Authority has been awarded the grant. No action from the Board was required.

RECEIVE DRAFT FY2026 BUDGET.

Mr. Huml presented the FY2026 Budget, included in the Board materials. Director Quiles requested the Zone Purpose narrative be updated on the first page. Staff answered questions regarding projected tax revenue. Mr. Huml provided an overview of each project T-Sheet. The Board requested an additional $500,000 of funds be added for construction for each year 2027-2030 for T-2107, Hogan/Lorraine Corridor. After discussing, the Board recommending removing T-2110 Burnett Street Bike Lane PER. Director Quiles noted there is a dangerous curve on North Main she would like to see studied and addressed and recommended reviving T-2104 2600-3500 Block Main PER T-sheet and adding $75,000. Upon a motion made by Director Cavazos, and seconded by Director Quiles, the Board voted unanimously to approve the FY2026 Budget, as discussed and amended.

ADMINISTRATOR'S REPORT.
None.

NEXT MEETING – WEDNESDAY, JUNE 25, 2025, AT 9:00 A.M.

ADJOURN.
There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 10:00 a.m.

Secretary