

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

August 27, 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, August 27, 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, Bustamante, and Cavazos, thus constituting a quorum. Also present were Naina Magon, Don Huml, Linda Clayton, and Brendan Ewert, 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; Jesus Olivas, and Andrew Crump, HR Green; Michael Robinson, SWA; Richard Galvan and Rebecca Reyna. Chairman Reyes called the meeting to order at 9:03 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF JUNE 25, 2025, MEETING.

Upon a motion made by Director Ortiz, and seconded by Director Large, the Board voted unanimously to approve the Minutes of the June 25, 2025, Board meeting, as presented.

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

Mr. Leggett presented the Bookkeeper's Report and Quarterly Investment Report, included in the Board materials. Current invoices for payment were reviewed and invoices paid in July. Upon a motion made by Director Ortiz, and seconded by Director Quiles, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; approved payment of current invoices; and ratified payment of invoices paid in July.

SWA UPDATE.

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

a. Zone Urban Design Guidelines.

Phase 3 cut sheets are 90% complete; and final plans and guidelines are at 65%. No action from the Board was required.

b. Zone-Wide tree plantings.

i. Task Order for preparation of tree planting plans at Hardy Yards and Castillo Center.

Mr. Robinson reviewed SWA Task Order for preparation of tree planting plans at Hardy Yards and Castillo Center in the amount of \$8,360.00, plus reimbursable expenses not to exceed \$200. Mr. Huml reported the CIP Committee has reviewed the task order and is recommending it for

approval. Upon a motion made by Director Large, and seconded by Director Ortiz, the Board voted unanimously to approve SWA Task Order for preparation of tree planting plans at Hardy Yards and Castillo Center in the amount of \$8,360.00, plus reimbursable expenses not to exceed \$200, as presented.

c. METRO Pocket Parks.

i. Task Order for METRO Pocket Parks conceptual design services.

Tabled.

HR GREEN ENGINEERING UPDATE.

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

a. Pinckney Trail.

Mr. Olivas reported construction is ongoing and 59% complete. No action from the Board was required.

b. Corridor Study – Hogan Street.

Mr. Olivas and Crump provided a presentation to the Board showing the results of feedback received from the second Community meeting held August 21 on four Alternative street schematics. He reported Alternative 4 ranked number 1 by the community which has two lanes and 10-ft sidewalks. He reported ranked 2 was Alternative 3, then Alternative 1 and fourth was Alternative 2. He reported third community meeting is tentatively scheduled for October. No action from the Board was required.

c. City of Houston priority sidewalks and sidewalk assessment.

Mr. Huml provided an overview of the Mayor's priority sidewalks program for the area. He reported Public Works has identified 15,000 linear feet of areas for new sidewalks in the zone boundaries. He reported the City has requested \$1.1 Million be included in the Zone's budget for the sidewalks. Ms. Magon reported the priority is new sidewalks and the City has agreed the TIRZ can appropriate the \$1.1 Million over 3 years. No action from the Board was required.

REVISED FY2026 BUDGET.

Mr. Huml reviewed the revised FY2026 Budget, included in the Board materials incorporating the \$1.1 Million for sidewalks under T-2106 over three years. Upon a motion made by Director Quiles, and seconded by Director Large, the Board voted unanimously to approve the revised FY2026 Budget.

ADMINISTRATOR'S REPORT.

None.

NEXT MEETING – WEDNESDAY, SEPTEMBER 24, 2025, AT 9:00 A.M.

ADJOURN.

There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 9:41 a.m.


Secretary