

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

September 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, September 27, 2025, 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	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>Asst. Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Director Quiles, thus constituting a quorum. Also present were Naina Magon, Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP. Others attending the meeting were Josh Rambo, McCall Gibson; Jesus Olivas and David Greaney, HR Green; Michael Robinson, SWA; Anibeth Turcios; and Randall Baxley. Chairman Ortiz called the meeting to order at 9:03 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Randall Baxley and Diego Arias.

ACCEPT OATH OF OFFICE & SWORN STATEMENT FROM NEWLY APPOINTED BOARD MEMBERS.

Ms. Clayton reported the new Board members Joseph M. Barron, Jonathan Trujillo and Diego Arias have completed the required paperwork and have taken the Oath of Office and Sworn Statement for their position on the Board. Upon a motion made by Director Bustamante, and seconded by Director Large, the Board voted unanimously to accept the Oath of Office and Sworn Statement of the newly appointed Board Members.

MINUTES OF AUGUST 27, 2025, MEETING.

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the August 27, 2025, Board meeting, as presented.

9:09 a.m. Director Quiles arrived meeting.

APPROVE FY2025 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC.

Mr. Rambo presented the FY2025 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He went over pages 4-8, Management's Discussion and Analysis; page 11, Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance; pages 13-21, Notes to the Financial Statements; page 23, Schedule of Revenues, Expenditures and Changes in Fund Balance General Fund; page 25, Operating and Capital Expenditures; and page 26, Project Plan Reconciliation. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to accept the FY2025 Annual Financial Report and Audit.

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

Mr. Leggett presented the Bookkeeper's Report and reviewed invoices for payment, and reviewed invoices paid in July for ratification, included in the Board materials. Ms. Magon answered questions regarding budgeted items. Upon a motion made by Director Bustamante, and seconded by Director Arias, the Board voted unanimously to accept the Bookkeeper's Report; approved payment of current invoices; and ratified payment of invoices paid in July, as presented.

COUNTY TAX INCREMENT PARTICIPATION IN THE ZONE.

a. Hawes Hill & Associates LLP Agreement to amend project plan and finance plan.

Ms. Magon reported the County is interested in participating wherein the TIRZ/Authority would receive County increment to be expended on County approved projects within the Zone. She reported currently the TIRZ/Authority only receives City increment. She provided an overview of the process for the County to participate, including amending the project plan and finance plan and entering into an Interlocal Agreement with the County. She reported the fees for the services provided are \$25,000. Upon a motion made by Director Quiles, and seconded by Director Arias, the Board voted unanimously to approve the Hawes Hill & Associates LLP Agreement for services related to the amendment of a project plan and finance plan in the amount of \$25,000.00, as presented.

SWA UPDATE.

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

a. Zone-Wide tree plantings.

Mr. Robinson reported two locations have been identified for the tree plantings: Hardy Yards and Castillo Center.

b. METRO Pocket Parks.

i. SWA Task Order for METRO Pocket Parks conceptual planning.

Mr. Robinson reviewed SWA Task Order for conceptual design services for the METRO Pocket Parks in the amount of \$42,875.00, plus reimbursable expenses not to exceed \$8,500.00 for a total not to exceed amount of \$51,375.00. He provided an overview of the scope of services and answered questions. Upon a motion made by Director Large, and seconded by Director Quiles, the Board voted unanimously to approve SWA Task Order for conceptual planning services for the METRO Pocket Parks in the total amount not to exceed \$51,375.00, as presented.

HR GREEN ENGINEERING UPDATE.

Mr. Olivas presented the HR Green Status Report, included in the Board materials.

a. Pinckney Trail.

Mr. Olivas reported the construction is ongoing on the Pinckney Trail and is 80% complete. H reported HR Green is coordinating with CenterPoint on the retaining wall. Mr. Greaney reported the City and County are recommending shifting the trail to the north around the retaining wall and power poles; however due to the slope it cannot be shifted. He reported the City has no objection to reducing the trail width in this area from 10 feet to 8 feet along the stretch of power poles. He reported the shift will be approximately 5 feet and the County will need to redesign trail impacted which is approximately 90 feet of trail. No action from the Board was required.

b. Corridor Study - Hogan Street.

Mr. Olivas reported stage one of the DCR, existing conditions, is complete. No action from the Board was required.

c. Sidewalks.

Mr. Olivas provided an update on the sidewalk project and answered questions. Ms. Magon reported a meeting was held with the City regarding the sidewalk improvements and the TIRZ will take the lead. She reported the City wants the focus on new sidewalks at this time. No action from the Board was required.

ADMINISTRATOR'S REPORT.

Ms. Magon reported staff would be reaching out the new board members to schedule a new board member orientation meeting. No action from the Board was required.

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

Chairman Ortiz announced Avenue CDC can host the board meetings and has requested the meetings be moved to a Monday or Friday. Staff will coordinate with attorney and Avenue CDC on availability to schedule future meetings. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chair Ortiz adjourned the meeting at 9:55 a.m.



Secretary