

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

November 17, 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 Monday, November 17, 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, <i>Asst. Secretary</i>	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>Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Directors Bustamante, Large, and Trujillo, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Councilmember Castillo, District H; David Greaney, HR Green; Michael Robinson, SWA; and Anibeth Turcios. Chairman Ortiz called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF SEPTEMBER 24, 2025, MEETING.

Upon a motion made by Director Quiles, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the September 24, 2025, Board meeting, as presented.

9:02 a.m. Director Trujillo arrived meeting.

ELECTION OF OFFICERS: SECRETARY AND ASST. SECRETARY

Upon a motion made by Chair Ortiz, and seconded by Director Quiles, the Board voted unanimously to appoint Director Quiles as Secretary and appoint Director Barron as Asst. Secretary.

CITY OF HOUSTON MUNICIPAL SERVICES COST AGREEMENT.

The Municipal Service Costs Agreement is included in the Board materials and is for informational purposes only. The Board approved the Agreement at the board meeting held in April 2025.

AMENDED FY2026 BUDGET REFLECTING MUNICIPAL SERVICES CHARGE ADJUSTMENT.

Mr. Huml reviewed the letter from the City of Houston regarding the calculated charge for the municipal services in the amount of \$125,706. He reviewed the amended budget including the adjustment and answered questions. Upon a motion made by Director Trujillo, and seconded by Director Barron, the Board voted unanimously to approve the Amended FY2026 Budget.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES.

Mr. Huml presented the Bookkeeper's Report, Quarterly Investment Report, current invoices for payment and invoices paid in October for ratification, included in the Board materials. Upon a motion made by Director Quiles, and seconded by Director Arias, 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 October, as presented.

APPOINTMENTS TO CIP COMMITTEE.

Chairman Ortiz appointed the following Directors to the CIP Committee: (1) Jorge B. Bustamante; (2) Daniel Ortiz; and Diego Arias.

SWA UPDATE.

Mr. Robinson presented SWA's Status Report, included in the Board materials.

- a. **Zone-wide tree plantings.**
- b. **METRO Pocket Parks.** Mr. Robinson reported the METRO Pocket Parks project is on hold pending alignment with the Moody Park Master Plan engagement events. No action from the Board was required.

9:12 a.m. Director Bustamante arrived meeting.

c. SWA Task Order Cavalcade resiliency vision framework plan services.

Mr. Robinson reviewed SWA Task Order to create a resiliency vision framework plan for Cavalcade Street Corridor within the zone boundaries between IH-45 and Maury Street in the amount of \$59,265.00, plus reimbursable expenses not to exceed \$3,000.00 for a total amount of \$62,265.00. He reported the plan will take approximately 6 months to complete. Upon a motion made by Director Barron, and seconded by Director Arias, the Board voted unanimously to approve SWA Task Order to create a resiliency framework plan for Cavalcade Street Corridor within the zone boundaries between IH-45 and Maury Street in the amount of \$59,265.00, plus reimbursable expenses not to exceed \$3,000.00 for a total amount of \$62,265.00, as presented.

HR GREEN ENGINEERING UPDATE.

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

a. Pinckney Trail.

Mr. Greaney provided an update on the Pinckney Trail project. He reported the County to move forward with the temporary removal of the power poles, and it will take 6-8 weeks before construction can resume for the retaining walls. He answered questions and reported he would send the schematics to staff to share with the Board. No action from the Board was required.

b. Corridor Study - Hogan Street.

Mr. Greaney reported Phase 2 of the Design Concept Report (DCR) has been submitted to the County for review. No action from the Board was required.

c. Sidewalks.

Mr. Greaney provided an update on the sidewalk project and answered questions. No action from the Board was required.

ADMINISTRATOR'S REPORT.

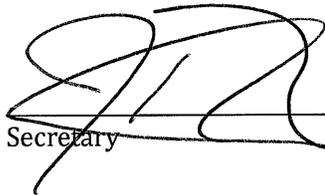
Comments were received from Councilmember Castillo.

DISCUSS AND DETERMINE MEETING DATES FOR 2026.

After full discussion by the Board, the regular scheduled board meetings will be held on the third Friday of each month at 9:00 a.m.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:42 a.m.

Asst.  Secretary