

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

September 25, 2024

The joint meeting of the Board of Directors (the "Board") of the Near Northside Redevelopment Authority (the "Authority") and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), convened in regular session, open to the public, on the 25th day of September 2024, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Investment Officer
Jorge Bustamante	Vice Chair
Sylvia Cavazos	Secretary
Elia Quiles	Assistant Secretary
Daniel Ortiz	Treasurer
Fernando Zamarripa	Director
Monte Large	Director

All members of the Board of Directors except Directors Zamarripa, Quiles and Bustamante were present, thus constituting a quorum.

Also present were Naina Magon, Don Huml of Hawes Hill and Associates; Lonnie Hoogebaum, Northside Management District Administrator; Brandon Walwyn of the City of Houston (the "City"); Lydia Mares, Gauge Engineering; Chris Palis of Municipal Accounts & Consulting, L.P.; Michael Robinson of SWA; Sabrina Salts of Councilmember Castillo, City of Houston; Clark Lord and Garrett Merville of Bracewell LLP, legal counsel; Chris Palis of Municipal Accounts & Consulting, L.P.

1. Establish quorum and call to order. Director Reyes conducted roll call, established a quorum, and convened the meeting at 9:00 a.m.
2. Public comments. There were no public comments.
3. Approve Minutes from last meeting. After review and discussion Director Reyes motioned to approve the Minutes as presented, which was seconded by Director Ortiz and which passed by unanimous vote.
4. Financial and bookkeeping matters, including Financial Report and payment of bills. Mr. Palis provided an overview of the Financial Statements, current banking activity and

current Invoices. After review and discussion Director Reyes motioned to accept the Financial Statements and authorize payment of current invoices, which was seconded by Director Ortiz, and which passed by unanimous vote.

5. Adopt Fiscal Year 2025 Operating Budget of the Authority and Fiscal Years 2025 through Fiscal Year 2029 Capital Project Improvement Budget of the Zone. This matter was deferred.
6. Tax Year 2023 CR V Hardy Yards, L.P. Developer Reimbursement Payment. Directors Ortiz and Reyes inquired about the confirmed, correct amount for reimbursement. Mr. Lord confirmed that the figure for reimbursement has been confirmed with the City. Upon a motion brought by Director Reyes, seconded by Director Ortiz, the Board unanimously voted to approve the Reimbursement to the developer, CR V Hardy Yars, L.P., in the amount of \$606,955.
7. Adopt audit for the fiscal year ending June 30, 2024. A copy of the audit was for fiscal year June 30, 2024 was presented for the Board's consideration for approval. After consideration, upon a motion brought by Director Ortiz, seconded by Director Reyes, the Board unanimously approved the audit.
8. Administrative Contractor Matters. The Board recognized Ms. Magon and Mr. Huml who presented and reviewed the contract for the Hawes Hill and Associates as Administrator/Executive Officer for the Authority/Reinvestment Zone No. 21. Upon a motion brought by Director Ortiz, seconded by Director Reyes, the Board unanimously voted to approve the Contract with Hawes Hill and Associates.
9. Attorney report.
 - a. Resolution Regarding Annual Review of Investment Policy and List of Broker/Dealers. Mr. Lord informed the Board that the District's Investment Policy is required to be reviewed on an annual basis and noted that no changes are needed to the Investment Policy. He stated that the list of qualified brokers was updated to reflect changes in bank name changes. Mr. Lord then presented the Investment Policy for the Board's review and approval. A motion was made by Director Ortiz and seconded by Director Reyes approve the Investment Policy. The motion carried by unanimous vote.
 - b. Disclosure Statement of Bookkeeper/Investment Officer. Mr. Lord requested the Board consider accepting an annual disclosure statement from the District's Bookkeeper and investment officer for filing with the Texas Ethics Commission, as required by the Public Funds Investment Act. A motion was made by Director Ortiz and seconded by Director Reyes approve the to accept an annual disclosure statement from the District's Bookkeeper and investment officer. The motion carried by unanimous vote.
10. Convene in Executive Session pursuant to Sections 551.071-551.089, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the

deployment, or specific occasions for the implementation of, security personnel or devices and/or economic development negotiations. The Board did not enter a closed session at this meeting.

11. Reconvene in Open Session and authorize appropriate action. The Board did not enter a closed session at this meeting.
12. Discuss meeting schedule including date and time of next meeting.
13. Adjourn. Director Reyes, after determining there was no further business to discuss, adjourned the meeting at 9:42 a.m.

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There being no further business to come before the Board, the meeting was adjourned.

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Asst. Secretary
