

**MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS**

September 17, 2025

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 17th day of September, 2025. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director
Naquay Dunbar	Director

All members of the Board of Directors were present, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were Hector Maldonado and Jessica Ortiz of Carr, Riggs & Ingram, LLC, (the “Auditor”); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

Whereupon the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

MEETING RULES

Director Neisel reviewed the rules for the Board meeting.

DETERMINE QUORUM: CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of June 18, 2025. Upon a motion brought by Director Hall, seconded by Director Hille, the Board approved the June 18, 2025, minutes. Director Anello abstained.

Financial Report Summary

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit "B".

ADMINISTRATOR'S REPORT

Ms. Weesner gave a general update regarding a surrounding TIRZ, TIRZ 5, who is conducting two (2) studies (i) park study - vision for Stude Park; and (ii) use of a federal TxDOT grant funds for a study on an area near the Authority by the railroad tracks.

Director Snelgro entered the meeting.

FINANCIAL REPORT

Authorize payment of invoices

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval. A copy of the financial summary is attached hereto as Exhibit "C".

After discussion, Director Guercio moved that the Board approve the payment of the invoices. Director Lindsay seconded the motion, and the motion carried.

Approve audit for fiscal year ending June 30, 2025 and authorize filing with the City of Houston (the "City")

Mr. Maldonado presented the draft audit report for the fiscal year ending June 30, 2025, reviewed it with the Board and answered the Board's questions. After discussion, Director Guercio moved that the Board approve the audit and authorize the filing of the same with the City. Director Brunhamer seconded the motion, and was approved by the Board unanimously, a copy of the draft audit is attached hereto as Exhibit "D".

Adopt Resolution Evidencing Review of Investment Policy and List of Qualified Brokers (the "Resolution") and Disclosure Statement of Bookkeeper/Investment Officer

The Board recognized Mr. Lord and he presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit "E". He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer

list annually. Mr. Lord stated that there were no changes to the policy, but that the broker/dealer list had been updated.

Mr. Lord next stated that the Board is also required annually to complete a disclosure statement of the investment officer and Bookkeeper to note any conflicts with the investments of the Authority's funds, a copy of which is attached hereto as Exhibit "F".

After discussion, Director Neisel moved that the Board adopt the Resolution as presented and the Disclosure Statement of Bookkeeper/Investment Officer. Director Snelgro seconded the motion and it carried unanimously.

PROJECTS AND ENGINEERING

Engineer's Report

Mr. Macy presented the Engineer's Report and included the following projects: (i) Edwards and Sawyer project; (ii) Hemphill Street Improvements; (iii) Oliver Street Reconstruction Planning Phase Services; and (iv) Safe Intersection Crossing and Sidewalk Program Planning Phase Services. Mr. Macy requested the Board consider ratifying Work Authorization for the Arborist on Hemphill, in the amount of \$7,150.00 (Work Authorization 26-01), a copy of which is attached hereto as Exhibit "G".

After consideration, upon a motion brought by Director Hille, seconded Director Hall, the Board unanimously ratified Work Authorization 26-01.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Website

The Board recognized Director Guercio who reported that the Authority is on LinkedIn. She added that the Communications Committee is requesting proposals for a new webmaster. Director Guercio noted that the current webmaster would still be assisting for another six (6) months and allows the Communications Committee to review other alternatives.

ITEMS FOR NEXT MEETING

No items were discussed.


Secretary Director