

MINUTES
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

May 20, 2026

The Board of Directors (the “Board”) of Harris County Municipal Management District No. 1 (Memorial Management District) (the “District”) met in regular session, open to the public, on the 20th day of May, 2026, at 920 Memorial City Way, Suite 170A, Houston, Texas 77024, inside the boundaries of the District, and the roll was called of the members of the Board:

Steven Goss	President
Dan Moody, III	Vice President
Ben Pisklak	Secretary
Kirk Guilanshah	Assistant Secretary
C. Beau Harrison	Director
Perry Hicks	Director
Trevor Janecek	Director
Christian Johnson	Director
William M. Mosley	Director
Jeremy Wheat	Director
Vacant	Director

and all of the above were present except Directors Moody and Guilanshah, thus constituting a quorum.

Also attending the meeting were: Gabrielle Luevano, Executive Director of the District; Sergeant DeAndre Bains and Lieutenant Janice Grizzafi of Harris County Precinct 5 Constable’s Office; Alex Garza of Lawn Management Company, LLC; Jennifer Landreville of Equi-Tax, Inc.; Muhammad Ali and Shayan Sharifian of HR Green, Inc. (“HRG”); William Green of Jensen Hughes, Inc.; Margaret Dunlap of METRO; Suewan Johnson and Carnell W. Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and Marc Weisselberg, Katie Tran, David Steadman, David Bowman, and Jim Jard, members of the public.

PUBLIC COMMENTS

Director Goss offered any members of the public attending the meeting the opportunity to make public comments.

Ms. Tran, Mr. Steadman, and Mr. Bowman expressed their opposition to the demolition of the Memorial City Mall ice rink and inquired about opportunities to coordinate with stakeholders to build a new ice rink.

There being no additional members of the public requesting to make comments, Director Goss moved to the next agenda item.

MINUTES

The Board reviewed the minutes of the April 15, 2026, regular meeting. Following review and discussion, Director Pisklak moved to approve the minutes, as presented. Director Janecek seconded the motion, which passed unanimously.

SECURITY MATTERS

Ms. Luevano presented a report from Harris County Precinct 5 Constable's Office on April patrols and related activity in the District.

Ms. Luevano updated the Board on additional security matters.

DISTRICT MAINTENANCE

Mr. Garza presented a report regarding landscape maintenance in the District, a copy of which is attached, and responded to questions from the Board.

FINANCIAL REPORTS AND BOOKKEEPING MATTERS

Ms. Landreville reviewed the financial reports for April 2026 for the District and Defined Areas No. 1 and 2, including the investment reports, and invoices submitted for payment. Copies of the financial reports are attached. Following review and discussion, Director Pisklak moved to approve the financial reports and payment of invoices. Director Johnson seconded the motion, which passed unanimously.

ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for April 2026 for the District and Defined Areas No. 1 and 2. The Board reviewed the status of various delinquent accounts. Copies of the assessment collector's reports are attached. Following review and discussion, Director Wheat moved to approve the assessment collector's reports. Director Hicks seconded the motion, which passed unanimously.

REPORT FROM PROJECTS COMMITTEE

Ms. Luevano reported on the work of the Projects Committee.

ENGINEERING MATTERS

Mr. Ali reviewed the engineer's report, a copy of which is attached.

Mr. Ali reported on the pedestrian safety project for Frostwood Drive and Gessner Road. He presented and recommended approval of Pay Estimate No. 1 in the amount of \$192,269.65, payable to MetroCity, LLC (“MetroCity”).

Mr. Ali reported on I-10 U-Turn Safety Improvements at Gessner Road, including coordination with TxDOT related to options for the U-turn lanes. He stated that TxDOT is supportive of the extended U-turn lane design selected by the Board.

Mr. Ali reported on the Mathewson Lane project.

Mr. Ali updated the Board on the status of I-10 U-Turn Safety Improvements at Beltway 8.

Following review and discussion, and based on the engineer’s recommendation, Director Pisklak moved to approve Pay Estimate No. 1 from MetroCity. Director Harrison seconded the motion, which passed unanimously.

SERVICE AGREEMENTS, CONTRACTS, PROPOSALS, TASK ORDERS, AND PAYMENT OF INVOICES UNDER PREVIOUSLY APPROVED SERVICE AGREEMENTS

There was no discussion on this matter.

EXECUTIVE DIRECTOR’S REPORT

Ms. Luevano reported on activity since the last Board meeting, including community relations initiatives within the District.

Ms. Luevano updated the Board on the District’s holiday décor reimbursement program. She reported that a request for reimbursement was received from Moody Rambin for lights installed for the 2025-2026 holiday season. She reported that the reimbursement request satisfied all of the program requirements. Following review and discussion, Director Wheat moved to approve the reimbursement to Moody Rambin in the amount of \$10,063.81. Director Mosley seconded the motion, which passed unanimously.

ATTORNEY’S REPORT

Ms. Johnson reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources (“DIR”). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

REPORTS FROM DIRECTORS AND COMMUNITY STAKEHOLDERS

Ms. Dunlap updated the Board on projects by METRO.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for June 17, 2026, at 9:00 a.m., at 920 Memorial City Way, Suite 170A, Houston, Texas.

EXECUTIVE SESSION

The Board convened in executive session at 9:37 a.m. pursuant to Section 551.076, Texas Government Code, in order to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, or a security audit. Ms. Luevano, Ms. Johnson, Mr. Emanuel, and Mr. Green were also present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 10:20 a.m. No action was taken.

ADJOURN

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

Approved:

Sign: _____

Title: _____

[Handwritten signature]
Secretary

Harris County Municipal Management District No. 1



ATTACHMENTS TO MINUTES

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