

MINUTES  
HARRIS COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

December 17, 2025

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 17th day of December, 2025, at 9811 Katy Freeway, Suite 925B, 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 Director Janecek, thus constituting a quorum.

Also attending the meeting were: Marc Weisselberg, member of the public; Margaret Dunlap of METRO; Jason Tedrick of MetroNational; Alex Garza of Lawn Management Company, LLC ("LMC"); Gabrielle Luevano, Executive Director of the District; Sergeant Nick Derkowski of Harris County Precinct 5 Constable's Office; Jennifer Landreville of Equi-Tax, Inc.; and Suewan Johnson and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

CALL MEETING TO ORDER

Having established that a quorum of the Board was present, Director Goss called the meeting to order.

PUBLIC COMMENTS

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

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

## MINUTES

The Board reviewed the minutes of the November 19, 2025, regular meeting. Following review and discussion, Director Moody moved to approve the minutes, as presented. Director Hicks seconded the motion, which passed by a vote of 6-to-0, as Directors Pisklak, Guilanshah, and Mosley had not entered the meeting.

## SECURITY MATTERS

Sergeant Derkowski reported on November patrols, as well as related activity in the District, and then responded to questions from the Board.

Directors Pisklak and Guilanshah entered the meeting.

Ms. Luevano updated the Board on additional security matters, including the engagement of Jensen Hughes, Inc. for the District's security assessment.

## DISTRICT MAINTENANCE

Mr. Garza presented a report from LMC regarding maintenance and repair projects in the District, a copy of which is attached.

Director Mosley entered the meeting.

## REPORT FROM PROJECTS COMMITTEE

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

Director Goss introduced Mr. Tedrick from MetroNational. Mr. Tedrick discussed the Memorial City Overlook project at the Conrad Sauer Detention Basin, including the anticipated timeline for the project and future maintenance obligations.

Mr. Tedrick requested the Board consider constructing and funding the project. Discussion ensued.

The Board concurred to have Ms. Luevano start discussions with HRG, and the City of Houston regarding the design and construction of the project.

## FINANCIAL REPORTS AND BOOKKEEPING MATTERS

Ms. Landreville reviewed the financial reports for November 2025 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. She also presented check no. 12890 to the Houston Chronicle in the amount of \$1,898.64, which was not included in the bookkeeper's report. Following review and discussion, Director Wheat moved to

approve the financial reports and payment of invoices, including check no. 12890. Director Johnson seconded the motion, which passed unanimously.

#### ASSESSMENT AND COLLECTIONS MATTERS

Ms. Landreville reviewed the assessment collector's reports for November 2025 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 Moody moved to approve the assessment collector's reports. Director Pisklak seconded the motion, which passed unanimously.

#### SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLANS

Ms. Johnson reported on the District's assessment hearing held on December 3, 2025. She then reviewed the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report") relating to the hearing.

The Board next reviewed an Order Supplementing the Assessment Rolls; Levying Assessments Against the Property on the Supplemental Assessment Rolls for the Remainder of the Ten-Year Period; and Setting the Rates of Assessment for the Year 2025 for each of the District, Defined Area No. 1, and Defined Area No. 2 (collectively, the "Orders"). Ms. Johnson stated the Orders incorporate the recommendations in the Hearing Examiner's Report of a \$0.065 assessment rate for the District, a \$0.035 assessment rate for Defined Area No. 1, and a \$0.035 assessment rate for Defined Area No. 2.

Following review and discussion, Director Pisklak moved to: (1) accept the Hearing Examiner's Report; and (2) adopt the Orders. Director Harrison seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Ms. Luevano reviewed the engineer's report prepared by HR Green, Inc. ("HRG"), a copy of which is attached.

Ms. Luevano reported on the pedestrian safety project for Frostwood Drive and Gessner Road.

Ms. Luevano reported on I-10 U-Turn Safety Improvements at Gessner Road and Beltway 8.

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

There was no discussion on this matter.

REAL ESTATE MATTERS

The Board considered accepting a 0.0018-acre sidewalk easement from Lipex Properties LP and a 0.0037-acre sidewalk easement from MC Medical Campus LP (collectively, the "Easements") for the Frostwood Drive pedestrian safety project. Following discussion, Director Moody moved to accept the Easements, subject to finalization. Director Harrison seconded the motion, which passed unanimously.

Discussion ensued regarding the potential annexation of certain properties along Memorial Drive.

ATTORNEY'S REPORT

There was no discussion on this matter.

EXECUTIVE DIRECTOR'S REPORT

Ms. Luevano reported on activity since the last Board meeting.

Ms. Luevano reported on projects by the Memorial City Redevelopment Authority.

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 January 21, 2026, at 9:00 a.m., at 920 Memorial City Way, Suite 170A, Houston, Texas.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURN

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



Approved:

Sign: \_\_\_\_\_

Title: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "R. A.", written over a horizontal line.

*Secretary*

Harris County Municipal Management District No. 1

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