MINUTES
RICE VILLAGE MANAGEMENT DISTRICT

April 17, 2026

The Board of Directors (the "Board") of Rice Village Management District (the "District") met in regular session, open to the public, on the 17th day of April, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

| | |
|---|---|
| Todd C. Litton | President |
| Karen O. George | Vice President |
| Janet Clark | Secretary |
| Kelly L. Fox | Assistant Secretary |
| Kenneth Jett | Assistant Vice President |

and all of the above were present except Director Fox, thus constituting a quorum.

Also present at the meeting were: Nick Goodling, member of the public; Samuel Dike and Bryson Grover of Rice Real Estate Company; Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); Dan Elkins of Kimley-Horn & Associates, Inc.; ("K-H"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Taylor Watson of Municipal Accounts & Consulting, LP ("MAC"); and Sanjay Bapat, Hannah Bradley, and Rachel Wooten of Allen Boone Humphries Robinson LLP ("ABHR").

## PUBLIC COMMENTS

No public comments were received by the Board.

## MINUTES

The Board considered approving the minutes of the regular meeting on November 14, 2025. After discussion, Director Clark moved to approve the minutes, as presented. Director Litton seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Mr. Watson reviewed the bookkeeper's report, including the list of checks presented for approval, a copy of which is attached. Following review and discussion, Director George moved to approve the bookkeeper's report and payment of the bills. Director Clark seconded the motion, which passed unanimously.

ADOPT ORDER ADOPTING PROCEDURES FOR POST-ISSUANCE COMPLIANCE

Mr. Bapat stated that bonds issued by the District are generally subject to the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended, and the applicable Treasury Regulations promulgated thereunder. He added that those provisions require that issuers comply with certain post-issuance requirements (the "Requirements") for their bonds. Mr. Bapat explained that the Board of Directors is ultimately responsible for post-issuance compliance for its bonds, with assistance by its consultants. He pointed out that while there is no express requirement that an issuer adopt written compliance procedures, the Internal Revenue Service (the "IRS") views the adoption of written procedures as demonstrating the issuer's intent to comply with the Requirements. Mr. Bapat added that, in order to ensure that the District's procedures for post-issuance compliance are well documented, ABHR recommends that such procedures be adopted in writing by the Board of Directors. The Board reviewed the Order Adopting Procedures for Post-Issuance Compliance. Following review and discussion, Director Clark moved to adopt the Order Adopting Procedures for Post-Issuance Compliance and direct that the Order be filed appropriately and retained in the District's official records. Director George seconded the motion, which passed by unanimous vote.

ADOPT ORDER ADOPTING PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

Mr. Bapat stated that, when the District issues bonds, the District enters into a continuing disclosure undertaking for the benefit of the bondholders. He added that the provisions of that undertaking require that the District comply with certain continuing disclosure requirements for its bonds. Mr. Bapat explained that the Board is ultimately responsible for continuing disclosure compliance for its bonds, with assistance by its consultants. He added that, in order to ensure that the District's procedures for continuing disclosure compliance are well documented, ABHR recommends that such procedures be adopted in writing by the Board. The Board reviewed an Order Adopting Procedures for Continuing Disclosure Compliance. Following review and discussion, Director Clark moved to adopt the Order Adopting Procedures for Continuing Disclosure Compliance and direct that the Order be filed appropriately and retained in the District's official records. Director George seconded the motion, which passed by unanimous vote.

TAX ASSESSOR/COLLECTOR MATTERS

There was no discussion on tax assessor/collector matters.

TAX LEVY MATTERS

The Board discussed levying a 2026 tax rate for the District.

Mr. Bapat stated that the Property Tax Code establishes optional procedures relating to the collection of property taxes, which require official action by the governing body of the taxing unit prior to implementation. The Board reviewed a Resolution Concerning Tax Collection Procedures and reviewed the optional tax collection procedures, which include refraining from sending a tax bill for less than $15.00, permitting the split payment of taxes, and allowing discounts for the early payment of taxes.

The Board considered selecting an attorney to provide delinquent tax collection legal services for the District. The Board reviewed a proposed contract submitted by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM") to serve as delinquent tax attorney for the District. Mr. Bapat discussed requirements related to contracts for legal services entered into by governmental entities, including contingent fee contracts for delinquent tax collection legal services by the District. The Board reviewed the public notice that was provided regarding consideration of PBFCM's contract for today's meeting, pursuant to Section 2254.1036, Texas Government Code. Mr. Bapat presented a written Resolution Regarding Approval of Legal Services Contract.

The Board reviewed a Resolution Providing for Additional Penalty for Tax Collection Costs, which reflects that all taxes delinquent as of July 1 of the year in which they become delinquent will be assessed an additional 20% penalty by the delinquent tax attorney to pay for the costs associated with the delinquent tax attorney's services. Mr. Bapat stated the Resolution reflects that the penalty will remain in effect for the current year and each succeeding year hereafter.

Mr. Bapat discussed an optional exemption from ad valorem taxation for goods-in-transit. He discussed examples of goods-in-transit and stated that if the Board decides to take no action by the end of the year, goods-in-transit will be exempt from taxation thereafter. The Board opened a public hearing regarding the adoption of a resolution providing for the taxation of goods-in-transit. There were no members of the public in attendance who wished to address the Board and the public hearing was closed. Mr. Bapat presented a Resolution to Tax Goods-in-Transit which would otherwise be exempt pursuant to Texas Tax Code, Section 11.253 for the Board's consideration to "opt-out" of the exemption.

The Board considered exemptions from taxation for property located within the District. The Board reviewed a Resolution Concerning Exemptions from Taxation and discussed the optional exemptions.

Mr. Bapat reported on transparency requirements under Sections 26.17 and 26.18 of the Texas Tax Code.

The Board considered the District's development status for the 2026 tax year for the purposes of determining the District's rollback tax rate. Mr. Bapat discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate for determination of the rollback tax rate. The Board reviewed the definitions for each of the three categories and Mr. Bapat said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a "developing" district for the 2026 tax year.

Following review and discussion, Director Clark moved to take the following actions: (1) adopt a Resolution Concerning Tax Collection Procedures reflecting that the Board rejects all of the optional procedures for this and each subsequent tax year until the Board takes formal action to the contrary; (2) adopt the Resolution Regarding Approval of Legal Services Contract reflecting: (i) approval of the public notice provided pursuant to Section 2254.1036, Texas Government Code; (ii) adoption of the findings and determinations provided in the public notice as the findings and determinations of the Board; (iii) the Board's findings that the contents of the public notice and the timing and manner of the provision of the notice are in full compliance with Subchapter C, Chapter 2254, Texas Government Code; (iv) the Board's finding that PBFCM is a well-qualified law firm on the basis of demonstrated competence, qualifications, and experience; and (v) approval of the contract with PBFCM for delinquent tax collection legal services; (3) adopt the Resolution Providing Additional Penalty for Tax Collection Costs; (4) adopt the Resolution to Tax Goods-In-Transit; (5) adopt the Resolution Concerning Exemptions from Taxation rejecting all optional exemptions; (6) adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a "developing" district for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code. Director George seconded the motion, which passed unanimously.

<u>ENGINEERING MATTERS</u>

Mr. Elkins presented and reviewed an engineer's report, a copy of which is attached.

Mr. Elkins requested authorization for K-H to design, advertise, and receive bids for the following projects: (1) JRC Sewer Relocation; (2) Greenbriar Building Demolition; and (3) Greenbriar Tree Relocation.

Mr. Elkins reported on bids received by the William Marsh Rice University, on behalf of the District, for Greenbriar Building Demolition. He recommended award of the contract to the lowest bidder, Grant Mackay Company, Inc. ("GMC") for the contract amount of $177,160.00. The Board concurred that, in its judgment, GMC was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Mr. Elkins then presented and recommended approval of Pay Estimate No. 1 in the amount of $43,569.00, Pay Estimate No. 2 in the amount of $115,875.00 and Pay Estimate No. 3 and Final in the amount of $17,716.00, all of which are payable to GMC, for the Greenbriar Building Demolition.

Mr. Elkins reported on bids received by the William Marsh Rice University, on behalf of the District, for JRC Sewer Relocation. He recommended award of the contract to the lowest bidder, GM Vera's Construction ("GM Vera"), for the contract amount of $194,619.50. The Board concurred that, in its judgment, GM Vera was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Mr. Elkins then presented and recommended approval of Pay Estimate No. 1 in the amount of $125,915.72, payable to GM Vera for the JRC Sewer Relocation.

Following review and discussion, Director Clark moved to approve the engineer's report, and based upon the engineer's recommendation, take the following actions:

1. authorize K-H to design, advertise, and receive bids for the following projects: (i) JRC Sewer Relocation; (ii) Greenbriar Building Demolition; and (iii) Greenbriar Tree Relocation;

2. award the contract for Greenbriar Building Demolition to GMC, in the amount of $177,160.00, and approve Pay Estimate No. 1 in the amount of $43,569.00, Pay Estimate No. 2 in the amount of $115,875.00 and Pay Estimate No. 3 and Final in the amount of $17,716.00, all of which are payable to GMC, for the project; and

3. award the contract for JRC Sewer Relocation to GM Vera, in the amount of $194,619.50, and approve Pay Estimate No. 1 in the amount of $125,915.72, payable to GM Vera, for the project.

Director Litton seconded the motion, which passed unanimously.

REVIEW MAINTENANCE AGREEMENT WITH THE CITY OF HOUSTON AND AUTHORIZE APPROPRIATE ACTION

Mr. Bapat discussed a Maintenance Agreement for non-standard elements with the City of Houston ("City"). Following review and discussion, Director Clark moved to approve the Maintenance Agreement with the City, subject to final review by ABHR and the Board President. Director George seconded the motion, which passed unanimously.

ENGAGE LANDSCAPE ARCHITECT

Mr. Bapat discussed the services SWA Group ("SWA") would perform as landscape architect for the District. The Board reviewed a Professional Landscape Architectural Services Agreement with SWA. Following review and discussion, Clark moved to engage SWA as the District's landscape architect, authorize execution of the Professional Landscape Architectural Services Agreement, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Litton seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

The Board reviewed a District Services Consulting Agreement with Touchstone District Services, LLC ("Touchstone") to prepare and maintain a District website.

Mr. Waggoner discussed the preparation of a District website.

The Board considered appointing technology liaisons for the District and concurred that Directors Litton and George would serve in that capacity.

Following review and discussion, Director Clark moved to approve the District Services Consulting Agreement with Touchstone and direct that the Agreement be filed appropriately and retained in the District's official records. Director George seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT INCLUDING AUTHORIZE EXECUTION OF INFRASTRUCTURE FINANCING AGREEMENT

Director Jett abstained from discussions relating to development in the District. Mr. Dike reported regarding planned development of the District. He presented and reviewed a District infrastructure update report, a copy of which is attached. Mr. Dike responded to questions from the Board.

The Board reviewed an Infrastructure Financing Agreement between the District and VILLAGE RE, LLC. Ms. Bradley reported that the Agreement provides that the District will reimburse VILLAGE RE, LLC from future bond sales for funds advanced on behalf of the District for costs incurred in creating the district, administration, operation and maintenance of the District, and construction of water, sewer, drainage, park and recreation, and road facilities, subject to approval of the Texas Commission on Environmental Quality and other conditions.

Following review and discussion, Director Clark moved to approve the Infrastructure Financing Agreement with VILLAGE RE, LLC and direct that the Agreement be filed appropriately and retained in the District's official records. Director Litton seconded the motion, which passed unanimously with the exception of Director

Jett, who abstained. Director Jett did not participate in the discussion or the approval of the Infrastructure Financing Agreement.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on June 9, 2026, at 11:00 a.m., at ABHR, subject to confirming a quorum.

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

(SEAL) RICE VILLAGE MANAGEMENT DISTRICT TEXAS

Janet F. Clark

Secretary, Board of Directors

## LIST OF ATTACHMENTS TO MINUTES

Page

Municipal Accounts & Consulting, L.P.

Bookkeeper's Report I April 17, 2026

# Rice Village Management District


**WEBSITE**

www.municipalaccounts.com

**ADDRESS**

1281 Brittmoore Road
Houston, Texas 77043

**CONTACT**

Phone: 713.623.4539
Fax: 713.629.6859

# Monthly Financial Summary - General Operating Fund

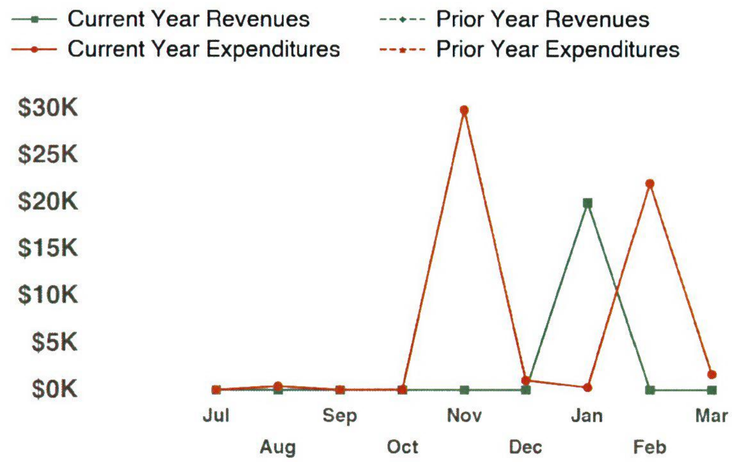
Rice Village MD - GOF

### Account Balance Summary

| | |
|---|---|
| **Balance as of 11/15/2025** | **($450)** |
| Receipts | 20,000 |
| Disbursements | (54,909) |
| **Balance as of 04/17/2026** | **($35,359)** |

### Overall Revenues & Expenditures

By Month (Year to Date)




### March 2026

**Revenues**

| Actual | Budget | Over/(Under) |
|---|---|---|
| $0 | $0 | $0 |

**Expenditures**

| Actual | Budget | Over/(Under) |
|---|---|---|
| $1,673 | $8,030 | ($6,357) |

### July 2025 - March 2026 (Year to Date)

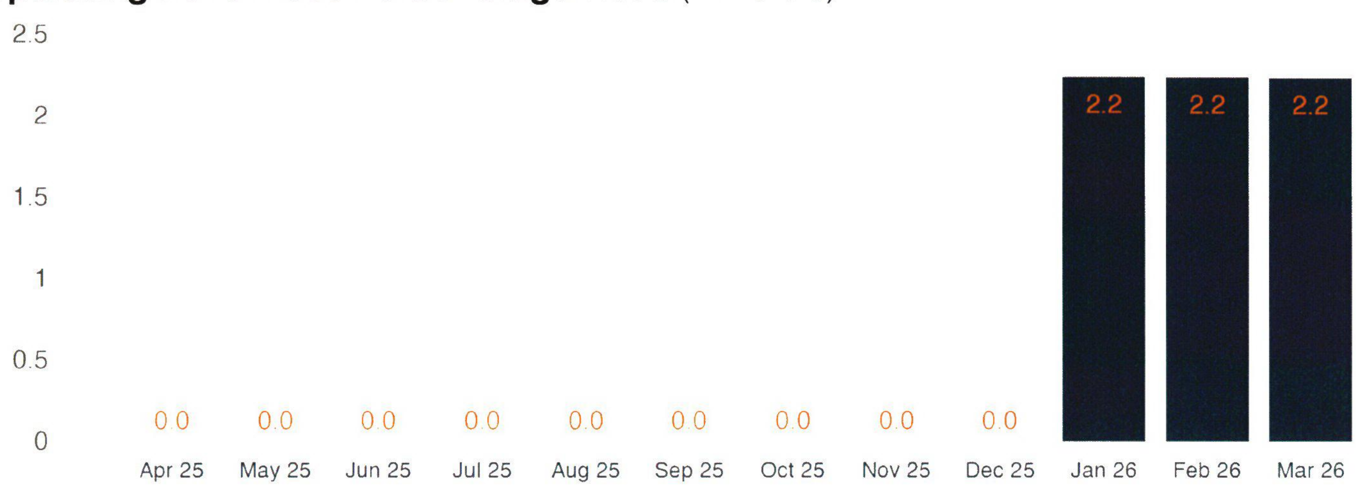
**Revenues**

| Actual | Budget | Over/(Under) |
|---|---|---|
| $20,000 | $20,000 | $0 |

**Expenditures**

| Actual | Budget | Over/(Under) |
|---|---|---|
| $55,359 | $72,150 | ($16,791) |

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

## Rice Village MD - GOF

| Number | Name | Memo | Amount | Balance |
|---|---|---|---|---|
| **Balance as of 11/15/2025** | | | | **($449.76)** |
| **Receipts** | | | | |
| | Developer Advance | | 20,000.00 | |
| **Total Receipts** | | | | **$20,000.00** |
| **Disbursements** | | | | |
| 1001 | Allen Boone Humphries Robinson LLP | Legal Fees | (51,816.57) | |
| 1002 | Kimley-Horn and Associates, Inc. | Engineering Fees | (1,050.00) | |
| 1003 | Municipal Accounts & Consulting, L.P. | Bookkeeping Fees | (1,902.45) | |
| Svc Chg | Central Bank | Bank Service Charge | (25.00) | |
| Svc Chg | Central Bank | Bank Service Charge | (25.00) | |
| Svc Chg | Central Bank | Bank Service Charge | (30.00) | |
| Svc Chg | Central Bank | Bank Service Charge | (30.00) | |
| Svc Chg | Central Bank | Bank Service Charge | (30.00) | |
| **Total Disbursements** | | | | **($54,909.02)** |
| **Balance as of 04/17/2026** | | | | **($35,358.78)** |

# Actual vs. Budget Comparison
## Rice Village MD - GOF

| | March 2026 | | | July 2025 - March 2026 | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Over/ (Under) | Actual | Budget | Over/ (Under) | Annual Budget |
| **Revenues** | | | | | | | |
| **Developer Advance** | | | | | | | |
| 14901 Developer Advance | 0 | 0 | 0 | 20,000 | 20,000 | 0 | 104,340 |
| **Total Developer Advance** | 0 | 0 | 0 | 20,000 | 20,000 | 0 | 104,340 |
| **Total Revenues** | 0 | 0 | 0 | 20,000 | 20,000 | 0 | 104,340 |
| **Expenditures** | | | | | | | |
| **Administrative Service** | | | | | | | |
| 16703 Legal Fees | 1,418 | 4,167 | (2,749) | 45,460 | 37,500 | 7,960 | 50,000 |
| 16704 Legal Fees - Construction | 88 | 0 | 88 | 254 | 0 | 254 | 0 |
| 16706 Engineering Fees | 0 | 2,083 | (2,083) | 1,050 | 18,750 | (17,700) | 25,000 |
| 16709 Election Expense | 0 | 0 | 0 | 65 | 0 | 65 | 5,000 |
| 16712 Bookkeeping Fees | 0 | 1,250 | (1,250) | 2,077 | 11,250 | (9,173) | 15,000 |
| 16713 Legal Notices & Other Publ. | 0 | 83 | (83) | 1,305 | 750 | 555 | 1,000 |
| 16714 Printing & Office Supplies | 1 | 42 | (41) | 56 | 375 | (319) | 500 |
| 16715 Filing Fees | 0 | 8 | (8) | 37 | 75 | (38) | 100 |
| 16716 Delivery Expense | 0 | 17 | (17) | 321 | 150 | 171 | 200 |
| 16717 Postage | 5 | 4 | 1 | 14 | 37 | (23) | 50 |
| 16718 Insurance & Surety Bond | 0 | 0 | 0 | 3,069 | 0 | 3,069 | 3,100 |
| 16721 Meeting Expense | 0 | 208 | (208) | 423 | 1,875 | (1,452) | 2,500 |
| 16722 Bank Service Charge | 30 | 30 | 0 | 140 | 150 | (10) | 240 |
| 16723 Travel Expense | 0 | 33 | (33) | 28 | 300 | (272) | 400 |
| 16728 Record Storage Fees | 133 | 63 | 70 | 1,060 | 563 | 498 | 750 |
| **Total Administrative Service** | 1,673 | 7,988 | (6,315) | 55,359 | 71,775 | (16,416) | 103,840 |
| **Other Expense** | | | | | | | |
| 17802 Miscellaneous Expense | 0 | 42 | (42) | 0 | 375 | (375) | 500 |
| **Total Other Expense** | 0 | 42 | (42) | 0 | 375 | (375) | 500 |
| **Total Expenditures** | 1,673 | 8,030 | (6,357) | 55,359 | 72,150 | (16,791) | 104,340 |
| **Total Revenues (Expenditures)** | **(1,673)** | **(8,030)** | **6,357** | **(35,359)** | **(52,150)** | **16,791** | **0** |
| **Excess Revenues (Expenditures)** | **(1,673)** | **(8,030)** | **6,357** | **(35,359)** | **(52,150)** | **16,791** | **0** |

# Balance Sheet as of 03/31/2026
Rice Village MD - GOF

| | |
|---|---|
| **Assets** | |
| Bank | |
| 11101 Cash in Bank | $19,410 |
| Total Bank | $19,410 |
| **Total Assets** | **$19,410** |
| **Liabilities & Equity** | |
| Liabilities | |
| Accounts Payable | |
| 12101 Accounts Payable | $54,769 |
| Total Accounts Payable | $54,769 |
| **Total Liabilities** | $54,769 |
| Equity | |
| Net Income | ($35,359) |
| **Total Equity** | ($35,359) |
| **Total Liabilities & Equity** | **$19,410** |

# District Debt Summary as of 04/17/2026

| | WATER, SEWER, DRAINAGE | PARK/ROAD/OTHER | REFUNDING |
|---|---|---|---|
| **Total $ Authorized** | **Authorized** | **Authorized** | **Authorized** |
| $439.20M | $161.33M | $277.88M | N/A |
| **Total $ Issued** | **Issued** | **Issued** | **Issued** |
| N/A | N/A | N/A | N/A |

| Yrs to Mat | Rating | $ Available To Issue | $ Available To Issue | $ Available To Issue |
|---|---|---|---|---|
| 0 | N/A | $161.33M | $277.88M | N/A |

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

## Outstanding Debt Breakdown

| Series Issued | Original Bonds Issued | Maturity Date | Principal Outstanding |
|---|---|---|---|
| **Total** | | | |

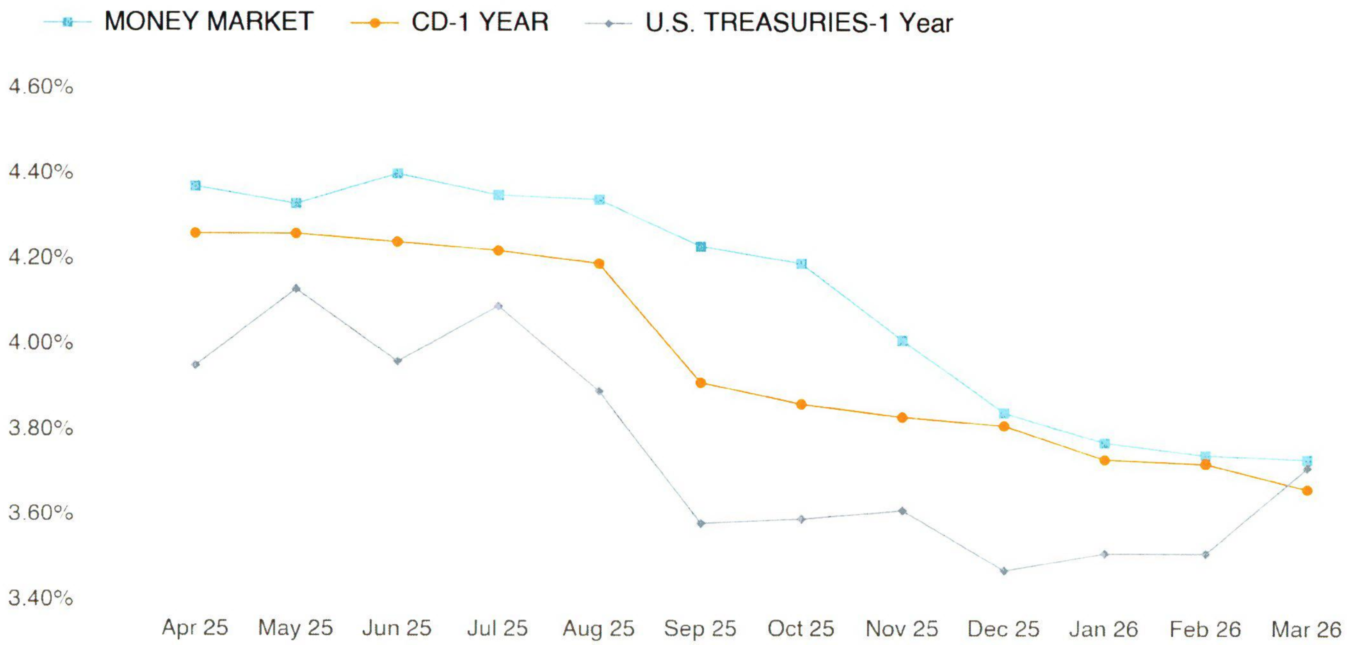
# Investment Profile as of 04/17/2026
Rice Village MD

| General Operating Fund | Capital Projects Fund | Debt Service Fund | Other Funds |
|---|---|---|---|
| **Funds Available to Invest** | **Funds Available to Invest** | **Funds Available to Invest** | **Funds Available to Invest** |
| ($35,359) | N/A | N/A | N/A |
| **Funds Invested** | **Funds Invested** | **Funds Invested** | **Funds Invested** |
| $0 | N/A | N/A | N/A |
| **Percent Invested** | **Percent Invested** | **Percent Invested** | **Percent Invested** |
| 0% | N/A | N/A | N/A |

| Term | Money Market | Term | Certificate of Deposit | Term | U.S. Treasuries |
|---|---|---|---|---|---|
| On Demand | 3.72% | 180 Days | 4.00% | 180 Days | 3.69% |
| | | 270 Days | 3.67% | 270 Days | 3.69% |
| | | 1 Yr | 3.67% | 1 Yr | 3.71% |
| | | 13 Mo | 1.80% | 13 Mo | N/A |
| | | 18 Mo | 2.30% | 18 Mo | 0.00% |
| | | 2 Yr | 1.84% | 2 Yr | 3.85% |

*Rates are based on the most current quoted rates and are subject to change daily.

**Investment Rates Over Time** (By Month) | April 2025 - March 2026



# Account Balance as of 04/17/2026

## Rice Village MD - Investment Detail

**FUND: General Operating**

| Financial Institution (Acct Number) | Issue Date | Maturity Date | Interest Rate | Account Balance | Notes |
|---|---|---|---|---|---|
| **Checking Account(s)** | | | | | |
| CENTRAL BANK (XXXX8730) | | | 0.00% | (35,358.78) | Checking Account |
| **Totals for General Operating Fund** | | | | **($35,358.78)** | |
| **Grand Total for Rice Village MD :** | | | | **($35,358.78)** | |

Kimley»Horn

# ENGINEER'S REPORT

| | |
|---|---|
| **Project Name:** | Rice MMD#1 |
| **Date:** | April 17, 2026 |
| **To:** | Rice Village Municipal Management District No. 1 |
| **From:** | Kimley-Horn and Associates, Inc. |

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**Agenda Item No. 8 – Engineering Matters**

A. **Action Items:**

- Approve change orders: None
- Approve Pay Applications:
    i. Greenbriar Building Demolition (Grant Mackay Company, Inc.)
        - Pay Estimate No. 1 - $43,569.00
        - Pay Estimate No. 2 - $115,875.00
        - Pay Estimate No. 3 – Final - $17,716.00

    ii. Sewer JRC (GM Vera's Construction)
        - Pay Estimate No. 1 - $125,915.72
- Advertise Contracts: None
- Approve Plans: None
- Award Construction Contracts: None
- Accept projects: None
- Convey Projects: None
- Deeds and Easements: None
- Approve Engineering Proposals: None

B. **District Updates:** - Provide by Rice

C. **Non-District Project Updates:**

None

RICE UNIVERSITY
# Rice Real Estate Company

**Rice Village Management District**
**Infrastructure Update**

April 2026

## *RV MMD Infrastructure Overview*

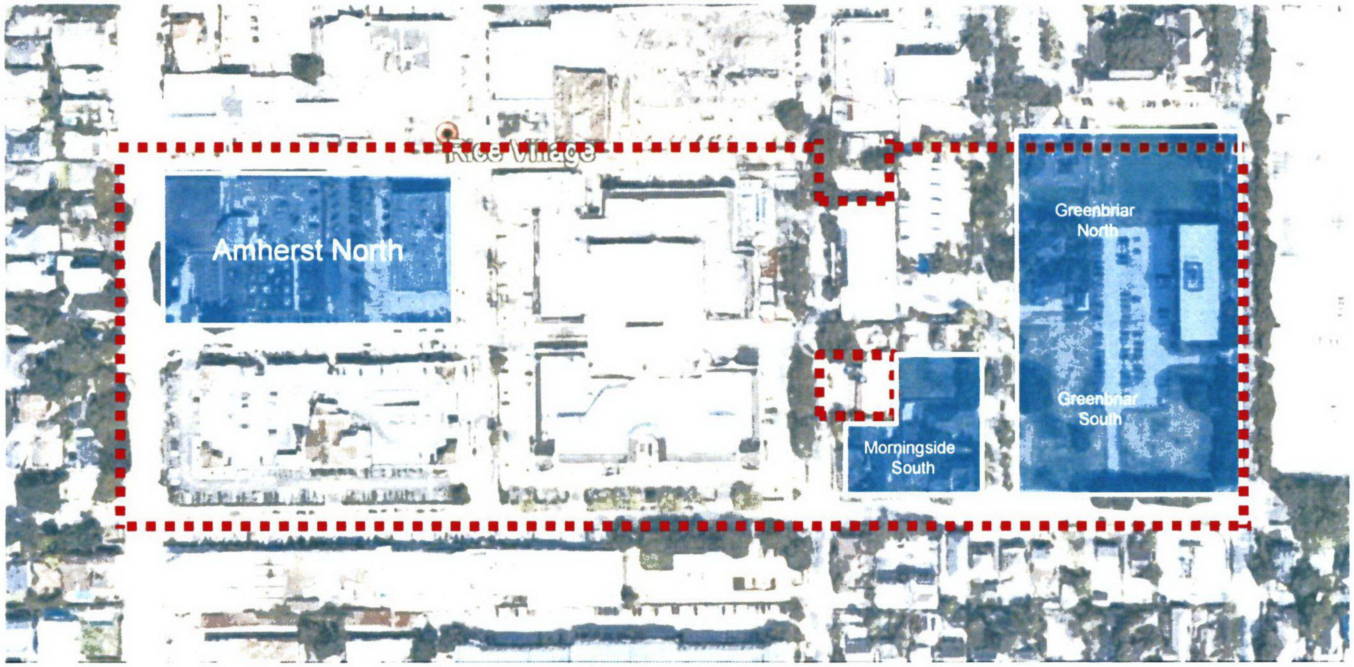


1. Rice Village Management District Map
2. Public Infrastructure Eligible for Reimbursement
3. Rice Village Infrastructure Planning
4. Rice Village Traffic Impact Analysis
5. Planned Phase 1 Public Infrastructure Project List
6. Completed Infrastructure Projects
7. Planned Improvement Projects

# *Rice Village Management District Boundary*

RICE VILLAGE

**Rice Village Management District boundary encompasses the Rice Real Estate owned plots between Kirby Drive and Greenbriar Drive on the East / West and between Times Blvd and University Blvd on the North / South**




**RV Management District:**

District Boundary

Phase 1 Development

Note: * Excludes the two plots which are not currently owned by Rice Real Estate i.e. Little Woodrow's/Istanbul and Gibbs Lot / Georgette's House

RICE

# *Public Infrastructure Eligible for Reimbursement*

RICE VILLAGE

**Rice Village Management District has been established to invest in improving the public utilities, landscaping, sidewalks and streets within the defined district boundary**

**MMD Potential Responsibilities include:**

**Public Utilities:**

- Electrical duct banks for burial of overhead powerlines
- New gas / water lines
- Sanitary sewer lines
- Storm water drainage pipes
- Shared stormwater detention

**Roads / Hardscape:**

- Roadways and curbs
- Pedestrian sidewalks
- Street lighting and traffic signals

**Landscape Improvements:**

- Public park(s)
- Trees
- Site furnishings for community areas
- Irrigation Systems
- Landscaping

**Public parking:**

- Public parking garages shared by the District

# *Rice Village Infrastructure Planning*

RICE VILLAGE

**Detailed design for the public improvements across the Rice Village has been developed to support future growth and replace the aging infrastructure**

- Improvements will be implemented in phases as the adjacent blocks are redeveloped.
- Improvements include:
  - Roads and sidewalks
  - Electrical
  - Stormwater
  - Sanitary sewer
  - Telecom
  - Water lines


RICE

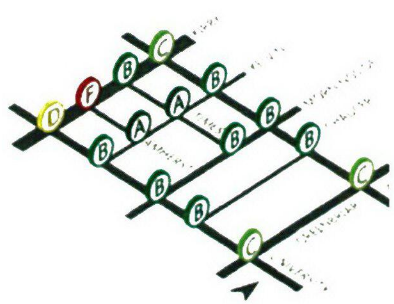
# *Rice Village Traffic*



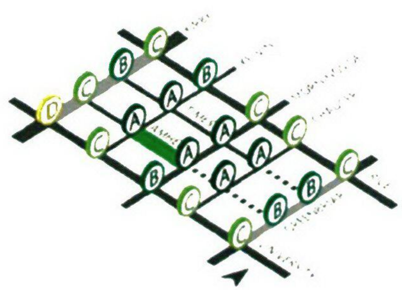
**Traffic Impact Analysis (TIA) study was conducted for the Rice Village to identify existing issues and offer alternatives to support future growth**

- Intersections on Kirby Drive at Amherst and Times Blvd are an existing traffic problem (i.e. level of service "F" which means wait times of several minutes at the intersection during peak times) due to drivers try to turn left from Amherst and Times onto Kirby Drive
- Proposed solution has been submitted to the City of Houston for consideration as part of the Traffic Impact Analysis approval process
- Rice Village will need to implement the City of Houston recommended road improvements as part of the planned future development

Level of Service of Rice Village Intersections (Morning Peak Traffic)

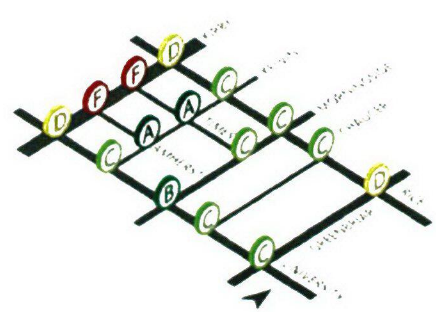


Before Mitigation

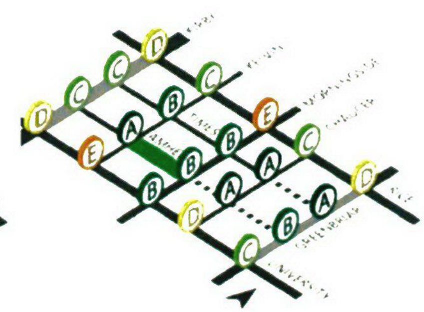


After Proposed Mitigation

Level of Service of Rice Village Intersections (Afternoon Peak Traffic)



Before Mitigation



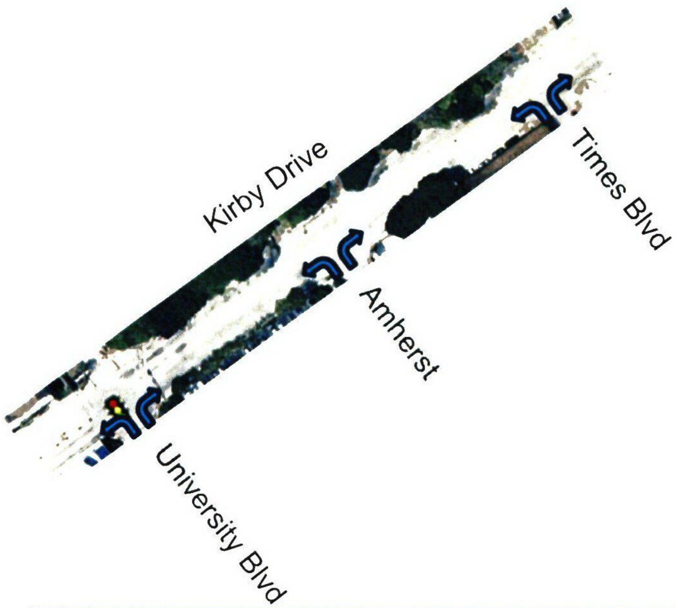
After Proposed Mitigation

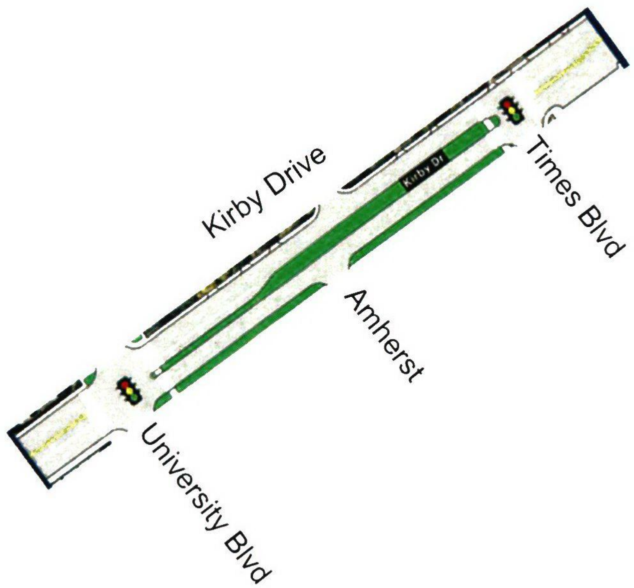
# *Rice Village Traffic Impact Analysis*

RICE VILLAGE

**Traffic Impact Analysis (TIA) study was conducted for the Rice Village to identify existing issues and offer alternatives to support future growth**

- Proposed solution includes a new median on Kirby to restrict Amherst to a right turn only and a new traffic light on Times Blvd



# *Planned Phase 1 Public Infrastructure Improvements*

RICE VILLAGE

**Phase 1 Public Infrastructure Projects will enable the development of the available parcels on Greenbriar, Amherst and Morningside**

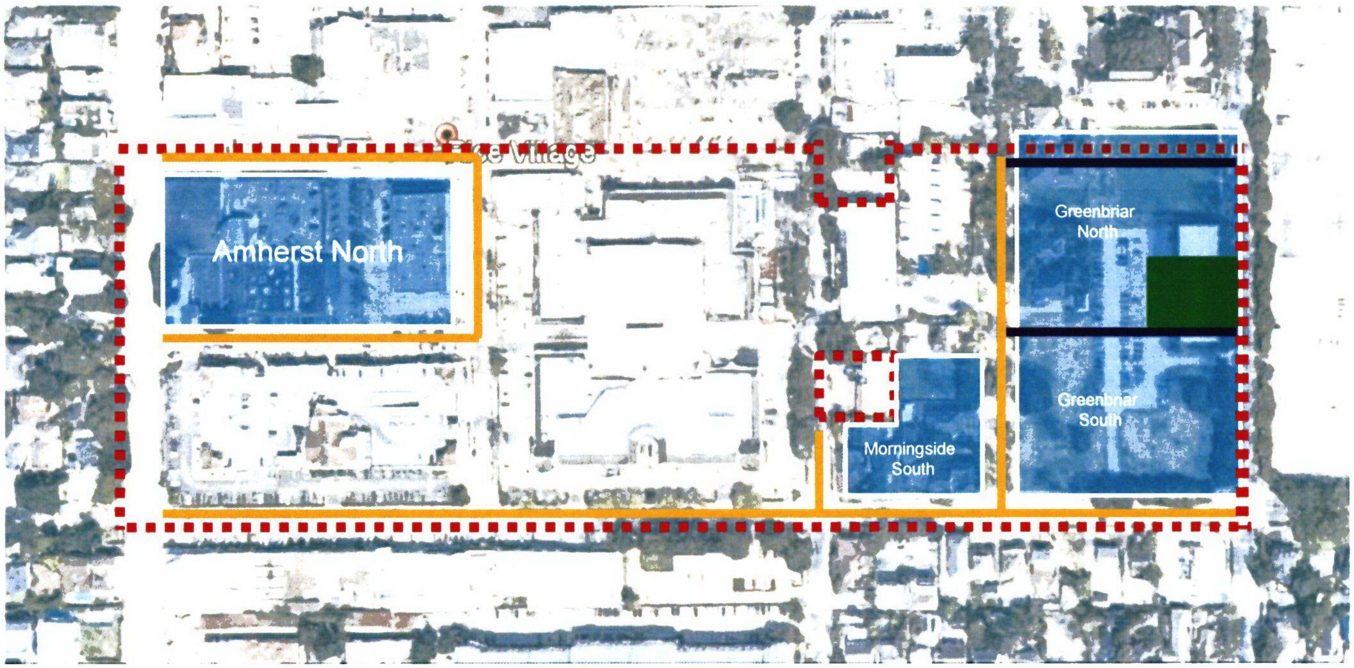
| Rice Village Phase 1 Public Infrastructure Improvements | | $ Amount |
|---|---|---|
| **Amherst North** | | **$3,500,000** |
| Powerline and sewer relocation | Electrical, sewer | |
| Times Boulevard between Kirby and Kelvin replacement | Roads, streetscape | |
| Times Boulevard stormwater and sewerline improvements | Stormwater, sewer | |
| Kirby Drive modifications | Roads, streetscape | |
| Amherst Street between Kirby and Kelvin replacement | Roads, streetscape | |
| **Greenbriar South** | | **$3,400,000** |
| Powerline relocation along Chaucer | Electrical | |
| New Amherst Street between Chaucer and Greenbriar | Roads, streetscape | |
| Storm sewer between Chaucer and Greenbriar | Storm sewer | |
| Chaucer Drive between University and Times Blvd | Roads, streetscape | |
| **Greenbriar North / Gateway Park** | | **$4,500,000** |
| New Times Blvd between Chaucer and Greenbriar | Roads, streetscape | |
| Storm sewer between Chaucer and Greenbriar | Storm sewer | |
| Gateway Park Landscape | Landscape | |
| **Morningside South** | | **$2,000,000** |
| Powerline and sewer relocation | Electrical, Sewer | |
| Amherst Street between Morningside and Chaucer | Roads, streetscape | |
| **University Boulevard** | | **$600,000** |
| Improved sidewalks and landscaping | Streetscape, landscape | |
| Upgraded street lighting and traffic signals | Streetscape, landscape | |
| **Grand Total** | | **$14,000,000** |

RICE

# *Rice Village Management District Boundary*

RICE VILLAGE

**New street and sidewalks built to walkable places standards**




**Description of Street Improvements**

New street

Street reconstruction

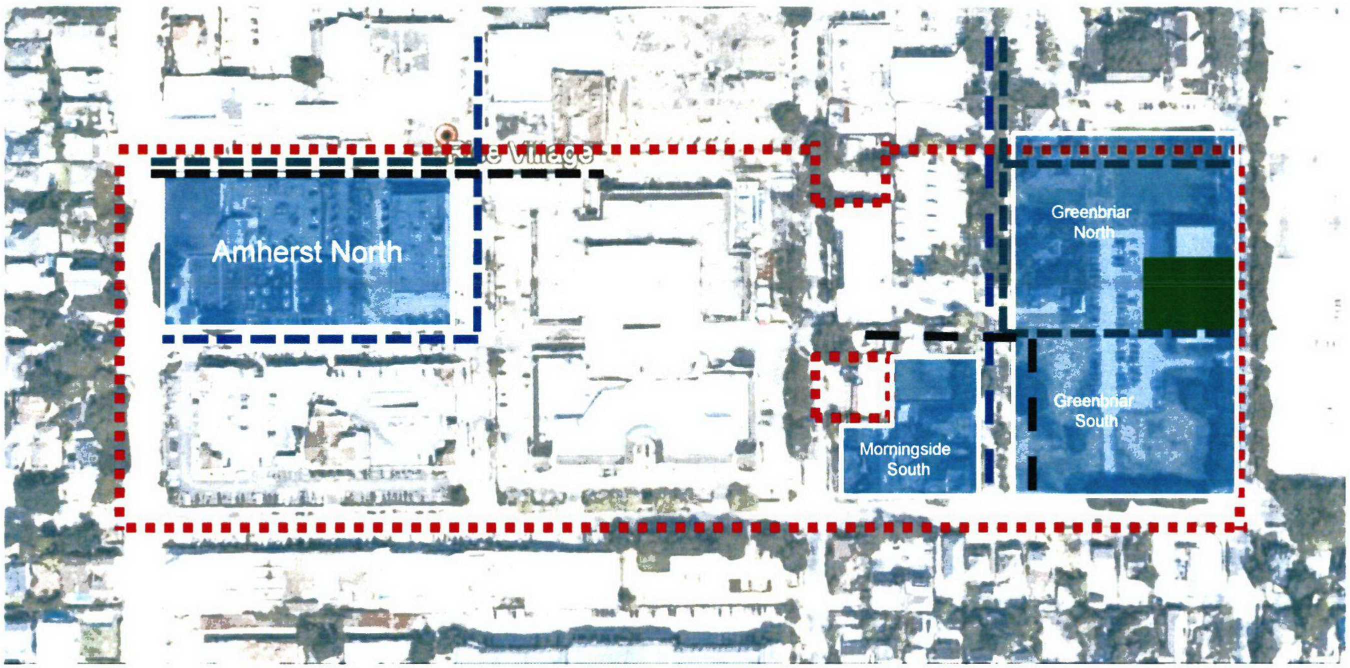
Gateway Park

Note: * Excludes the two plots which are not currently owned by Rice Real Estate i.e. Little Woodrow's/Istanbul and Gibbs Lot / Georgette's House

# *Rice Village Management District Boundary*

RICE VILLAGE

**New utilities under the street infrastructure**




**Infrastructure Improvements**

- Power line burial
- Water & Sewer
- Stormwater & Drainage
- Gateway Park

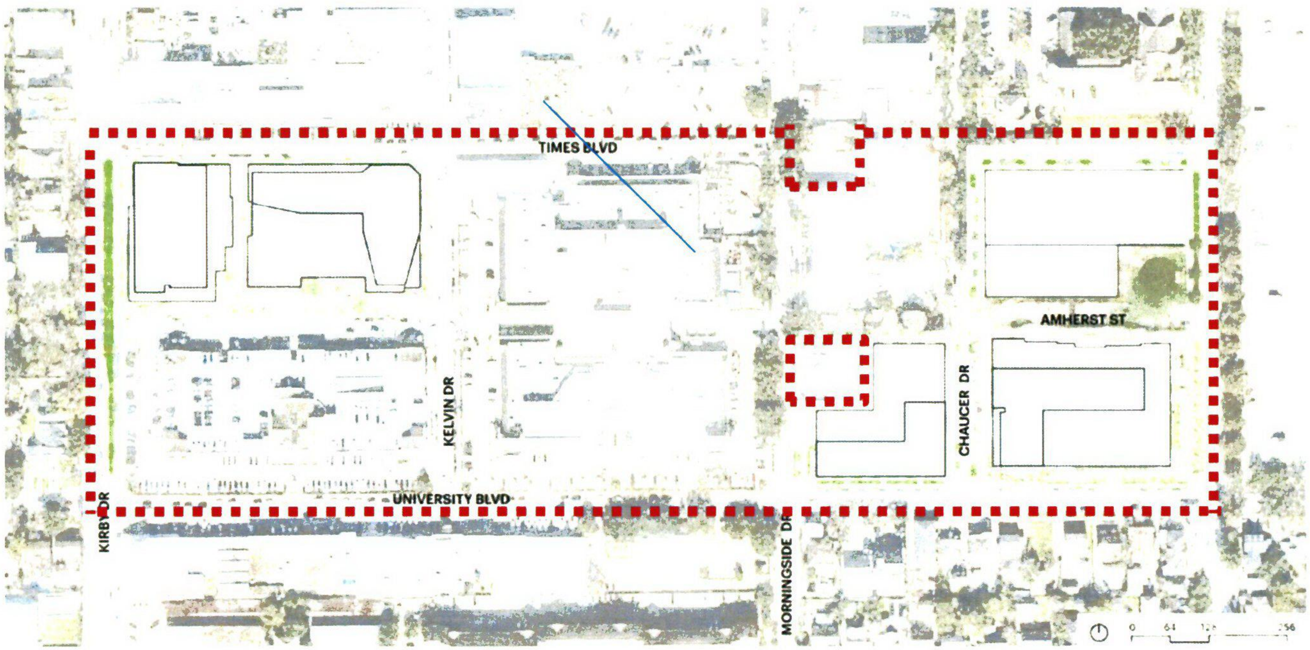
Note: * Excludes the two plots which are not currently owned by Rice Real Estate i.e. Little Woodrow's/Istanbul and Gibbs Lot / Georgette's House

RICE

# Rice Village Phase 1 Overview

RICE VILLAGE

**Phase 1 developments are planned for the highlighted boxes below. Rice Management District will help develop the improved public infrastructure needed for the development of these areas**

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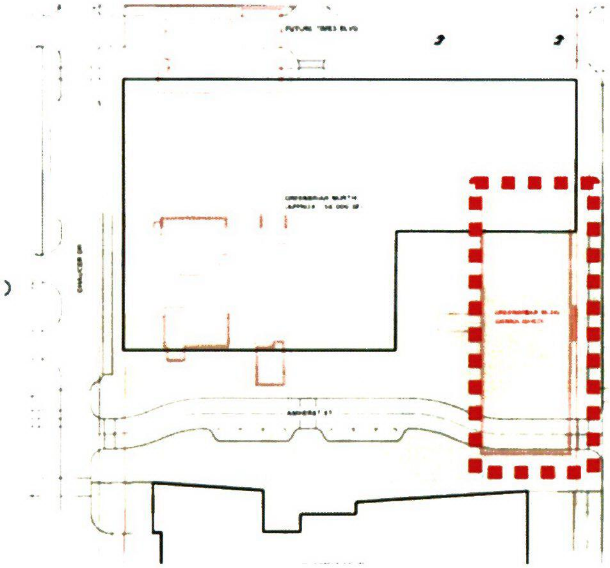
# *Completed Infrastructure Projects*

1. Greenbriar Annex Demolition
2. Greenbriar South New Easement for Sewer Line

# *Greenbriar Annex Demolition*

RICE VILLAGE

- Greenbriar Annex building was no longer a viable campus administration building
- The building's demolition frees up the land for development and creation of the new Rice Village Gateway Park and new Amherst Street (as shown in the diagram)
- Demolition cost **$100K and was completed in December 2025**



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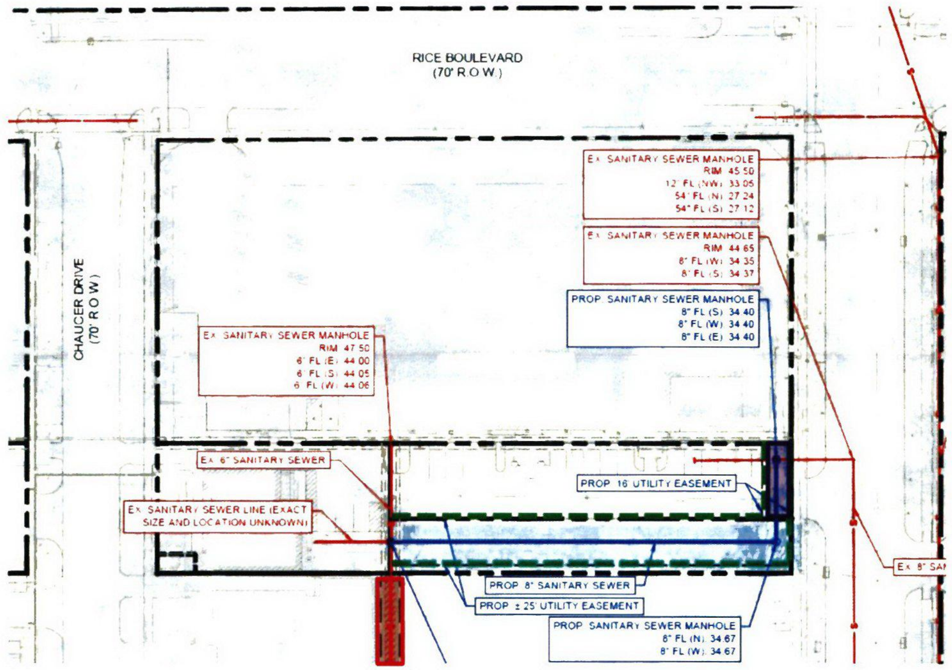
# *Greenbriar South New Easement for Church Sewer Line*

RICE VILLAGE

**Original sewer line for the Christ the King church runs down the center of the Greenbriar block. Church sewer line has been rerouted, and public utility easement has been converted to private ownership and abandoned**

- City sewer line ran through the middle of the Greenbriar plot and was used by the Church
- Constructed a new east-west sewer line for Christ the King Church connecting to Greenbriar (shown in green and purple)
- Required the creation of a new public 25' wide sewer line easement on Rice owned land
- This new sewer line enabled the existing sewer line to be abandoned (shown in red)




- New sewer line cost **$150K and construction was completed in February 2026**

RICE

## *Planned Infrastructure Projects*

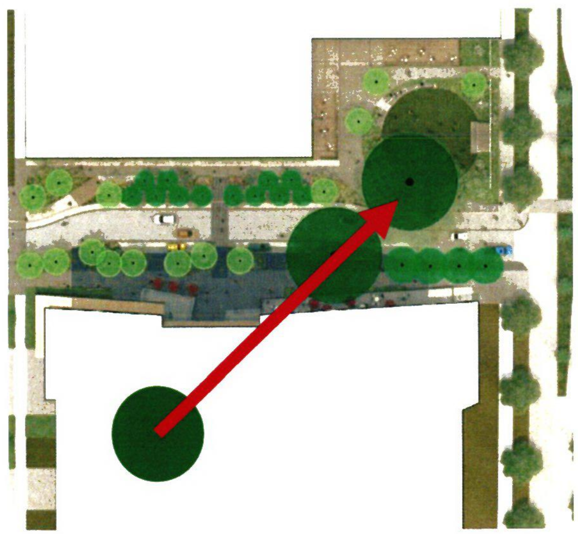


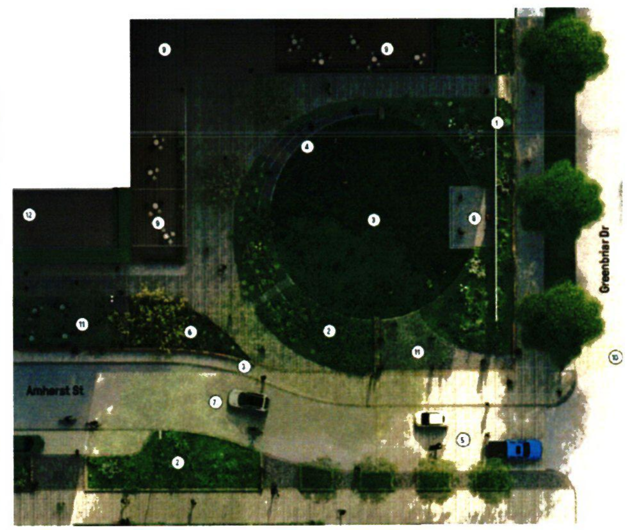
1. Greenbriar Tree Relocation
2. University Blvd Pedestrian and Traffic Improvements

# Greenbriar Tree Relocation



- Relocate 75-year-old 50" diameter heritage oak tree to the future Rice Village Gateway Park
- Allows for ddevelopment on Greenbriar South to proceed
- Tree relocation expected to cost **$225K with relocation starting in September 2026**

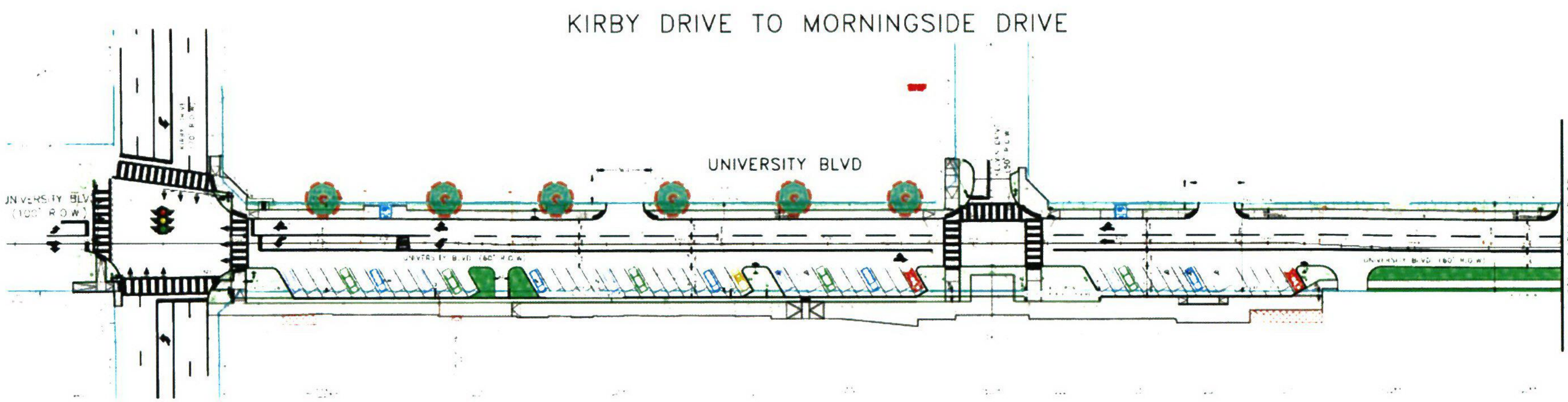




# *Rice Village University Blvd Road Improvements*

RICE VILLAGE

- City of Houston is planning to redevelop University Blvd between Kirby and Greenbriar
- Rice Village MMD plans to reimburse the City for incremental upgrades over the standard City design enabling wider tree lined sidewalks and better streetlights and street signs along University Blvd

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