


**AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
OF
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS**

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, May 18, 2020, at 6:30 p.m., by teleconference and/or videoconference.** Register for the teleconference/videoconference* at <https://us02web.zoom.us/meeting/register/tZ0odu6hpzljH9CzORSTfwEIqW4fiKNBRIq5>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided, to discuss and to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
3. Minutes.
4. Projects and Planning;
 - i. Projects and Planning Committee report;
 - ii. report from Gauge Engineering, including the following:
 - a. Update on Pedestrian/Bicycle Mobility Program and discuss Walk/Bike Montrose;
 - b. update on comprehensive drainage analysis of the Zone; and
 - c. Waugh Drive and Commonwealth Street improvements.
 - iii. update on Livable Centers Study;
 - iv. update on project with Montrose Collective Owner, LP;
 - v. update on Interlocal Agreement with Harris County Precinct One for pedestrian and bicycle improvements; and
 - vi. Discussion and possible action regarding BCycle request.
5. Public Engagement;
 - i. Public Engagement Committee report.
8. Affordable Housing;
 - i. Affordable Housing Committee report; and
 - ii. possible action related to increasing housing budget.
9. Financial Matters;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- i. report from bookkeeper, review financial information, and authorize payment of invoices.
10. Discussion and possible action regarding directors and officers liability insurance for Authority.
11. Discussion and possible action regarding Zone budget/CIP submission to City of Houston.
12. Report from Zone administrator.
13. Report from Attorney.
14. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
15. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
16. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by teleconference and/or videoconference rather than by physical quorum pursuant to guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. Please register for the meeting at <https://us02web.zoom.us/meeting/register/tZ0odu6hpzIjH9CzORSTfwEIqW4fiKNBRlq5>; a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided. An electronic copy of the agenda packet can be found at: <https://www.districtdirectory.org/agendapackets/tirz27> and montrosehtx.org.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

MINUTES
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

April 20, 2020

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session by videoconference, with access by video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 20th day of April, 2020, and the roll was called of the members of the Board being present by telephone:

Lisa W. Hunt	Position 1
Randy Mitchmore	Position 2 Chair
Joe D. Webb	Position 3 Secretary
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

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

Also attending the videoconference were Geoff Carleton, Eleni Pappas, and Clint McManus of Traffic Engineers, Inc. (“TEI”); Muhammad Ali, Derek St. John, and Heather Goodpasture of Gauge Engineering (“Gauge”); Jennifer Landreville of ETI Bookkeeping Services (“ETI”); Jeff Reichman of January Advisors; Jennifer Curley and Lisa Duffy of the City of Houston (the “City”); Steve Radom of Radom Development; Patti Joiner and Christina Cornelius of Knudson, LP (“Knudson”); Steve Longmire, Bridget Jenson, Greg Pettigrew, Holly Smith, Jack Valinski, Monica Aizpurua; Greg LeGrande, and John Copous, and additional members of the public joined via teleconference and videoconference; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

Mr. Bapat reviewed certain recommended protocols for conducting the District’s meeting via teleconference and videoconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an “agenda packet” prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/tirz27/> and www.montrosehtx.org.

ESTABLISH QUORUM AND CALL TO ORDER

Chairman Mitchmore called the meeting to order at 6:31 p.m.

RECEIVE PUBLIC COMMENT

Chair Mitchmore offered any members of the public attending the meeting by videoconference the opportunity to make public comment.

Mr. Longmire commented on the potential funding of a portion of Spark Park at Arabic Immersion School.

Mr. Pettigrew inquired about traffic mediation measures along Allen Parkway and W. Gray Street and whether these would be included in the construction plans for Waugh Drive and Commonwealth Street Improvements project.

Ms. Jones requested that the Board consider financing a circulator bus line throughout the Montrose area. Mr. Bapat and Mr. Ali stated that the Zone cannot finance that type of project and that another type of entity would be required as the Zone and Authority are required to focus on infrastructure.

DECLARE EMERGENCY

Mr. Bapat reported on Governor Abbott's disaster declaration dated March 13, 2020, authorizing political subdivisions of the State of Texas to use all available resources to facilitate and expedite the use and deployment of Zone resources to enhance preparedness and response to the COVID-19 pandemic. He stated in response to the Governor's declaration, an emergency may be declared within the Zone for the duration of this declared disaster and for the limited purposes authorized by Governor Abbott. After discussion, Director Webb moved to declare an emergency within the Zone for the duration of this declared emergency/disaster and for the limited purposes authorized by the Governor as a result of the COVID-19 pandemic. Director Hunt seconded the motion. A roll call of the Board was taken and the motion passed unanimously, with all directors voting "yea."

MEMORANDUM REGARDING PREPARATION FOR POTENTIAL EFFECTS OF COVID-19 ("MEMORANDUM")

Mr. Bapat reviewed the Memorandum Regarding Preparation for Potential Effects of COVID-19. A copy of the Memorandum is attached. Mr. Bapat also updated the Board regarding the "stay home" order issued by Harris County in response to the COVID-19 pandemic (the "County Order"). He reported that the County Order deems services provided by local governments needed to ensure their continuing operation to

provide for the health, safety and welfare of the public, as an Essential Government Function.

MINUTES

The Board considered approving the minutes of the January 13, 2020, regular meeting. After review and discussion, Director Weesner moved to approve the minutes as revised. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PROJECTS AND PLANNING

REPORT

Ms. Joiner reviewed the Projects and Planning Committee report, a copy of which is attached, and provided an update on the ongoing work of the Projects and Planning Committee.

REPORT FROM GAUGE

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined on the report.

PEDESTRIAN/BICYCLE MOBILITY PROGRAM

Ms. Pappas and Mr. Carleton updated the Board on the status of the Pedestrian/Bicycle Mobility Program (the "Program"), a copy of which is attached in the engineer's report.

AUTHORIZE INTERLOCAL AGREEMENT WITH HARRIS COUNTY PRECINCT ONE

Mr. Ali stated that the Zone and Harris County Precinct One ("Precinct One") have discussed the opportunity to enter into an Interlocal Agreement for the joint development of bikeway infrastructure projects (the "Projects"). He stated that Precinct One and the Zone each agree to fund 50% of the construction cost of each Project and added that the funding commitment for all Projects is capped at \$4.5 million. Mr. Ali reviewed a term sheet from the Harris County Precinct One's office related to the Zone's bikeway partnership. After review and discussion, Director Webb moved to authorize negotiation of an Interlocal Agreement with Precinct One, on the terms discussed, to accelerate the implementation of the Program. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

MONTROSE DRAINAGE STUDY

Ms. Goodpasture and Mr. St. John updated the Board on the status of the Montrose Drainage Study. They reviewed an analysis of the drainage network within the Zone.

WAUGH DRIVE AND COMMONWEALTH STREET IMPROVEMENTS

Mr. Ali updated the Board on the status of the Waugh Drive and Commonwealth Street Improvements. Mr. Ali also discussed a potential extension of the project from W. Gray to W. Dallas Street and discussed a supplemental task order for design work of the extension of the project.

Mr. Ali responded to an earlier comment from a member of the public related to the traffic mediation measures along Allen Parkway and W. Gray Street. He stated that Gauge would consider traffic calming devices at the time in which the project reaches W. Dallas, which is the end of the area included in the Zone.

APPROVAL OF LETTER OF INTEREST FOR METRO BOOST PROGRAM

Mr. Ali reported on a recent METRO BOOST meeting and the bond program for same. He then reviewed a partnership interest letter between the Authority/Zone and METRO to deliver improvements along Montrose Boulevard from approximately US 59 to W. Dallas Street. After review and discussion, Director Webb moved to approve and authorize execution of the partnership interest letter. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

ORDER ADOPTING SECTION 49.2731 ELECTRONIC BIDDING RULES

There was no discussion on this agenda item.

ORDER ADOPTING ELECTRONIC SIGNATURE RULES FOR CONSTRUCTION CONTRACTS

The Board considered adopting an Order Adopting Electronic Signature Rules For Construction Contracts to set forth rules surrounding the receipt of electronic signatures on construction contracts.

Following review and discussion, Director Hunt moved to adopt an Order Adopting Electronic Signature Rules For Construction Contracts. Director Valdez seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

UPDATE ON LIVEABLE CENTERS STUDY

Ms. Cornelius and Director Weesner provided an update on the status of the Liveable Centers Study.

UPDATE ON PROJECT WITH MONTROSE COLLECTIVE OWNER, L.P. AND APPROVE LETTER AGREEMENT

Mr. Radom provided an update on status of development of the Montrose Collective development.

Mr. Bapat reviewed a letter agreement regarding recordation of memorandum of agreement. After review and discussion, Director Webb moved to approve and authorize execution of the letter agreement. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

POTENTIAL FUNDING OF A PORTION OF SPARK PARK AT ARABIC IMMERSION SCHOOL

Ms. Joiner updated the Board on the status of the construction of a spark park at the Arabic Immersion Magnet School in the Zone. She stated that the Arabic Immersion School has requested that the Board consider funding \$150,000 for the spark park. After review and discussion, Director Weesner moved to approve funding \$150,000 for the spark park, subject to negotiation and execution of an agreement for terms of funding. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PUBLIC ENGAGEMENT

REPORT

Director Weesner reviewed the Public Engagement Committee report, a copy of which is attached, and provided an update on the ongoing work of the Public Engagement Committee.

AUTHORITY WEBSITE POSTING

The Board discussed the posting of information on the Authority website. After discussion, the Board concurred to direct ABHR and Knudson to post all materials from the Board book on the website with the exception of draft legal documents and invoices for payment.

GENERAL COMMUNICATION POLICY

Mr. Bapat discussed a general communication policy with the Board and reviewed a Resolution Establishing General Communications Policy. After discussion, Director Webb moved to approve and authorize execution of the Resolution Establishing General Communications Policy, as discussed. Director Tyler seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REVIEW AND APPROVE UPDATE TO MEDIA POLICY

Director Weesner reviewed the updated media policy with the Board and a Resolution Establishing Additional Powers of the Public Engagement Committee and Media and Communications Policy (the "Resolution"). The Board discussed revising the Media Policy to provide criteria for determining which public meetings are considered "public engagement events". After review and discussion, Director Tyler moved to approve and authorize execution of the Resolution, with the revisions as discussed. Director Webb seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

APPOINT WEBSITE LIAISON

The Board considered the appointment of a website liaison on behalf of the Authority. After discussion, Director Hunt moved to appoint Director Tyler as the website liaison. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

AFFORDABLE HOUSING

REPORT

Director Hunt provided an update regarding the ongoing work of the Affordable Housing Committee.

MONTROSE HOUSING STUDY

Mr. Reichman presented on historical housing data and current inventory of housing within the Zone boundaries. He requested authorization to begin the second phase of the housing study and reviewed an invoice for the scope of same. After review and discussion, Director Weesner moved to approve the invoice for the scope of the second phase of the housing study. Director Dickerson seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

FINANCIAL MATTERS

REVIEW AND APPROVE ENGAGEMENT FOR AUDITING SERVICES

Mr. Bapat reviewed an engagement letter from McCall to provide auditing services to the Authority, in an amount not to exceed \$10,000 for the preparation of the annual financial report of the Authority. After review and discussion, Director Weesner moved to engage McCall as the Authority's auditor and authorize execution of the engagement letter. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

DISCUSS INVOICE MANAGEMENT AND FINANCIAL PROCESSES POLICY

The Board discussed invoice management and financial processes policy. After discussion, the Board concurred not to make any changes to the way in which invoices are processed at this time.

CONSIDER TASK ORDER NO. 2 FROM KNUDSON

Director Webb and Ms. Joiner reviewed task order no. 2 from Knudson for flat fee administrative services and hourly planning services. After review and discussion, Director Weesner moved to approve task order no. 2. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REPORT FROM BOOKKEEPER, REVIEW FINANCIAL INFORMATION, AND AUTHORIZE PAYMENT OF INVOICES

Ms. Landreville provided an overview of the Authority's bookkeeping and financial matters, including correspondence with the City and Compass Bank related to opening accounts on behalf of the Authority. Discussion ensued regarding signature cards and which directors will execute checks on behalf of the Authority. After discussion, Director Hunt moved to (1) approve two signatories per Authority check; and (2) approve the designation of Directors Webb, Dickerson, and Chair Mitchmore to execute Authority checks. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

The Board discussed the invoices submitted by ABHR, January Advisors, Gauge, Equi-Tax, Inc., and Knudson. After review and discussion, and based on the recommendation of the Finance Committee, Director Hunt moved to approve and authorize payment of the invoices presented in the Board book. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

APPROVE DEPOSITORY PLEDGE AGREEMENT

Mr. Bapat reviewed a Depository Pledge Agreement between the Authority and Compass Bank. After review and discussion, and based on the recommendation of the Finance Committee, Director Webb moved to approve and authorize execution of the Depository Pledge Agreement. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

DISCUSS POSSIBLE ACTION REGARDING ZONE BUDGET/CIP SUBMISSION

Ms. Cornelius reviewed the proposed Zone budget/CIP submission to the City. Discussion ensued. After discussion, the Board concurred to table the submittal of the budget/CIP and review the proposed Zone budget/CIP with the revisions as discussed, at the May meeting before submitting to the City. Ms. Curley confirmed the process through which the Zone budget is approved by the City.

REPORT FROM ZONE ADMINISTRATOR

Ms. Joiner reported on the ongoing work of the Zone administrator.

REPORT FROM ATTORNEY

Mr. Bapat reviewed the report from ABHR related to the ongoing work of the attorney.

ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE MATTERS

The Board discussed upcoming H-GAC meetings.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board concurred to meet on May 18, 2020, at 6:30 p.m. via videoconference.

RECEIVE PUBLIC COMMENT

Ms. Curley introduced Ms. Duffy as the new City liaison for the Authority/Zone.

Mr. Longmire thanked the Board for the Authority's contribution towards the financing of a Spark Park at the Arabic Immersion Magnet School.

Ms. Retta introduced herself to the Board as the Chief of Staff for Councilmember Kamin's office and stated that Councilwoman Kamin looks forward to working with the Authority/Zone.

TASK ORDER NO. 1 SUPPLEMENT

Mr. Ali reviewed a proposal for Waugh Drive and Commonwealth Street Improvements - task order no. 1 supplement. He stated that the Projects and Planning Committee determined that it is in the Zone's best interest to incorporate additional shorter segments that are directly connected to the Waugh Drive and Commonwealth project to obtain more reasonable unit prices and to also be able to fulfill the Zone's obligations to Precinct One. After review and discussion, and based on the recommendation of the Projects and Planning Committee, Director Webb moved to approve the proposal for Waugh Drive and Commonwealth Street Improvements - task order no. 1 supplement, in the amount of \$89,605.00. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: Projects & Planning Committee **Date of Meeting:** 5/4/2020

Chairperson: Dr. Randy Mitchmore

Attendees:

Dr. Randy Mitchmore
Joe Webb

Sherry Weesner
Christina Cornelius

Meeting Report

Summary

CIP Budget Review – The Committee recommends submitting the CIP Budget to the board with the changes suggested for the Bike Share Project (BCycle Stations). – **Board Action Required**

BCycle Request – The Committee recommends providing \$15,000 for the BCycle request for a station at Westheimer and Dunlavy. The Committee also recommends adding an additional \$120,000 for future BCycle locations as recommended in the Walk Bike Study. The committee recommends asking BCycle to find other entities to partner with the TIRZ for additional BCycle stations. Total amount recommended to be added as a CIP project is \$135,000. – **Board Action Required**

Spark Park Update – Pending update from Patti.

Livable Center – Committee members need to revise the potential Stakeholder List

Gauge Update – ABHR submitted draft interlocal agreement to Pct 1. METRO Boost letter has been emails but no response has been received. The draft Walk/Bike study was sent to the committee for review and comment. Gauge suggested the Walk/Bike report be sent to the City and Harris County for review. Committee agreed the Walk/Bike report should be sent to the City and Harris County. Committee asked that the Walk/Bike study be resent and will provide feedback by 5/11/20.

PROGRESS REPORT

MAY 2019

MONTROSE/TIRZ 27



3200 Wilcrest Drive, Suite 220
Houston, TX 77042

TO-1 & SUPPLEMENTAL: COMMONWEALTH & WAUGH DRIVE:

Activities This Period:

- Conducted field visit for the expanded scope (segments of Yoakum from Lovett to W Alabama and Waugh Drive from Gray to Dallas)
- Began developing construction plans for expanded scope
- The draft interlocal agreement for Walking/Biking Improvement projects has been submitted to Harris County Precinct 1 for review and comment
- *(Harris County **Precinct 1** agreed to be TIRZ 27's financial partner in performing walking and biking improvement projects. The projects agreed upon are consistent with the Walk/Bike Montrose priority list. They agreed to fund 50% of the construction cost of each listed project. The funding commitment for all Projects is capped at \$4.5 million.)*

Activities Planned for Next Period:

- Advance PS&E for expanded scope

TO-2: WALK/BIKE MONTROSE

Activities This Period:

- Submitted Draft Walk/Bike Montrose Report to P and P Committee, City of Houston, Harris County for review and comment

TO-3: MONTROSE DRAINAGE STUDY

Activities This Period:

- Debugging model and performing verification/calibration
- Ran smaller storm events
- Currently running Hurricane Harvey
- Identifying problem area and defining causes of flooding

Activities Planned for Next Period:

- Deliver write-up summarizing existing conditions
- Begin identifying potential proposed improvements
- Begin preliminary modeling of proposed improvements
 - This is expected to be a significant effort

MISCELLANEOUS

- Communications with Council District C
 - Partnership opportunities
- METRO partnership opportunities.
 - Working on follow up meeting with BOOST team

MONTROSE Livable Centers

About Livable Centers

Livable Centers are places where people can live, work, and play with less reliance on their cars. They encourage a complementary mix of land uses that are designed to be walkable, connected, and accessible by multiple modes of transportation, including bus, bike, foot, or vehicle (multi-modal). Established by Houston-Galveston Area Council in 2008, the Program works with local communities to reimagine auto-focused infrastructure, policies, and programs to be more multi-modal friendly.

Project Opportunities

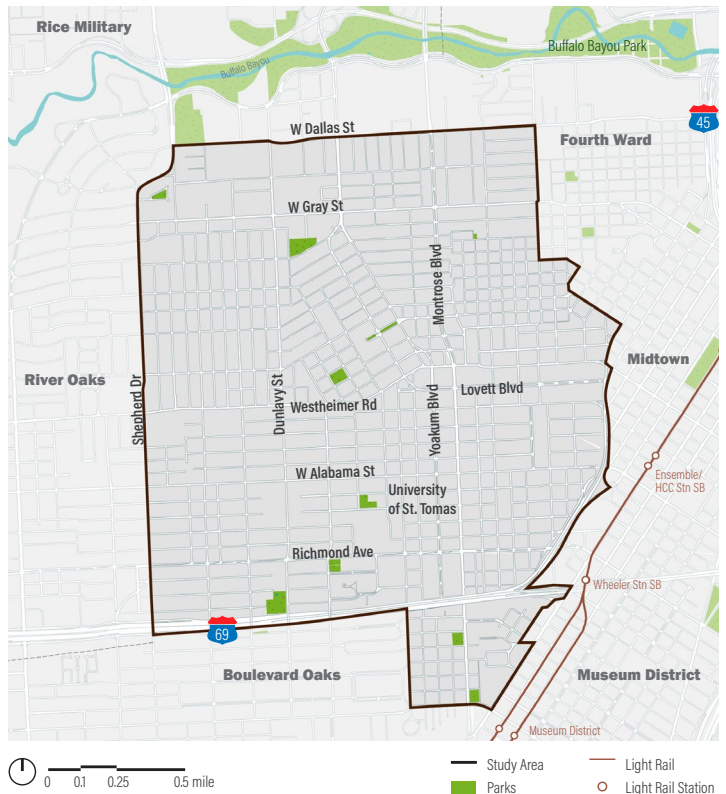
The Montrose Livable Centers study will focus on the following opportunity areas to help envision the future of the neighborhood:

- Balancing economic development and character with great urban design to establish a stronger business environment and district identity.
- Reimagining the transportation network across different mobility options to improve experiences for residents who are walking, biking, or in need of transit to their destination.
- Improving community resilience, health, and housing opportunity in Tandem to promote better quality of life for residents.
- Creating a transparent and accessible engagement plan to ensure all communities in Montrose are reached and represented.

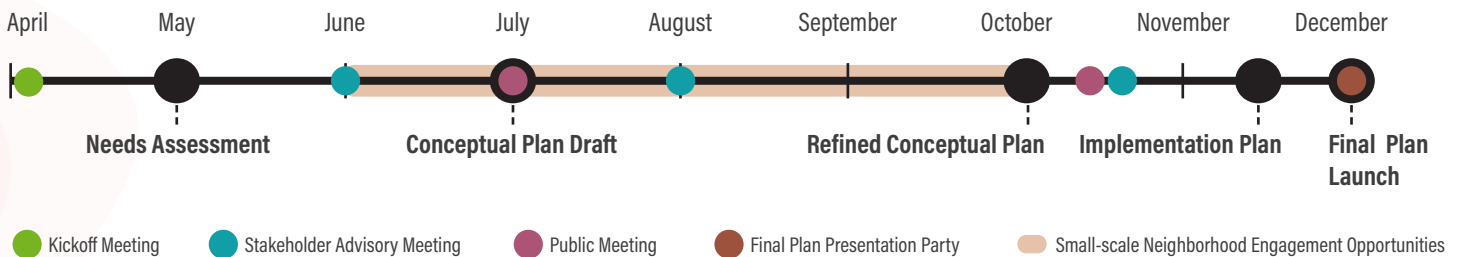
Potential Outcomes

- A multimodal connectivity plan that increases safety, access, and mobility throughout the study area for residents.
- A market-oriented approach that promotes catalytic development opportunities and facilitates public-private partnerships.
- Housing choice and affordability strategies that focus on restoring existing housing, redeveloping vacant properties and lots, and providing additional housing options for mixed income development.
- Community health recommendations through built-environment interventions.
- Improvements of landmarks, wayfinding, gateways, land use strategies, and other placemaking elements.
- Recommendations for strategic investments in neighborhood-scale community resilience.

Study Area



Project Schedule



To minimize the impact to our community during this rapidly changing pandemic event, we want to recognize and be sensitive to the fact that we're all going through a lot of changes. With this Livable Centers Study we're planning for the future, and at times like today, it can be more important than ever. As conditions improve, we'll be back in the community to talk about the project in person, until then we will have multiple ways the community can learn about the Montrose Livable Centers project and provide feedback.

MONTROSE COLLECTIVE

April 23, 2020

Via Electronic Mail and Federal Express to:

avinson@abhr.com

Attention: Chair, Alia Vinson
Montrose Redevelopment Authority
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Quarterly Reporting pursuant to the Development Agreement for
Montrose Collective

Dear Chair,

I hope this letter finds you well. We are pleased to provide you and the board with this quarterly update of our construction progress at Montrose Collective.

At this point in time, we have commenced construction and completed all site demolition and the majority of all excavation work. We have erected our tower crane and completed the detention vault. Basement parking foundations, walls, columns, and slabs are currently being poured throughout the site. Structural concrete work is the main focus at this time and will continue over the following months.

We remain on schedule due to construction having been deemed as an essential activity by the Harris County Stay Home-Work Safe order. Harvey Builders has continued to make great progress on the construction front while implementing safe construction practices in compliance with local and state laws, including social distancing, required face masks and sanitizer/hand washing stations. The project is moving forward on schedule and our team is pleased with the progress.

Prior to commencing construction, our team reached out to neighboring property owners to introduce ourselves and the project. We believe these good faith efforts were well received. We will continue to monitor the project and provide you with updates as it continues to progress forward.

Attached hereto as Exhibit A are recent site photos.

Sincerely,



Evan Peterson
Development Director

cc: Sanjay Bapat
Steve Radom
Barton Kelly
Marc Weisselberg
Jim Webb
Jonathan Saikin

Exhibit A – Site Photos



4/21/20- View northeast from western side, basement parking entry ramp being formed, vapor barrier installation, columns poured to grade



4/21/20- View northwest from eastern side, basement parking slab partially poured, post tension slab being formed at grade

MONTROSE COLLECTIVE



4/21/20- View northwest from southeastern corner, underground plumbing being roughed in, columns poured to grade, tower crane installed



4/21/20- View southeast from western side, form work lay-down area, temporary entry drive, construction trailer

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Public Engagement Committee **Date of Meeting:** 5/6/2020

Chairperson: Sherry Weesner

Attendees:

Sherry Weesner

Christina Cornelius

Jovon Tyler – Participated via Email

Click or tap here to enter text.

Lisa Hunt – Participated via Email

Meeting Report

Summary

1. Communication Policy
 - a. Dates in Policy
 - i. As a target, the committee suggests that an annual community briefing is to take place every October
 - ii. As a target, the committee suggests that the potential projects list with a request for public comment should be posted every December
 - iii. As a target, the committee suggests a draft of the CIP should be reviewed at the February board meeting and posted.
 - iv. As a target, the committee suggests that all comments are to be reviewed at the April meeting prior to their approval to submit to the City.
 - b. Capital Improvement Project Definition
 - i. A capital improvement project is any major improvement to City facilities and infrastructure. Projects may include construction and renovation of recreation centers and libraries, acquisition or improvements of parks, repaving of streets, sidewalks and bike facilities, replacement of water and wastewater lines, improvement of stormwater management and other projects that improve the infrastructure of the area. A public meeting to review the individual project is required when the TIRZ project is expected to cost \$500,000 or more.
 - ii. The committee suggests that a public meeting should be required for all projects over \$500,000. This amount is open for discussion.
2. Media Policy
 - a. Stock presentation has been drafted so any board member can make a presentation. The committee will be drafting a script to accompany the presentation. Project specific presentations with a script will be developed on the as needed basis.
3. Website Maintenance Contract
 - a. The committee suggests renewing our annual website maintenance, security, and support contract with ELsqrd Media Group in the amount of \$3980 single payment. This reflects an annual savings of \$796 over the monthly payment option.
4. Cloud File Storage
 - a. The committee agreed to use a cloud storage for all committee files via One Drive
5. Administrator TIRZ Email

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Affordable Housing **Date of Meeting:** 5/1/2020

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt

Christina Cornelius

Joe Webb

Jeff Reichman

Ray Valdez

Brian Barr

Meeting Report

Summary

1. The Committee reviewed the Scope of Work for Phase 2 of contract with January Advisors. We reviewed previous policy recommendation with an eye toward the effects of COVID 19 on our market. We are most concerned about retaining affordability. This may include reviewing deed restrictions, historical preservation and permitting.
2. In light of drastic economic downturn, January Advisors will conduct some research interviews on our behalf with landlords, tenants, financing institutions, and philanthropic institutions. We are concerned about evictions.
3. The committee also asked January Advisors to examine tax delinquencies in the zone.
4. The committee is interested in working with Community Develop Corporations and is researching those in the area. Christina will reach out to Sanjay Bapat about our capacity to create or partner with non-profit developers.
5. The Committee also created a budget for 2020/21:
 - a. Phases 2-4 of research with January Advisors \$75K
 - b. Legal work 25K (included in \$75K)
 - c. Community Meetings 5K (included in \$75K)
 - d. Pilot project: Christina is to reach out to Jennifer for consultation.
6. Committee will meet with Councilmembers Thomas, Kamin, and Robinson about policy recommendations.

Action Items

Committee recommends increasing the housing budget to \$75,000 – **Board Approval Needed**

January Advisors will provide progress report at the next board meeting

January Advisors is to provide research on tax delinquent properties and other concerns around evictions in the zone

Christina is to talk to ABHR about non profit development partners

Christina is to reach out to Jennifer Curley about housing assistance pilot

Christina is to set up the meetings with the city council members

Lisa is to develop an agenda for city council member meetings

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

April 30, 2020

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2020

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	0.00	0.00	0.00	0.00
Revenue	4,950,042.49	0.00	0.00	4,950,042.49
Expenditures	0.00	0.00	0.00	0.00
Ending Balance	<u>4,950,042.49</u>	<u>0.00</u>	<u>0.00</u>	<u>4,950,042.49</u>

NOTES:

Fund balance is generated from information from the City of Houston and not confirmed by ETI Bookkeeping Services at this time

April 30, 2020

General Operating Fund

BEGINNING BALANCE: **0.00**

REVENUE:

Funds with the City of Houston	4,942,003.89	
Increment Collections from the COH	0.00	
COH account Interest	8,038.60	
Checking Interest	0.00	
Voided Check (s)	0.00	
Total Revenue:		4,950,042.49

DISBURSEMENTS:

Checks Presented At Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
COH Administration Fee	0.00	
Total Expenditures		0.00

Ending Balance: **4,950,042.49**

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	4,950,042.49
Compass Bank	*8451	0.1500	0.00
		Total	4,950,042.49

~ Funds are with the City of Houston and not verified by ETI Bookkeeping Services

TIRZ 27 - Montrose RDA
Outstanding Invoices
As of May 18, 2020

Name	Description	Amount
Allen, Boone, Humphries, Robinson LLP	Legal Fees	-14,453.00
Equi-Tax Inc.	Tax Roll Management	-625.80
Knudson, LP	Professional Consultant	-13,376.00
ETI Bookkeeping Services	Bookkeeping Fees	-4,962.48
Gauge Engineering	Engineering Fees	-20,441.64
Total		-53,858.92

TIRZ 27 - Montrose RDA
Profit & Loss Budget vs. Actual
April 2020

	April			Year to Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	0	3,003,407	-3,003,407	3,003,407
6-4330 · Interest	8,039	4,167	3,872	88,584	41,667	46,917	50,000
6-4342 · Capital Projects - Restricted	0	0	0	0	5,174,961	-5,174,961	5,174,961
6-4452 · Joint Project Reimbursement	0	625	-625	0	6,250	-6,250	7,500
Total Income	8,039	4,792	3,247	88,584	8,226,285	-8,137,701	8,235,868
Expense							
6-6300 · Salaries and Benefits	0	5,417	-5,417	0	54,167	-54,167	65,000
6-6320 · Legal Fees	14,453	5,000	9,453	130,602	50,000	80,602	60,000
6-6321 · Auditing Fees	0	0	0	0	5,000	-5,000	5,000
6-6322 · Engineering Fees	13,558	4,167	9,391	201,539	41,667	159,872	50,000
6-6323 · Planning Consultants	13,376	9,167	4,209	145,692	91,667	54,025	110,000
6-6333 · Bookkeeping	1,550	750	800	3,100	7,500	-4,400	9,000
6-6334 · Tax Roll Management	0	0	0	6,914	0	6,914	0
6-6350 · Office Administration	0	208	-208	0	2,083	-2,083	2,500
6-6353 · Insurance / Bonds	0	0	0	0	2,500	-2,500	2,500
6-6420 · City of Houston Admin Fee	0	0	0	0	150,170	-150,170	150,170
6-6430 · COH Municipal Services	0	0	0	196,546	196,546	0	196,546
6-6450 · Public Engagement Expenses	0	833	-833	0	8,333	-8,333	10,000
6-6460 · Board Development	0	417	-417	0	4,167	-4,167	5,000
6-7000 · Capital Expenditure							
6-7202 · Waugh/Commonwealth	6,884	15,943	-9,059	6,884	159,425	-152,541	191,310
6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	150,174	-150,174	180,209
6-7204 · Storm Water Management	0	26,153	-26,153	0	261,533	-261,533	313,840
Total 6-7000 · Capital Expenditure	6,884	57,113	-50,229	6,884	571,132	-564,248	685,359
6-7395 · Miscellaneous Expense	312	0	312	312	0	312	0
Total Expense	50,133	83,072	-32,939	691,589	1,184,932	-493,343	1,351,075
Net Income	-42,094	-78,280	36,186	-603,005	7,041,353	-7,644,358	6,884,793



TexPool Investment Pools Participation Agreement

Preamble

This participation agreement (the "Agreement") is made and entered into by and between the Comptroller of Public Accounts (the "Comptroller"), acting through the Texas Treasury Safekeeping Trust Company (the "Trust Company"), Trustee of the Texas Local Government Investment Pool (TexPool) and TexPool Prime, (collectively the "TexPool Investment Pools"), and Montrose Redevelopment Authority/ TIRZ 27 (the "Participant").

WHEREAS, the Interlocal Cooperation Act, TEX GOV'T CODE ANN, ch. 791 and the Public Funds Investment Act, TEX. GOV'T CODE ANN, ch. 2256 (the "Acts") provide for the creation of a public funds investment pool to which any local government or state agency may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds;

WHEREAS, the Trust Company is a special purpose trust company authorized pursuant to TEX. GOV'T CODE ANN. § 404.103 to receive, transfer and disburse money and securities belonging to state agencies and local political subdivisions of the state and for which the Comptroller is the sole officer, director and shareholder;

WHEREAS, TexPool and TexPool Prime are public funds investment pools, which funds are invested in certain eligible investments as more fully described hereafter;

WHEREAS, the Participant has determined that it is authorized to invest in a public funds investment pool created under the Acts and to enter into this Agreement;

WHEREAS, the Participant acknowledges that the Trust Company is not responsible for independently verifying the Participant's authority to invest under the Acts or to enter this Agreement;

WHEREAS, the Participant acknowledges that the performance of TexPool Investment Pools is not guaranteed by the State of Texas, the Comptroller, or the Trust Company and that there is no secondary source of payment for the TexPool Investment Pools; and

WHEREAS, in an effort to ensure the continued availability of an investment pool as a vehicle for investment of local government funds and simultaneously provide for enhancement in services and potential decreases in management and administrative fees, Participant and Trust Company desire to provide in this Agreement that the Trust Company may obtain private professional investment management and related services.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree with each other as follows:

Article I: Definitions

"Account" shall mean any account or accounts, established by the Participant in TexPool Investment Pools in accordance with this Agreement and the Operating Procedures (as defined herein), which Account represents an undivided beneficial ownership in TexPool Investment Pools.

"Authorized Investments" shall mean those investments which are authorized by the Investment Act (as herein defined) for investment of public funds.

"Authorized Representative(s) of the Participant" shall mean any individual who is authorized to execute documents and take such other necessary actions under this Agreement as evidenced by the duly enacted Resolution of the Participant.

"Authorized Representative(s) of the Trust Company" shall mean any employee of the Comptroller or Trust Company who is designated in writing by the Comptroller or the Trust Company's Chief Executive Officer to act as the authorized Trust Company representative for purposes of this Agreement and shall include employees of any private entity performing the obligations of the Comptroller under this Agreement.

"Board" shall mean the advisory board provided for in the Investment Act (as defined below).

"Investment Act" shall mean the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256, as amended from time to time.

"Investment Policy" shall mean the written TexPool Investment Pools Investment Policies, as amended from time to time, relating to the investment and management of funds in TexPool Investment Pools as established by the Trust Company consistent with the Investment Act.

"Letter of Instruction" shall mean a written authorization and direction to the Trust Company signed by an Authorized Representative of the Participant.

"Operating Procedures" shall mean the written procedures established by the Trust Company describing the management and operation of TexPool Investment Pools, and providing for the establishment of, deposits to and withdrawals from the Accounts, as amended from time to time.

"Participant" shall mean any entity authorized by the Acts to participate in a public funds investment pool that has executed this Agreement pursuant to a Resolution.

"Resolution" shall mean the resolution adopted by the governing body of a local governmental entity authorizing the entity's participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant.

Article II: General Administration

Section 2.01. TexPool Investment Pools Defined.

- (a) TexPool Investment Pools are public funds investment pools created pursuant to the Acts.
- (b) Subject to Section 6.10, the Trust Company agrees to manage the Participant's Account(s) in accordance with the Investment Act and the Investment Policy.

Section 2.02. Board.

- (a) The Board is composed of members appointed pursuant to the requirements of the Investment Act.
- (b) The Board shall advise the Trust Company on the Investment Policy and on various other matters affecting TexPool Investment Pools, and shall approve fee increases.

Section 2.03. General Administration.

- (a) The Trust Company shall establish and maintain the Investment Policy specifically identifying the Authorized Investments consistent with the Investment Act and the general policy and investment goals for TexPool Investment Pools.
- (b) The Trust Company shall establish and maintain the Operating Procedures, describing the management and operation of TexPool Investment Pools and providing for procedures to be followed for the establishment of, deposits to, and withdrawals from the Accounts and such other matters as are necessary to carry out the intent of this Agreement.
- (c) The Trust Company shall have the power to take any action necessary to carry out the purposes of this Agreement, subject to applicable law and the terms of this Agreement.

Section 2.04. Ownership Interest. Each Participant shall own an undivided beneficial interest in the assets of TexPool Investment Pools in an amount proportional to the total amount of such Participant's Accounts relative to the total amount of all Participants' Accounts in TexPool Investment Pools, computed on a daily basis.

Section 2.05. Independent Audit. TexPool Investment Pools are subject to annual review by an independent auditor consistent with Ch. 2256, TEX GOV'T CODE ANN. In addition, reviews of TexPool Investment Pools may be conducted by the State Auditor's Office and the Comptroller's office. The Trust Company may obtain such legal, accounting, financial or other professional services as it deems necessary or appropriate to assist TexPool Investment Pools in meeting its goals and objectives.

Section 2.06. Liability. Any liability of the Comptroller, the Comptroller's office, the Trust Company, representatives or agents of the Trust Company, any Comptroller employee, Trust Company or any member of the Board for any loss, damage or claim, including losses from investments and transfers, to the Participant shall be limited to the full extent allowed by applicable laws. The Trust Company's responsibilities hereunder are limited to the management and investment of TexPool Investment Pools and the providing of reports and information herein required.

Article III: Participant Requirement

Section 3.01. The Participation Agreement. The Participant must execute this Agreement and provide a Resolution authorizing participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant and any other documents as are required under, and substantially in the form prescribed by, the Operating Procedures before depositing any funds into TexPool Investment Pools. The Participant must provide an updated Resolution designating Authorized Representatives within 5 business days of the departure of any Authorized Representative of the Participant.

Section 3.02. Operating Procedures

- (a) The Participant acknowledges receipt of a copy of the Operating Procedures. The Operating Procedures describe in detail the procedures required for the establishment of accounts, deposits to and withdrawals from TexPool Investment Pools, and related information.
- (b) The Operating Procedures may be modified by the Trust Company as appropriate to remain consistent with established banking practices and capabilities and when such modification is deemed necessary to improve the operation of TexPool Investment Pools.
- (c) The Participant hereby concurs with and agrees to abide by the Operating Procedures.

Article IV: Investments

Section 4.01. Investments. All monies held in TexPool Investment Pools shall be invested and reinvested by the Trust Company or Authorized Representatives of the Trust Company only in Authorized Investments in accordance with the Agreement, the Investment Policy and the Investment Act. Participant hereby concurs with any such investment so made by the Trust Company. Available funds of TexPool Investment Pools that are uninvested may be held at the Trust Company's account at the Federal Reserve Bank of Dallas, or any designated custodian account, or with a custodian selected by the Trust Company. All investment assets and collateral will be in the possession of the Trust Company and held in its book-entry safekeeping account at the Federal Reserve Bank, any designated custodian account, or with a custodian selected by the Trust Company.

Section 4.02. Failed Investment Transaction. In the extraordinary event that a purchase of securities results in a failed settlement, any resulting uninvested funds shall remain in the Trust Company's Federal Bank of Dallas account, any designated custodian account or with a custodian selected by the Trust Company. If an alternative investment can be secured after the failure of the trade to settle, TexPool Investment Pools will receive all the income earnings, including but not limited to, any compensation from the purchaser failing in the trade and the interest income from the alternative investment.

Section 4.03. Investment Earnings and Losses Allocation. All interest earnings in TexPool Investment Pools will be valued daily and credited to the Participant's Accounts monthly, on a pro rata allocation basis. All losses, if any, resulting from the investment of monies in TexPool shall also be allocated on a pro rata allocation basis. All earnings and losses will be allocated to the Participant's Accounts in accordance with generally accepted accounting procedures.

Section 4.04. Commingling of Accounts. Participant agrees that monies deposited in TexPool and TexPool Prime, may be commingled with all other monies held in TexPool and TexPool Prime, respectively for purposes of common investment and operational efficiency. However, each Participant will have separate Accounts on the books and records of TexPool Investment Pools, as further provided for in the Operating Procedures.

Article V: Fees, Expenses and Reports

Section 5.01. Fees and Expenses. The Participant agrees to pay the amount set forth in the fee schedule. Participant agrees that all fees shall be directly and automatically assessed and charged against the Participant's Accounts. The basic service fee shall be calculated as a reduction in the daily income earned, thus only the net income shall be credited to the Participant's Account. Fees for special services shall be charged to each Participant's account as they are incurred or performed. A schedule of fees shall be provided to the Participant annually. Each Participant will be notified thirty (30) days prior to the effective date of any change in the fee schedule.

Section 5.02. Reports. A monthly statement will be mailed to the Participant within the first five (5) business days of the succeeding month. The monthly statement shall include a detailed listing of the balance in the Participant's Accounts as of the date of the statement; all account activity, including deposits and withdrawals; the daily and monthly yield information; and any special fees and expenses charged. Additionally, copies of the Participant's reports in physical or computer form will be maintained for a minimum of three prior fiscal years. All records shall be available for inspection at all reasonable hours of the business day and under reasonable conditions.

Section 5.03. Confidentiality. The Trust Company and any private entity acting on behalf of the Trust Company for purposes of this Agreement will maintain the confidentiality of the Participant's Accounts, subject to the Public Information Act, TEX GOV'T CODE ANN. ch. 552, as amended.

Article VI: Miscellaneous

Section 6.01. Notices. Any notices, Letters of Instructions or other information required or permitted to be given hereunder shall be submitted in writing and shall be deemed duly given when deposited in the U.S. mail postage prepaid or successfully transmitted via facsimile addressed to the parties as follows:

To the **Participant:**

Montrose Redevelopment Authority/ TIRZ 27

Participant

PO Box 73109

Address

Houston, Texas 77273

City, State, Zip

2 8 1 4 4 4 3 3 8 4 2 8 1 4 4 0 8 3 0 4

Telephone

Fax

To **Trust Company** with respect to contractual matters or disputes under this Agreement:

Texas Treasury Safekeeping Trust Company
Attn: TexPool Investment Pools
Rusk State Office Building
208 East 10th Street
Austin, TX 78701
Telephone: (512) 463-3716
FAX No.: (512) 463-0823

To **TexPool Investment Pools** with respect to operational matters, including enrollment documents; changes to Authorized Representatives; Bank Information Sheets; initiation of deposits or withdrawals of funds; changes to addresses; audit confirmation requests; and account inquiry:

TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Ave., Suite 1400
Houston, TX 77002
Telephone: 1-866-839-7665 (1-866-TEX-POOL)
FAX No.: 1-866-839-3291 (1-866-TEX-FAX1)

The Participant and the Trust Company agree to notify the other of any change affecting this information and agree that unless and until so notified, the other party shall be entitled to rely on the last information provided.

Section 6.02. Taxpayer Identification Number. The Participant's taxpayer identification number assigned by the Internal Revenue Service is: 84-3551032. The Participant hereby agrees to notify the Trust Company of any change affecting this Taxpayer Identification number and agrees that unless and until so notified, the Trust Company shall be entitled to rely on same in providing any and all reports or other information necessary or required by the Federal tax laws as amended from time to time.

Section 6.03. Severability. If any provision of this Agreement shall be held or deemed to be in fact illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

Section 6.04. Execution of Counterparts. This Agreement may be simultaneously executed in several separate counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.05. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any dispute under this Agreement shall be in Travis County, Texas.

Article VI: Miscellaneous (continued)

Section 6.06. Captions. The captions or headings in this Agreement are for convenience only and in no way defined, limit or describe the scope or intent of any provisions, articles or sections of this Agreement.

Section 6.07. Amendments.

- (a) The Trust Company shall advise the Participant in writing of any amendments to this Agreement no less than 45 days prior to the effective date of such amendment. The Participant may ratify the proposed amendment of this Agreement by letter to the Trust Company. If the Participant elects not to ratify the amendment, the Participant may terminate this Agreement in accordance with Section 6.08. In the event the Participant fails to respond in writing to a notice of amendment prior to the effective date of such amendment, this Agreement shall be deemed amended.
- (b) The Trust Company may periodically revise the Operating Procedures from time to time as it deems necessary for the efficient operation of TexPool Investment Pools. The Participant will be bound by any amendment to the Operating Procedures with respect to any transaction occurring subsequent to the time such amendment takes effect, provided, however, that no such amendment shall affect the Participant's right to cease to be a Participant.

Section 6.08. Termination. This Agreement may be terminated by either party hereto, with or without cause, by tendering 30 days prior written notice in the manner set forth in Section 6.01 hereof.

Section 6.09. Term. Unless terminated in accordance with Section 6.08, this Agreement shall be automatically renewed on each anniversary date hereof.

Section 6.10. Assignment. The Trust Company may enter into an agreement with a third party investment manager to perform its obligations and service under this Agreement, provided that such third party investment manager shall manage TexPool Investment Pools according to the Investment Act, Investment Policy and in a manner consistent with that directed by the Trust Company. The Trust Company also shall have the right to assign its rights and obligations under the Agreement to a third party investment manager if the Trust Company determines that such assignment is in the best interest of the State and Participants. In the event a successor pool to TexPool or TexPool Prime is deemed by the Trust Company to be in the best interest of the State and the Participant, the Trust Company may take any action it deems necessary to assign its rights and benefits under any third party agreements and transfer the assets from TexPool Investment Pools to any successor pool.

In Witness Whereof, the parties hereto have caused this Agreement to be executed as of the dates set forth below, and the Agreement shall be effective as of the latest such date.

PARTICIPANT:

Signature

Printed Name

Title

Date

**TEXAS TREASURY SAFEKEEPING TRUST COMPANY
COMPTROLLER OF PUBLIC ACCOUNTS**

Signature

Printed Name

Title

Date

CERTIFICATE OF INCUMBENCY:

The preceding signatory is a duly appointed, acting, and qualified officer of the Participant, who, in the capacity set forth above is authorized to execute this Agreement.

IN WITNESS WHEREOF, I have duly executed this certificate as of the ____ day of _____, 20__.

Signature

Printed Name

Title

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: **Montrose Redevelopment Authority**
 TIRZ: **27**
 Fund Number: **7584/50**

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2020):	\$	1,564,452,784
	Current Taxable Value (TY2019):	\$	1,446,974,936
	Acres:		3,142
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created for the purpose of leveraging the expenditure of public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/19)	Variance
	Capital Projects:			
Corridor Improvements	\$	108,594,133	\$ 16,309	\$ 108,577,824
Workforce/Affordable Housing		39,600,000	-	39,600,000
Parking Enhancements		4,830,000	-	4,830,000
Parks, Recreational Facilities, Cultural Amenities		8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	161,024,133	\$ 16,309	\$ 161,007,824
Financing Costs		-	-	-
Zone Administration/Professional Services		6,000,000	173,804	5,826,196
Total Project Plan	\$	167,024,133	\$ 190,113	\$ 166,834,020

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	<u>Year End Outstanding (Principal)</u>	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: Montrose Redevelopment Authority
 TIRZ: 27
 Fund Number: 7584/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 5,174,961	\$ 5,477,300	\$ 8,240,129
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 5,174,961	\$ 5,477,300	\$ 8,240,129
City tax revenue	\$ 3,295,004	\$ 3,295,004	\$ 3,668,022
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 3,295,004	\$ 3,295,004	\$ 3,668,022
Joint Project Reimbursement	\$ 7,500	\$ -	\$ -
Miscellaneous revenue	\$ 7,500	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
Grant Proceeds	\$ -	\$ -	\$ 1,200,000
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 8,527,465	\$ 8,825,131	\$ 13,158,151

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: Montrose Redevelopment Authority
 TIRZ: 27
 Fund Number: 7584/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 9,000	\$ -	\$ 19,000
Administration Salaries & Benefits	\$ 65,000	\$ 28,000	\$ 72,000
Auditor	\$ 5,000	\$ -	\$ 10,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 2,500	\$ -	\$ 5,000
Office Administration	\$ 2,500	\$ -	\$ -
Tax Roll Management		\$ -	\$ 8,000
TIRZ Administration and Overhead	\$ 89,000	\$ 28,000	\$ 119,000
Engineering Consultants	\$ 50,000	\$ 16,500	\$ 50,000
Affordable Housing Consultants			\$ 70,000
Legal	\$ 60,000	\$ 40,000	\$ 120,000
Planning Consultants	\$ 110,000	\$ -	\$ 50,000
Public Engagement Expenses	\$ 10,000	\$ 6,043	\$ 15,000
Program and Project Consultants	\$ 230,000	\$ 62,543	\$ 305,000
Management consulting services	\$ 319,000	\$ 90,543	\$ 424,000
Capital Expenditures (See CIP Schedule)	\$ 685,359	\$ -	\$ 4,734,359
TIRZ Capital Expenditures	\$ 685,359	\$ -	\$ 4,734,359
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,004,359	\$ 90,543	\$ 5,158,359
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 164,750	\$ 297,913	\$ 183,401
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
Total Transfers	\$ 361,296	\$ 494,459	\$ 379,947
Total Budget	\$ 1,365,655	\$ 585,002	\$ 5,538,306
RESTRICTED Funds - Capital Projects	\$ 7,161,810	\$ 8,240,129	\$ 7,619,845
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 7,161,810	8,240,129	7,619,845
Total Budget & Ending Fund Balance	\$ 8,527,465	\$ 8,825,131	\$ 13,158,151

Notes:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	2,591,310	-	-	-	-	2,591,310	2,591,310
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	-	313,840	200,000	-	-	-	513,840	513,840
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	29,000	29,000
C	T-2706	Partnership with METRO for Montrose Blvd	\$ -	-	200,000	150,000	-	-	-	350,000	350,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	335,000	1,465,000	-	-	-	1,800,000	1,800,000
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	495,000	2,080,000	-	-	-	2,575,000	2,575,000
C	T-2709	Dallas Bikeway	\$ -	-	105,000	300,000	-	-	-	405,000	405,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	-	260,000	1,870,000	-	-	2,130,000	2,130,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	145,000	1,740,000	-	-	1,885,000	1,885,000
C	T-2712	Mandell Bikeway	\$ -	-	-	-	125,000	1,105,000	-	1,230,000	1,230,000
C	T-2713	SPARK Parks Partnership Project	\$ -	-	150,000	-	-	-	-	150,000	150,000
C	T-2714	BCycle	\$ -	-	135,000	-	-	-	-	135,000	135,000
C	T-2715	Affordable Housing Projects	\$ -	-	200,000	-	-	-	-	200,000	200,000
0	T-0016	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0017	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0018	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0019	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0020	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0021	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0022	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0023	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C	T-2799	Safe Sidewalk Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ -	\$ -	\$ 4,734,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ 14,174,359	\$ 14,174,359

* NOTE:

** NOTE:

*** NOTE:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025		
TIRZ Funds	-	-	3,534,359	2,475,000	2,560,000	1,105,000	-	9,674,359	9,674,359
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	1,200,000	2,125,000	1,175,000	-	-	4,500,000	4,500,000
Other	-	-	-	-	-	-	-	-	-
Project Total	-	-	4,734,359	4,600,000	3,735,000	1,105,000	-	14,174,359	14,174,359

TAX YEAR	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
City	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,295,004	\$ 3,668,022	\$ 4,055,961	\$ 4,459,418	\$ 4,391,111	\$ 4,783,852	\$ 5,192,302
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,295,004	\$ 3,668,022	\$ 4,055,961	\$ 4,459,418	\$ 4,391,111	\$ 4,783,852	\$ 5,192,302
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 2,125,000	\$ 1,175,000	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 2,702	\$ (327)	\$ 118,010	\$ 52,827	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 1,440,363	\$ 1,890,265	\$ 2,781,274	\$ 3,347,831	\$ 4,918,022	\$ 6,180,961	\$ 5,634,418	\$ 4,391,111	\$ 4,783,852	\$ 5,192,302
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing										
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ -	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546
Administrative Fees										
City	\$ 71,883	\$ 94,530	\$ -	\$ 297,913	\$ 183,401	\$ 202,798	\$ 222,971	\$ 219,556	\$ 239,193	\$ 259,615
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 71,883	\$ 94,530	\$ 196,546	\$ 494,459	\$ 379,947	\$ 399,344	\$ 419,517	\$ 416,102	\$ 435,739	\$ 456,161
Management Consulting Services	\$ -	\$ 112,380	\$ 145,004	\$ 90,543	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
Line Of Credit										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SYSTEM DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 112,380	\$ 145,004	\$ 90,543	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
CASH FLOW FROM OPERATIONS	\$ 1,368,480	\$ 1,683,355	\$ 2,439,724	\$ 2,762,829	\$ 4,114,075	\$ 5,357,617	\$ 4,790,901	\$ 3,551,009	\$ 3,924,113	\$ 4,312,141
BEGINNING FUND BALANCE (7)	\$ -	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,619,845	\$ 8,377,462	\$ 9,433,363	\$ 11,879,372	\$ 15,803,485
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 1,368,480	\$ 3,051,835	\$ 5,491,559	\$ 8,240,129	\$ 12,354,204	\$ 12,977,462	\$ 13,168,363	\$ 12,984,372	\$ 15,803,485	\$ 20,115,626
Projects										
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ P TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2701 Trip Hazard Removal Project	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2702 Waugh/Commonwealth/Yoakum project	\$ -	\$ -	\$ -	\$ -	\$ 2,591,310	\$ -	\$ -	\$ -	\$ -	\$ -
T-2703 Localized Micro-Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ -
T-2704 Montrose Drainage Project	\$ -	\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ -
T-2705 Walk/Bike Montrose	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2706 Parnership with METRO for Montrose Blvd	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
T-2707 Hawthorne Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ -
T-2708 Woodhead Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -
T-2709 Dallas Bikeway	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
T-2710 Welch Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ -
T-2711 Stanford Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ -
T-2712 Mandell Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ -
T-2713 SPARK Parks Partnership Project	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2714 BCycle	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2715 Affordable Housing Projects	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0016 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0017 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0018 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0019 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0020 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0021 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0022 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0023 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0024 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0025 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0026 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ 4,734,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ -
TOTAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ 4,734,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ -
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,619,845	\$ 8,377,462	\$ 9,433,363	\$ 11,879,372	\$ 15,803,485	\$ 20,115,626
Ending Fund Balance	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 8,240,129	\$ 7,619,845	\$ 8,377,462	\$ 9,433,363	\$ 11,879,372	\$ 15,803,485	\$ 20,115,626

Project: Waugh/Commonwealth/Yoakum project				City Council District		Key Map:				WBS.:		T-2702									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Improve mobility, bicycle and pedestrian safety conditions along both corridors by upgrading corridor to be ADA compliant. Project will include milling and overlay of existing deteriorated asphalt pavement, signing and restriping and full sidewalk replacement with ADA compliant ramps along both corridors. Evaluation of potential improvements at intersection of Montrose and Westheimer (crosswalk and lights).				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Asphalt in poor condition, bicycle lanes are inadequate (3-FT wide), which is unsafe for bicyclists. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant.				Svc. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		71,310		-		-		-		-		\$ 71,310		\$ 71,310	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		120,000		-		-		-		-		\$ 120,000		\$ 120,000	
4 Construction		-		-		-		2,400,000		-		-		-		-		\$ 2,400,000		\$ 2,400,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ 2,591,310		\$ -		\$ -		\$ -		\$ -		\$ 2,591,310		\$ 2,591,310	
Source of Funds																					
TIRZ Funds		-		-		-		1,391,310		-		-		-		-		\$ 1,391,310		\$ 1,391,310	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grant - Harris County Pct 1		-		-		-		1,200,000		-		-		-		-		\$ 1,200,000		\$ 1,200,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 2,591,310		\$ -		\$ -		\$ -		\$ -		\$ 2,591,310		\$ 2,591,310	

Project: Localized Micro-Improvement Project		City Council District		Key Map:				WBS.:	T-2703		
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Short-term improvements including: street panels and sidewalks.		Operating and Maintenance Costs: (\$ Thousands)								
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -	\$ -		
		Supplies	-	-	-	-	-	\$ -	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	\$ -	\$ -		
		Capital Outlay	-	-	-	-	-	\$ -	\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	180,209	-	180,209	-	-	-	-	\$ 180,209	\$ 180,209
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209
Source of Funds											
TIRZ Funds		-	180,209	-	180,209	-	-	-	-	\$ 180,209	\$ 180,209
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209

Project: Montrose Drainage Project		City Council District		Key Map:				WBS.:	T-2704			
		Location:	C	Geo. Ref.:								
		Served:	C	Neighborhood:								
Description:	Develop a comprehensive drainage study for the Montrose area. The project will study localized stormwater drainage issues and identify capital improvement projects with critical storm water improvements.	Operating and Maintenance Costs: (\$ Thousands)										
			2021	2022	2023	2024	2025	Total				
Justification:	Objective - develop a cohesive plan to improve the regions drainage infrastructure, and to provide key information to guide the development of TIRZ's 5-year Capital Improvement Plan.	Personnel	-	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	-	\$	-		
		Total	\$	-	\$	-	\$	-	\$	-	\$	-
		FTEs										-
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	138,840	-	-	-	-	\$ 138,840	\$ 138,840	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	175,000	200,000	-	-	-	\$ 375,000	\$ 375,000	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ 513,840	\$ 513,840	
Source of Funds												
TIRZ Funds		-	-	-	313,840	200,000	-	-	-	\$ 513,840	\$ 513,840	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ 513,840	\$ 513,840	

Project: Walk/Bike Montrose				City Council District		Key Map:				WBS.:		T-2705									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: This study evaluates the existing pedestrian and bicycle facilities in the district and provides a comprehensive pedestrian and bicyclist improvements masterplan that fits the needs of the community's residents, businesses and visitors today & tomorrow.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Sidewalks are of inconsistent quality and some are discontinuous, substandard and in poor condition. Bicyclists also face many distinct challenges such as potholes, narrow travel lanes and ruts in streets.				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		29,000		-		-		-		-		\$ 29,000		\$ 29,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
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Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ 29,000		\$ -		\$ -		\$ -		\$ -		\$ 29,000		\$ 29,000	
Source of Funds																					
TIRZ Funds		-		-		-		29,000		-		-		-		-		\$ 29,000		\$ 29,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 29,000		\$ -		\$ -		\$ -		\$ -		\$ 29,000		\$ 29,000	

*NOTE:

Project: Partnership with METRO for Montrose Blvd				City Council District		Key Map:				WBS.:		T-2706									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Improve Safety, mobility & drainage. Improve rdwy to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. METRO may allocate funds to achieve a greater pedestrian realm, safety & bus stop improvements				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	200,000	150,000	-	-	-	-	-	-	-	-	-	-	\$ 350,000	\$ 350,000		
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000		
Source of Funds																					
TIRZ Funds		-	-	-	-	200,000	150,000	-	-	-	-	-	-	-	-	-	-	\$ 350,000	\$ 350,000		
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000		

Project: Hawthorne Neighborhood Safe Street				City Council District		Key Map:				WBS.:		T-2707									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Improve the overall safety conditions along Hawthorne Street. Project will include 2.40 miles of improved sidewalks with 86 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	35,000	-	-	-	-	-	-	-	-	-	-	-	\$ 35,000	\$ 35,000	\$ 35,000	
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
3	Design	-	-	-	-	100,000	65,000	-	-	-	-	-	-	-	-	-	-	\$ 165,000	\$ 165,000	\$ 165,000	
4	Construction	-	-	-	-	200,000	1,400,000	-	-	-	-	-	-	-	-	-	-	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	
Source of Funds																					
TIRZ Funds		-	-	-	-	335,000	665,000	-	-	-	-	-	-	-	-	-	-	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
Grants - Harris County Pct 1		-	-	-	-	-	800,000	-	-	-	-	-	-	-	-	-	-	\$ 800,000	\$ 800,000	\$ 800,000	
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 335,000	\$ 1,465,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	

Project: Woodhead Neighborhood Safe Street				City Council District		Key Map:				WBS.:		T-2708									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	45,000	-	-	-	-	-	-	-	-	-	-	-	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
3	Design	-	-	-	-	150,000	80,000	-	-	-	-	-	-	-	-	-	-	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000
4	Construction	-	-	-	-	300,000	2,000,000	-	-	-	-	-	-	-	-	-	-	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
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Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000	\$ 2,575,000	\$ 2,575,000
Source of Funds																					
TIRZ Funds		-	-	-	-	495,000	930,000	-	-	-	-	-	-	-	-	-	-	\$ 1,425,000	\$ 1,425,000	\$ 1,425,000	\$ 1,425,000
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	-	1,150,000	-	-	-	-	-	-	-	-	-	-	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000	\$ 2,575,000	\$ 2,575,000

Project: Dallas Bikeway		City Council District		Key Map:		WBS.:	T-2709	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, with updated sidewalks and 52 improved curb ramps.	Operating and Maintenance Costs: (\$ Thousands)						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study Improve safety of bicyclist Connect to programmed bikeway	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
2	Acquisition	-	-	-	35,000	-	-	-	-	\$ 35,000	\$ 35,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	50,000	300,000	-	-	-	\$ 350,000	\$ 350,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000
Source of Funds											
TIRZ Funds		-	-	-	105,000	125,000	-	-	-	\$ 230,000	\$ 230,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	175,000	-	-	-	\$ 175,000	\$ 175,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 105,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000

*NOTE:

Project: Welch Neighborhood Safe Street				City Council District		Key Map:				WBS.:		T-2710									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Improve the overall safety conditions along Welch Street. Project will include 2.50 miles of improved sidewalks with 115 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wilson Montessori				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs												-					
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	-	-	40,000	-	-	-	-	-	-	-	-	-	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
3	Design	-	-	-	-	-	-	120,000	70,000	-	-	-	-	-	-	-	-	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000
4	Construction	-	-	-	-	-	-	100,000	1,800,000	-	-	-	-	-	-	-	-	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000	\$ 2,130,000	\$ 2,130,000
Source of Funds																					
TIRZ Funds		-	-	-	-	-	-	260,000	920,000	-	-	-	-	-	-	-	-	\$ 1,180,000	\$ 1,180,000	\$ 1,180,000	\$ 1,180,000
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	-	-	-	950,000	-	-	-	-	-	-	-	-	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 1,870,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000	\$ 2,130,000	\$ 2,130,000

Project: Stanford Neighborhood Safe Street				City Council District		Key Map:															
				Location: C		Geo. Ref.:		WBS.:		T-2711											
				Served: C		Neighborhood:															
Description: Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.				Operating and Maintenance Costs: (\$ Thousands)																	
				2021		2022		2023		2024		2025		Total							
				Personnel		-		-		-		-		\$ -							
				Supplies		-		-		-		-		\$ -							
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas				Svc. & Chgs.		-		-		-		-		\$ -							
				Capital Outlay		-		-		-		-		\$ -							
				Total		\$ -		\$ -		\$ -		\$ -		\$ -							
				FTEs										-							
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		35,000		-		-		-		\$ 35,000		\$ 35,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		110,000		70,000		-		-		\$ 180,000		\$ 180,000	
4 Construction		-		-		-		-		-		1,670,000		-		-		\$ 1,670,000		\$ 1,670,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
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Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ 145,000		\$ 1,740,000		\$ -		\$ -		\$ 1,885,000		\$ 1,885,000	
Source of Funds																					
TIRZ Funds		-		-		-		-		145,000		1,515,000		-		-		\$ 1,660,000		\$ 1,660,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants - Harris County Pct 1		-		-		-		-		-		225,000		-		-		\$ 225,000		\$ 225,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ 145,000		\$ 1,740,000		\$ -		\$ -		\$ 1,885,000		\$ 1,885,000	

Project: Mandell Bikeway		City Council District		Key Map:		WBS.:		T-2712			
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Create 0.78 miles of new protected Bike lanes w/ green conflict markings at intersections, with 1.14 miles of improved sidewalks and 44 improved curb ramps.			Operating and Maintenance Costs: (\$ Thousands)							
				2021	2022	2023	2024	2025	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study Improve safety of bicyclist Connect to programmed bikeway			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	25,000	-	-	\$ 25,000	\$ 25,000
2	Acquisition	-	-	-	-	-	100,000	25,000	-	\$ 125,000	\$ 125,000
3	Design	-	-	-	-	-	1,080,000	-	-	\$ 1,080,000	\$ 1,080,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ 1,230,000	\$ 1,230,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	125,000	1,105,000	-	\$ 1,230,000	\$ 1,230,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,105,000	\$ -	\$ 1,230,000	\$ 1,230,000

Project: SPARK Parks Partnership Project		City Council District		Key Map:		WBS.:	T-2713	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	A SPARK Park contribution to the ARABIC IMMERSION MAGNET SCHOOL.	Operating and Maintenance Costs: (\$ Thousands)						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Develop and enhance open space, parks, plaza, recreational amenities, cultural facilities, and other similar improvements within the Zone.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY19 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Source of Funds											
TIRZ Funds		-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000

*NOTE:

Project: BCycle		City Council District		Key Map:		WBS.:		T-2714			
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	provide equitable access to bike share that fosters recreation, mobility and personal wellness	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
Justification:	In alignment with goal 1: Enhance the Montrose transportation network and promote mode choice and goal 4: Develop and enhance open space, parks, plazas; recreational amenities, cultural facilities, and other similar improvements within the Zone of the Project Plan for the Zone.	Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs							-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2019 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY19 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	135,000	-	-	-	-	\$ 135,000	\$ 135,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000
Source of Funds											
TIRZ Funds		-	-	-	135,000	-	-	-	-	\$ 135,000	\$ 135,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000

Project: Affordable Housing Projects				City Council District		Key Map:				WBS.:		T-2715									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Create a data-driven baseline of current conditions.				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Affordable development and redevelopment of affordable housing in the Zone.				Svc. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs												-					
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2019 Budget		2019 Estimate		2021		2022		2023		2024		2025		FY19 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
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Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Source of Funds																					
TIRZ Funds		-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000

Project: Safe Sidewalk Program				City Council District		Key Map:				WBS.:		T-2799									
				Location: C		Geo. Ref.:															
				Served: C		Neighborhood:															
Description: Safer pedestrian realm				Operating and Maintenance Costs: (\$ Thousands)																	
						2021		2022		2023		2024		2025		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Addresses gaps and problem areas in sidewalks				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
3	Design	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
4	Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
7	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
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Other Sub-Total:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds																					
TIRZ Funds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Grants		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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FAX (713) 860-6401
abhr.com

MEMORANDUM

TO: Board of Directors, Reinvestment Zone No. 27, City of Houston, TX and Montrose Redevelopment Authority (the "Authority")

FROM: Alia Vinson, Sanjay Bapat and Alyssa Ollwerther

DATE: May 18, 2020

RE: ABHR Report -April 2020-May 2020

ABHR Progress report for the time period between the April 20, 2020 board meeting and May 18, 2020 is as follows:

Completed Tasks

- Drafted and circulated Interlocal Agreement with Harris County Precinct 1.
- Administrative tasks of the Zone, including preparation of agendas and minutes of regular board meetings, and preparation of the board book.

Ongoing Tasks

- Negotiate Interlocal Agreement with Harris County Precinct No. 1.
- Negotiate agreement with SPARK Park for deployment of funds allocated by the Authority.
- Negotiate agreement with Houston City Council District C for use of Council District Service Fund for Waugh/Commonwealth project.