

**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, August 17, 2020, at 6:30 p.m., by teleconference and/or videoconference.** Register for the teleconference/videoconference* at <https://tinyurl.com/montrosetirz>, 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 comprehensive drainage analysis of the Zone;
 - b. update on Waugh Drive, Commonwealth, and Yoakum Street improvements;
 - c. consider Task Order for preliminary engineering, detailed design, and construction phase services for Hawthorne Neighborhood Safe Street;
 - d. consider Task Order for preliminary engineering, detailed design, and construction phase services for Woodhead Neighborhood Safe Street; and
 - e. consider Task Order for general engineering services.
 - iii. update on Livable Centers Study;
 - iv. update on project with Montrose Collective Owner, LP;
 - v. update on interlocal agreement with Precinct One;
 - vi. update on Montrose B-Cycle project;
 - vii. update on agreement with District C for Waugh Drive and Commonwealth Street improvements;
 - viii. update on Spark Park agreement; and

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.

- ix. discuss letter from Montrose Management District.
- 5. Public Engagement, including Public Engagement Committee report.
- 6. Affordable Housing:
 - i. Affordable Housing Committee report;
 - ii. approve Rental Assistance Pilot Program;
 - iii. approve framework for distribution of funds; and
 - iv. approve letter of support from Zone and Community Partners.
- 7. Financial Matters, including report from bookkeeper, review financial information, and authorize payment of invoices.
- 8. Authorize Request for Qualifications for Grants Administrator.
- 9. Report from Zone administrator.
- 10. Report from Attorney.
- 11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
- 12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
- 13. Receive public comment.
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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://tinyurl.com/montrosetirz>; 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 montrosetx.org.**

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

Committee Name: Planning and Projects **Date of Meeting:** 8/3/2020

Chairperson: Dr. Randy Mitchmore

Attendees:

<u>Dr. Randy Mitchmore</u>	<u>Sherry Weesner</u>
<u>Joe Webb</u>	<u>Muhammad Ali</u>
<u>Jim Webb</u>	<u>Patti Knudson Joiner</u>
<u>Sanjay Bapat</u>	<u>Robert McHaney</u>
<u>Christina Cornelius</u>	<u>Derek St. John</u>

Meeting Report

Summary

The Goodman Company Presentation

The Goodman Company gave a presentation on grant/funding opportunities for the Zone. The committee had decided to ask ABHR to prepare an RFQ for board review.

Gauge Engineering Update

Gauge Engineering provided an update on the status of current projects.

Potential Annexation

The committee discussed possible annexation of areas between TIRZ 27 and TIRZ 2. This should be discussed with City of Houston Economic Development and the board.

Management District Letter

The board received a letter a letter from the Montrose Management District. This has been placed on the Boards Agenda for discussion.

Montrose Livable Centers

Christina provided a status update on the Livable Center project.

August Board Meeting

1. Receive projects update from Gauge Engineering
2. Consider Task Order for preliminary engineering, detailed design and construction phase services for
 - T-2707, Hawthorne Neighborhood Safe Street
 - T-2708, Woodhead Neighborhood Safe Street
3. Consider Task Order for General Engineering Services
4. Discussion of Letter from Management District.



Montrose TIRZ 27 Board Meeting



August 17, 2020

Montrose Drainage Study

Existing Conditions

Existing 100-yr Inundation

Legend

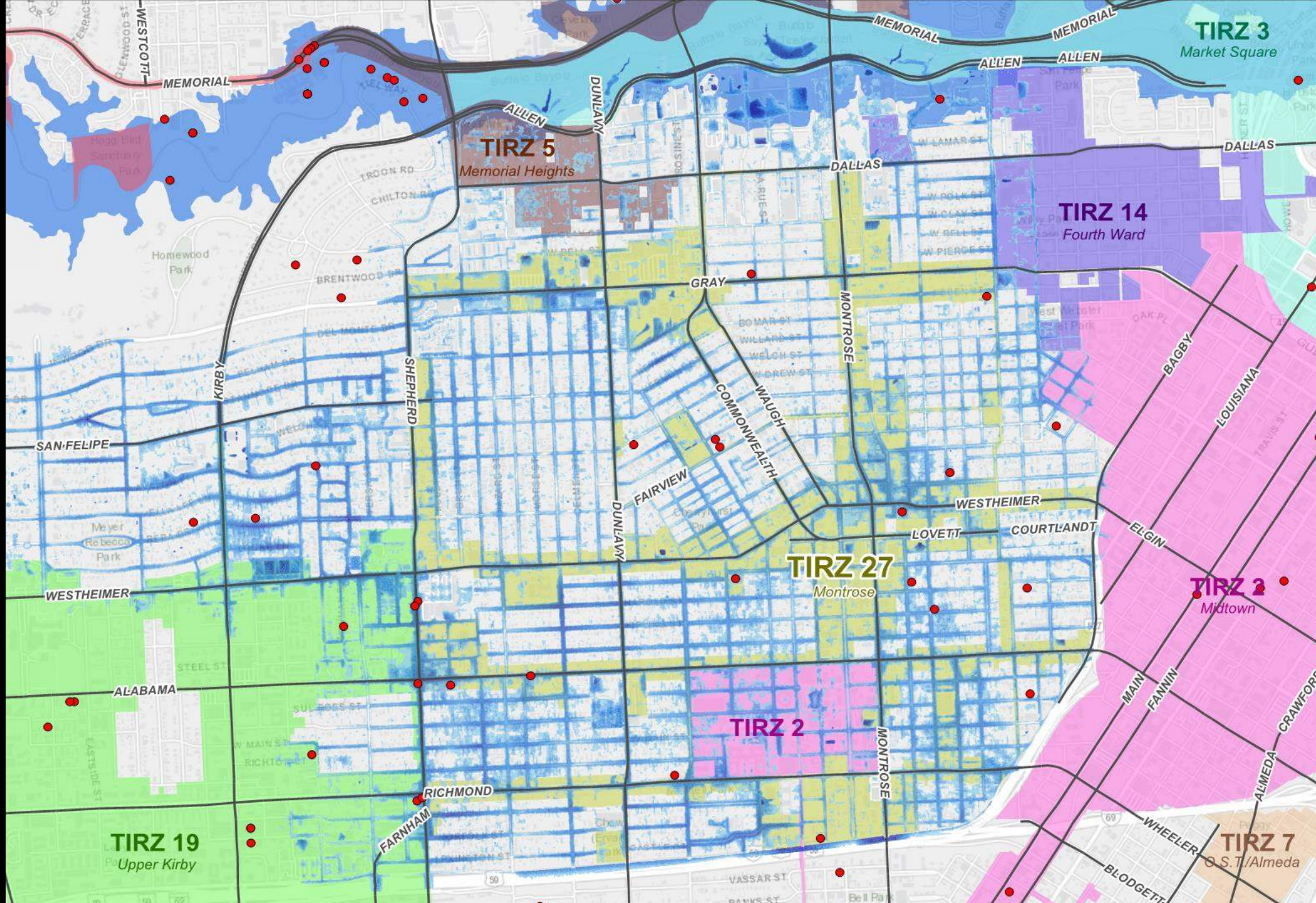
- Major Streets
- FEMA Repetitive Loss
- FEMA 500-yr

Existing 100-year Depths (ft)

- 0.25 - 0.50
- 0.51 - 0.75
- 0.76 - 1.00
- 1.01 - 1.50
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TIRZ Boundaries

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- TIRZ 16
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- TIRZ 5
- TIRZ 7



Existing 10-yr Inundation

Legend

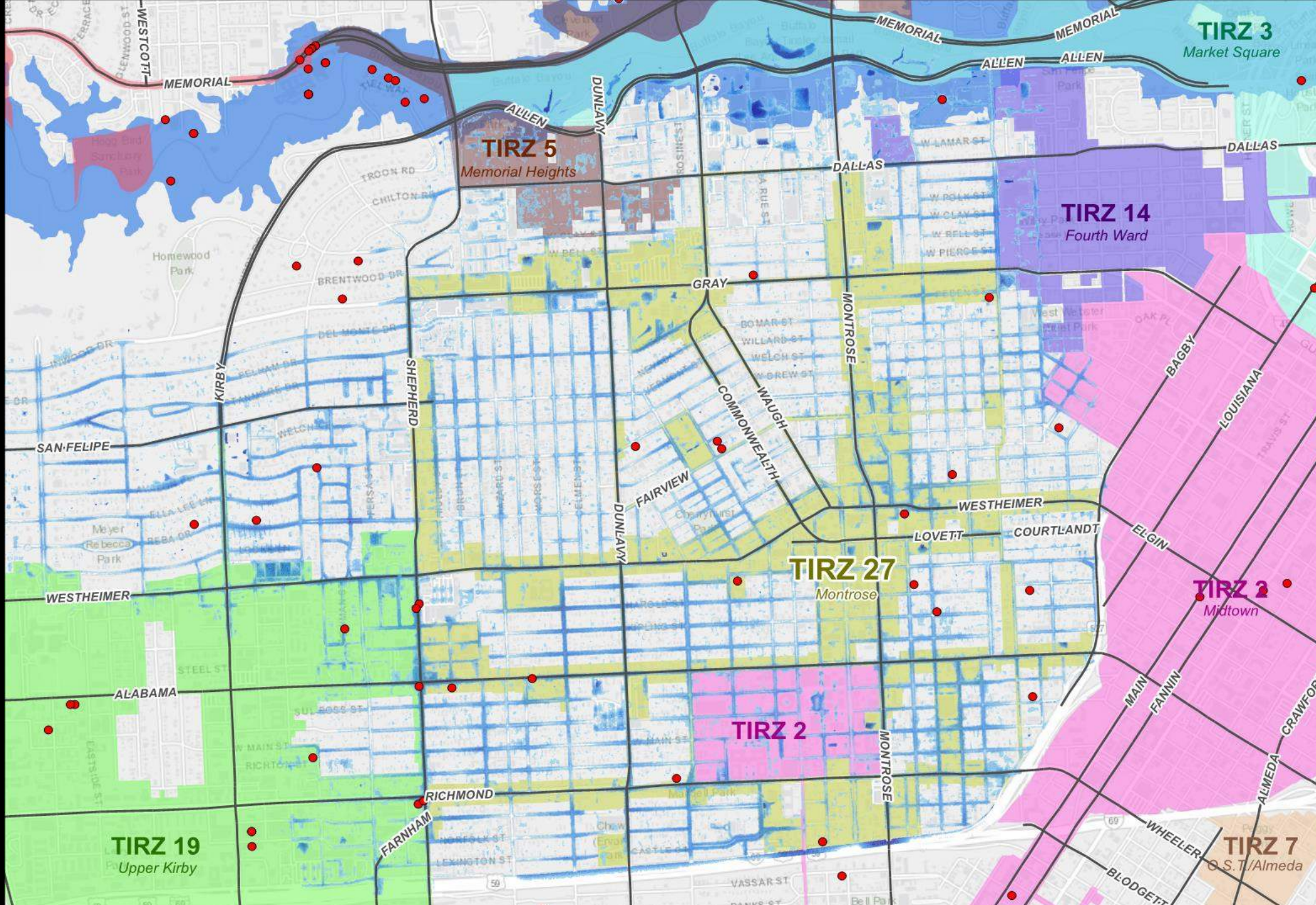
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Existing 2-yr Inundation

Legend

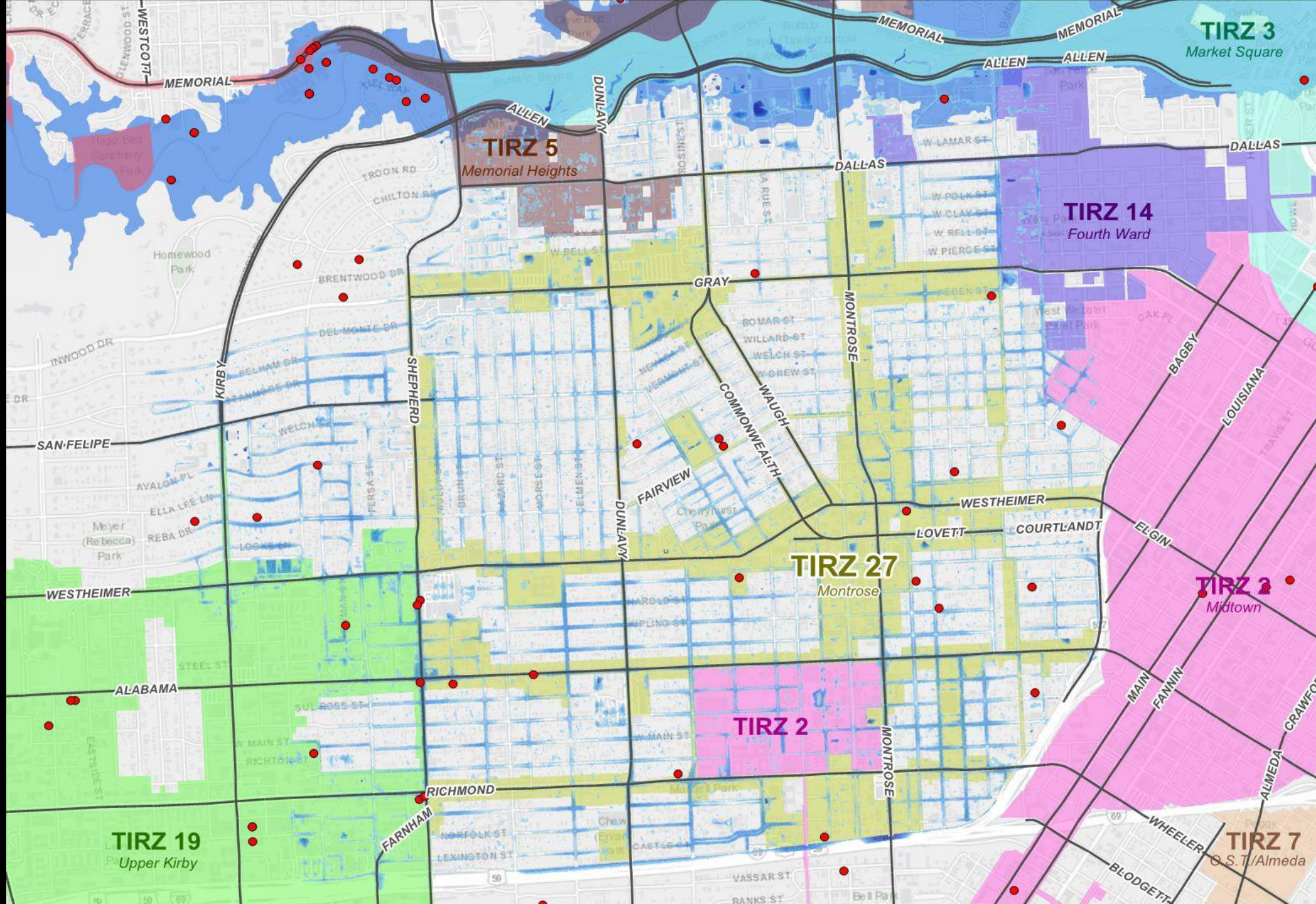
- Major Streets
- FEMA Repetitive Loss
- FEMA 500-yr

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Hurricane Harvey Inundation

Legend

- Major Streets
- ▲ Flooded Structures
- FEMA 500-yr

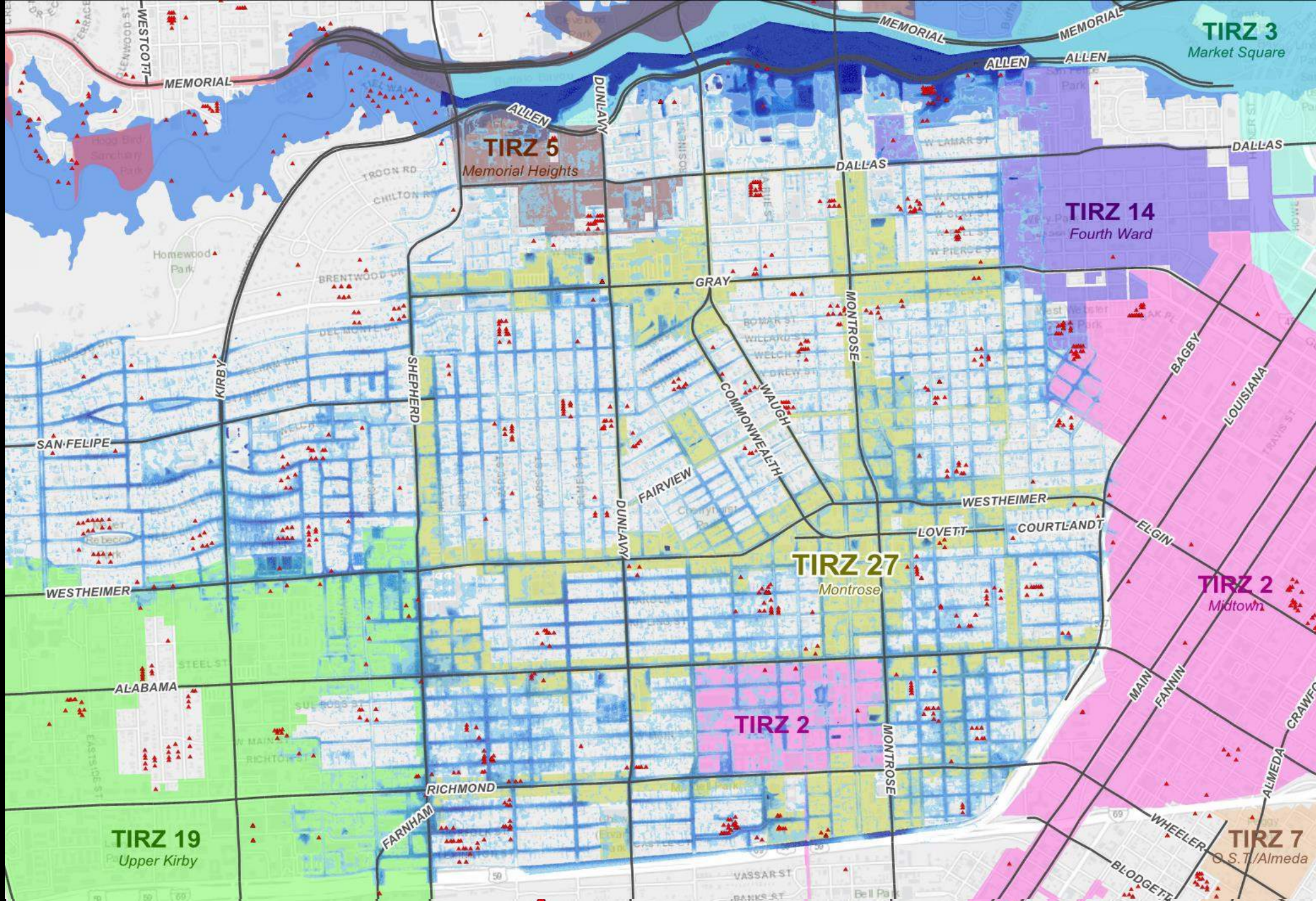
Hurricane Harvey

Depths (ft)

- 0.25 - 0.50
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- 0.76 - 1.00
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- 1.51 - 2.00
- 2.01 - 2.50
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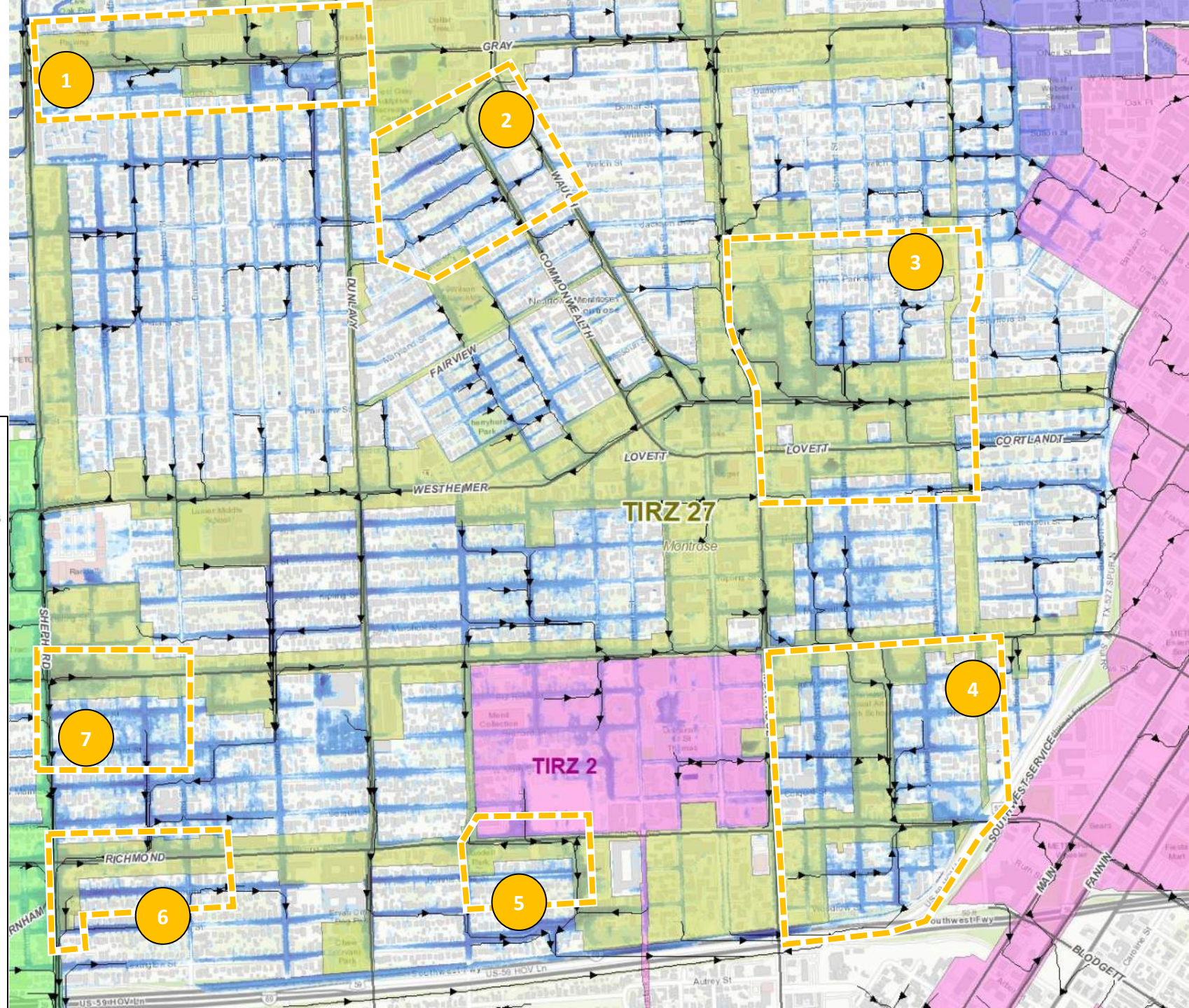
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Problem Areas:

1. Gray & Woodhead
2. Commonwealth
3. Montrose & Westheimer
4. Richmond & Montrose
5. Richmond & Mandell
6. Richmond & Shepherd
7. Alabama & Shepherd



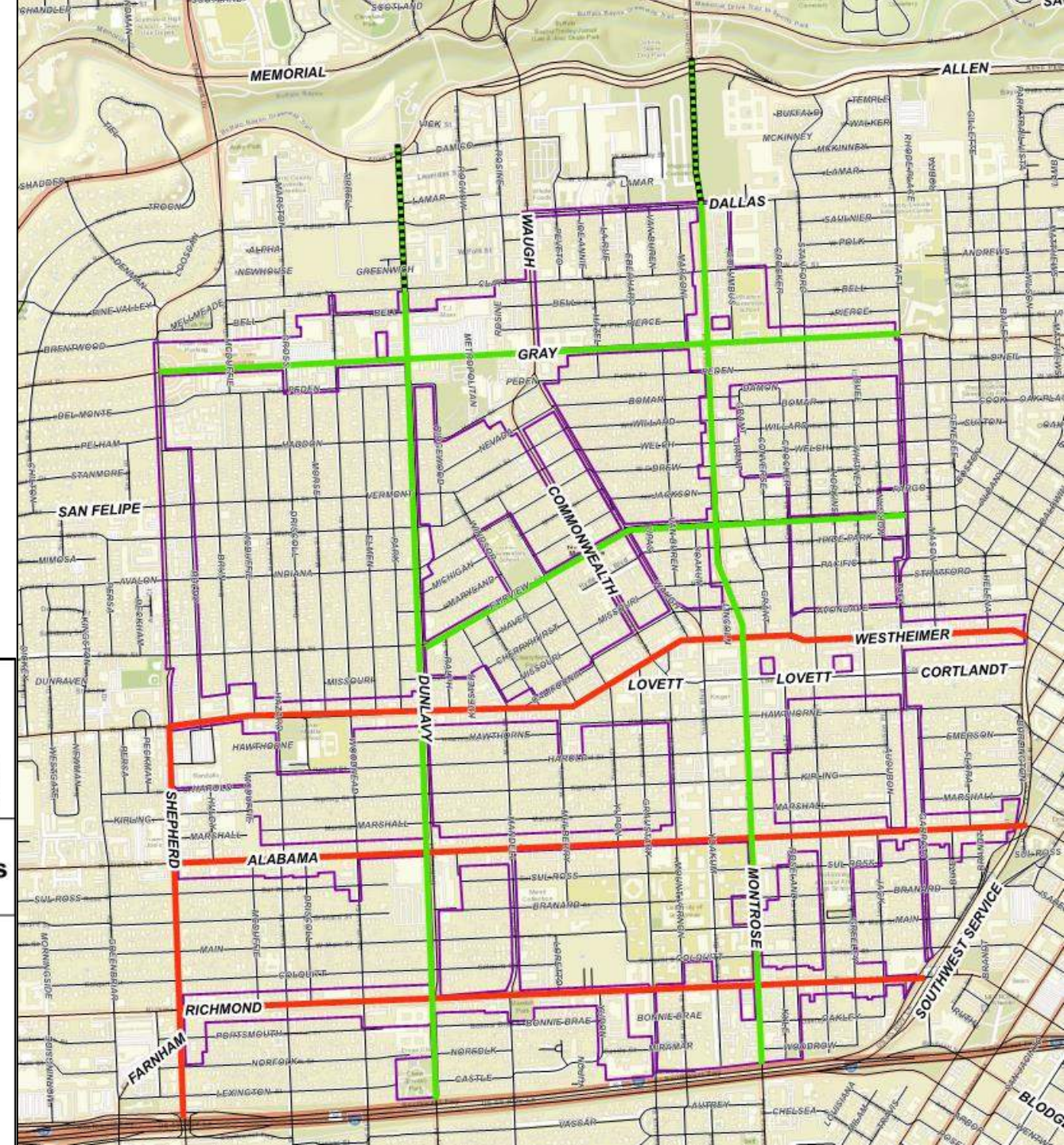
A map of a city street grid with a purple highlighted route. The route starts on the left, goes south on Kirby Dr., then east on Westheimer Rd., then south on Shepherd Dr., then east on W. Alabama St., then south on Dunlavy St., then east on Richmond Ave., then south on a road labeled 'se Blvd.', and finally east on Spur 527. The text 'Proposed Conditions' is overlaid in the center in a large, white, italicized font with a white underline.

Proposed Conditions

Capital Improvement Projects

- Montrose CIP (Full rdw/drainage) - List is flexible with the exception of Montrose Blvd
Montrose Blvd - ideal CIP Project - crown jewel of the district & METRO is investing money too
Fairview East - identified as a potential project
West Gray - identified as a potential project
Dunlavy - identified as a potential project

- Complimentary Projects (City CIP Projects for us to piggy back on)
 - Westheimer - Currently in design phase - Too late to make changes
 - Alabama - Planning - Off of City's Radar
 - Richmond - Planning - Off of City & METRO's Radar



Proposed Storm Drain Outfalls

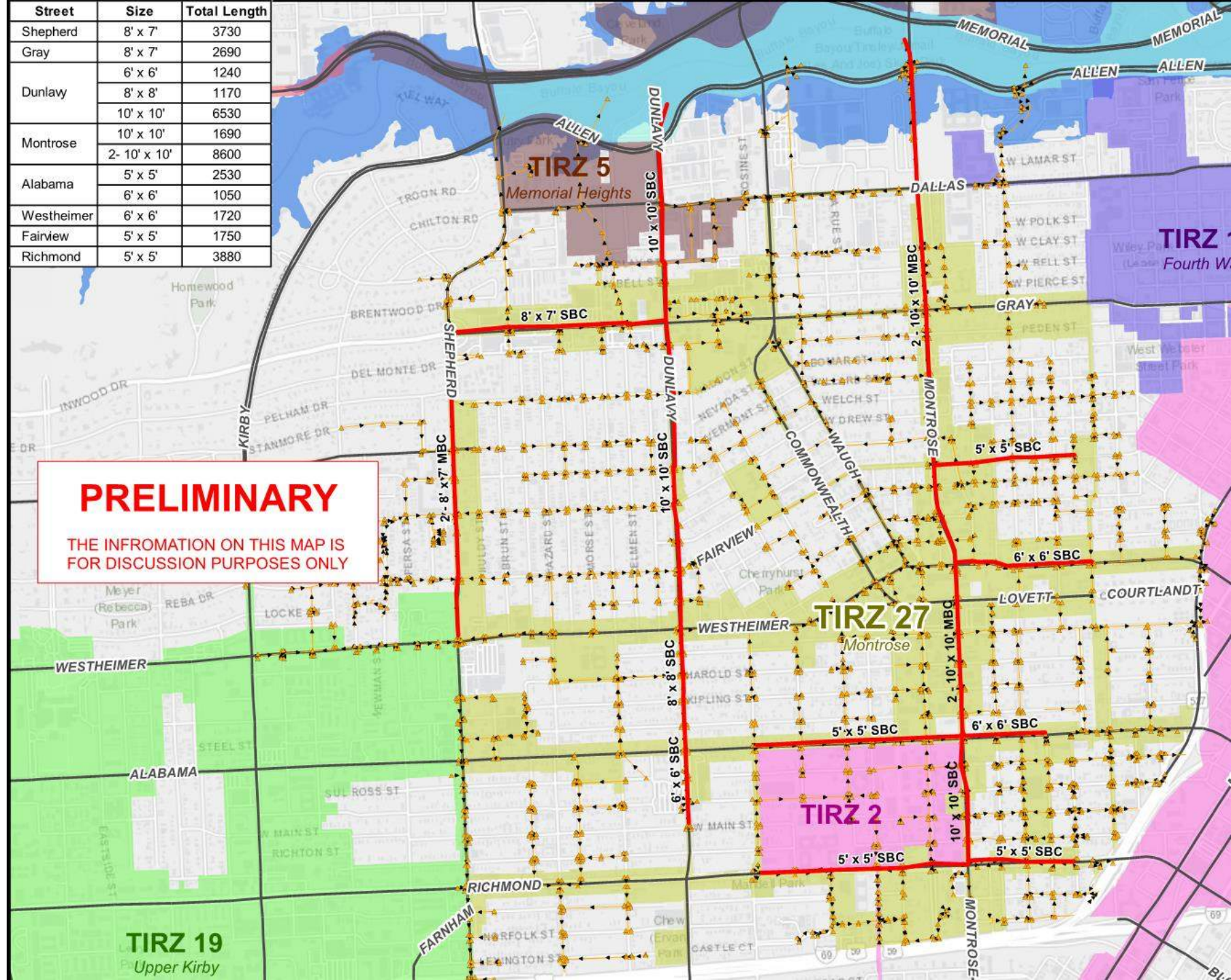
1. Montrose System

1. Fairview
2. Westheimer
3. West Alabama
4. Richmond

2. Dunlavy System

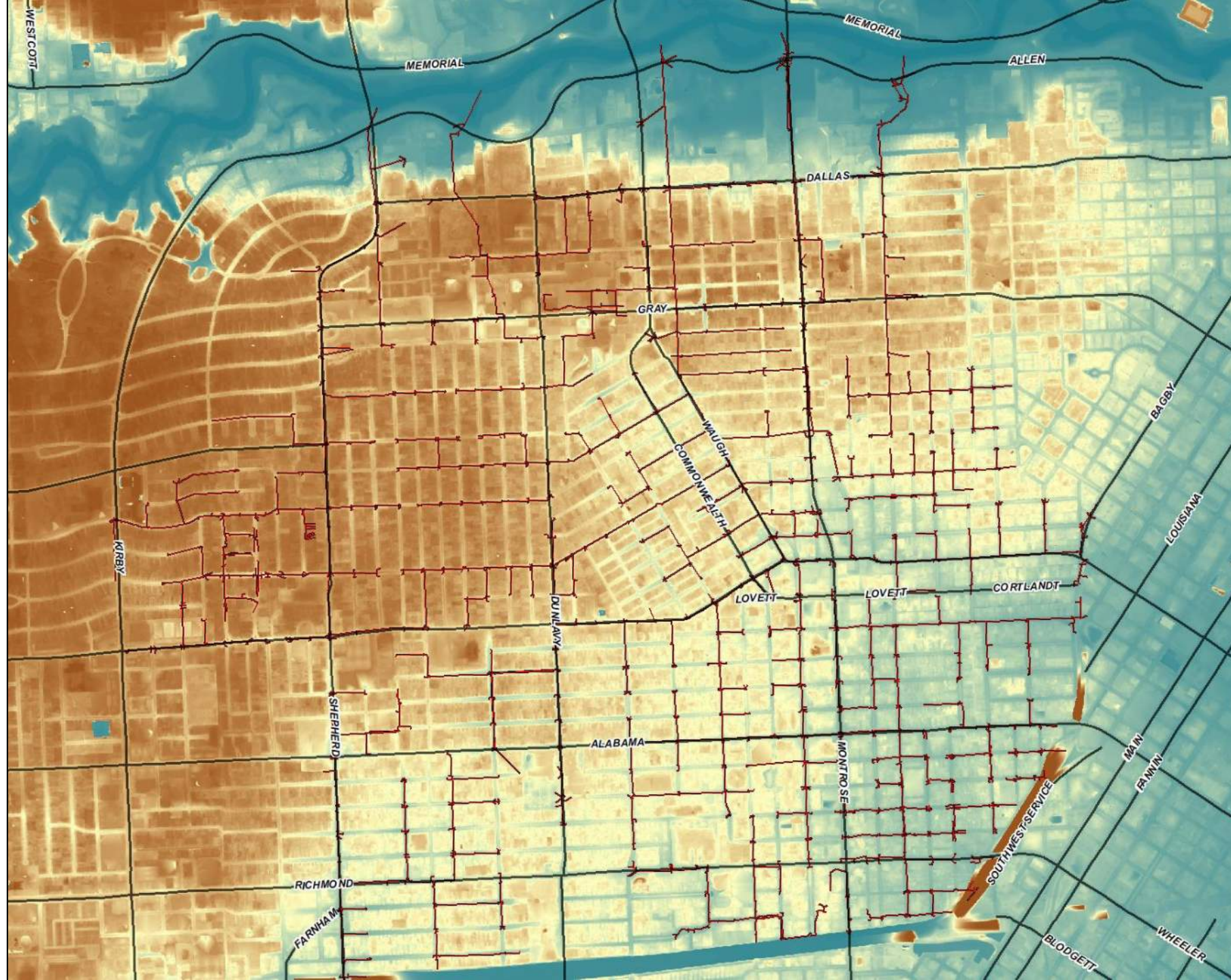
1. Shepherd
2. West Gray

Street	Size	Total Length
Shepherd	8' x 7'	3730
Gray	8' x 7'	2690
Dunlavy	6' x 6'	1240
	8' x 8'	1170
	10' x 10'	6530
Montrose	10' x 10'	1690
	2- 10' x 10'	8600
Alabama	5' x 5'	2530
Westheimer	6' x 6'	1050
Fairview	6' x 6'	1720
Richmond	5' x 5'	1750
Richmond	5' x 5'	3880



Area Topography

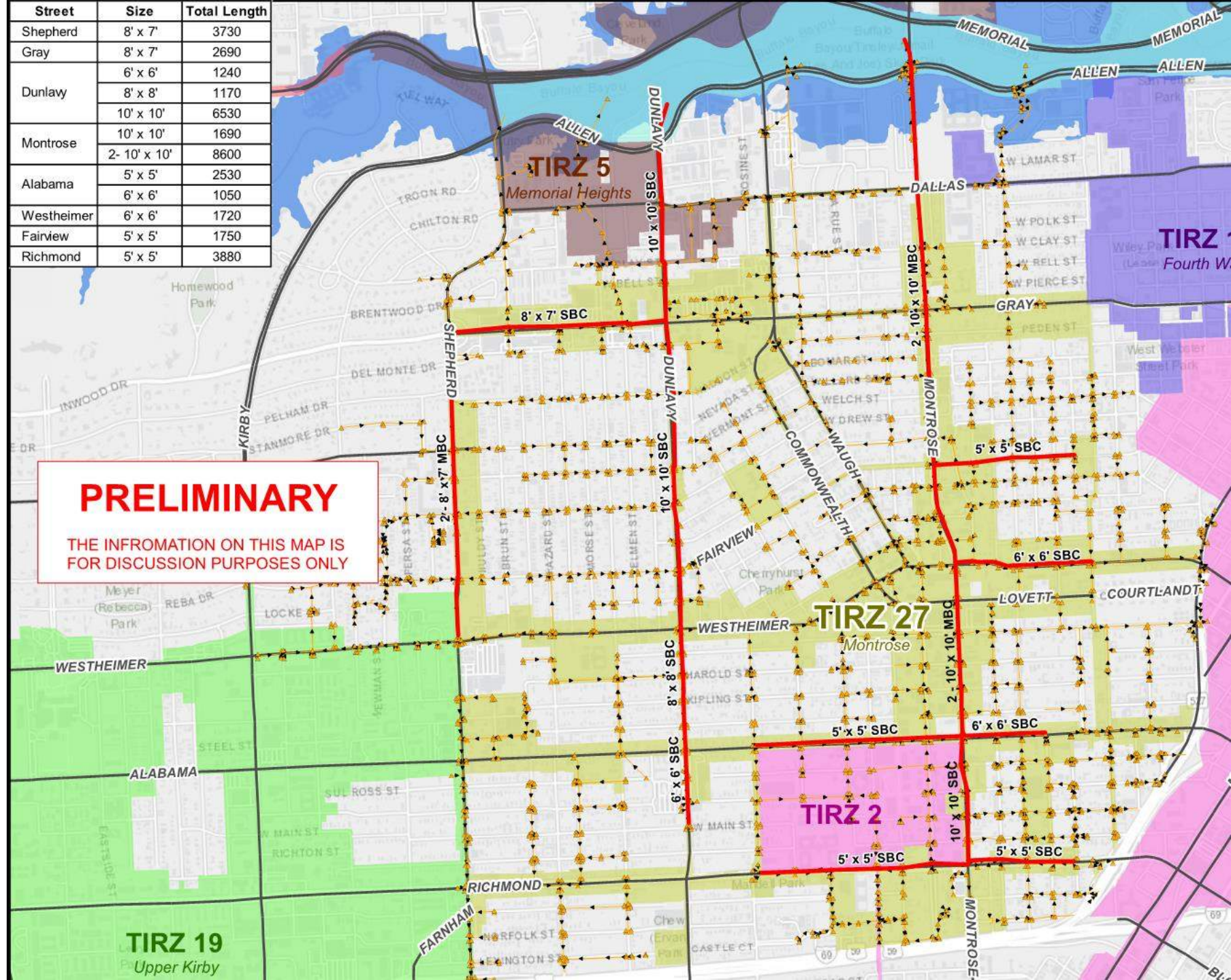
- General Sheet Flow from North to South
- Proposed Storm Drains Flow North
 - Opposite from Sheet Flow
- Resulting in Large Proposed Conduits



Proposed Storm Drain Prioritization

1. Montrose System
 1. Fairview
 2. Westheimer
 3. West Alabama
 4. Richmond
2. Dunlavy System
 1. Shepherd
 2. West Gray

Street	Size	Total Length
Shepherd	8' x 7'	3730
Gray	8' x 7'	2690
Dunlavy	6' x 6'	1240
	8' x 8'	1170
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	2- 10' x 10'	8600
Alabama	5' x 5'	2530
Westheimer	6' x 6'	1050
Fairview	5' x 5'	1720
Richmond	5' x 5'	3880



Alternative 1

No Restrictions on Outfalls

PRELIMINARY

THE INFORMATION ON THIS MAP IS FOR DISCUSSION PURPOSES ONLY

Proposed ALT 1 100-yr Inundation

Legend

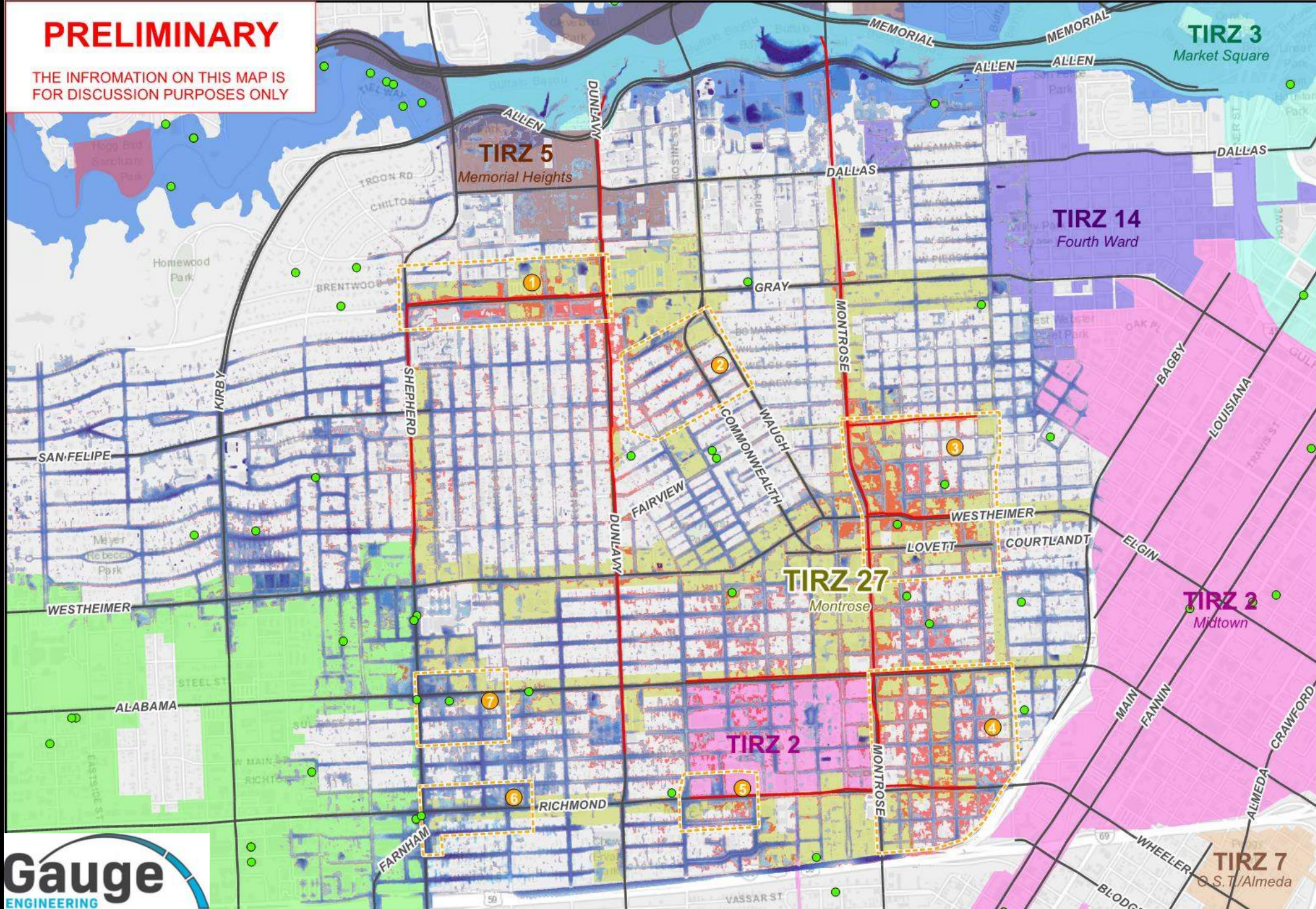
- Major Streets
- FEMA Repetitive Loss
- FEMA 500-yr
- Problem Area
- Proposed SD Trunkline
- Existing 100-yr

Proposed 100-yr Depths (ft)

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Proposed ALT 1 10-yr Inundation

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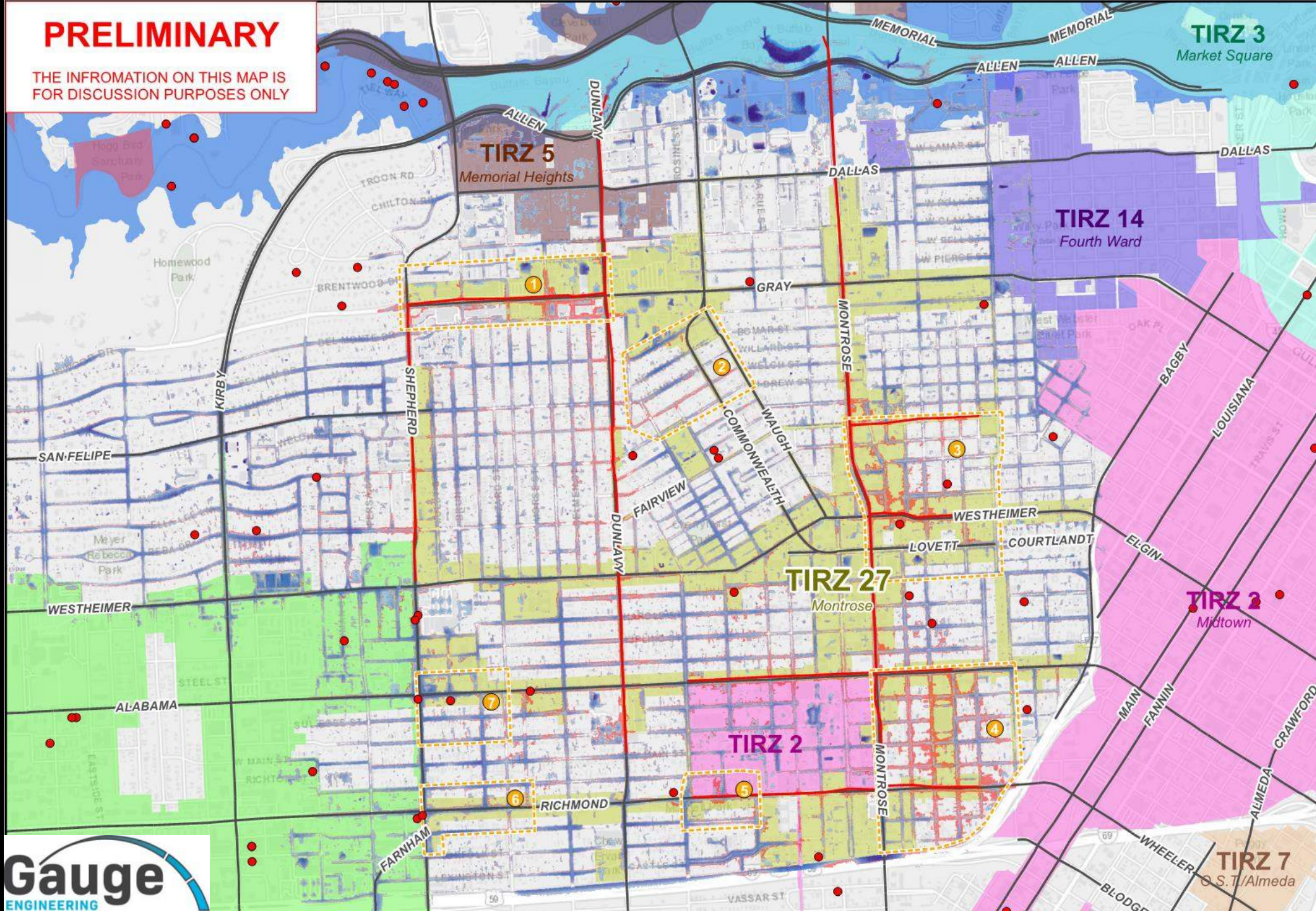
- Major Streets
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- Problem Area
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- Existing 10-yr

Proposed 10-yr Depths (ft)

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PRELIMINARY

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Proposed ALT 1 2-yr Inundation

Legend

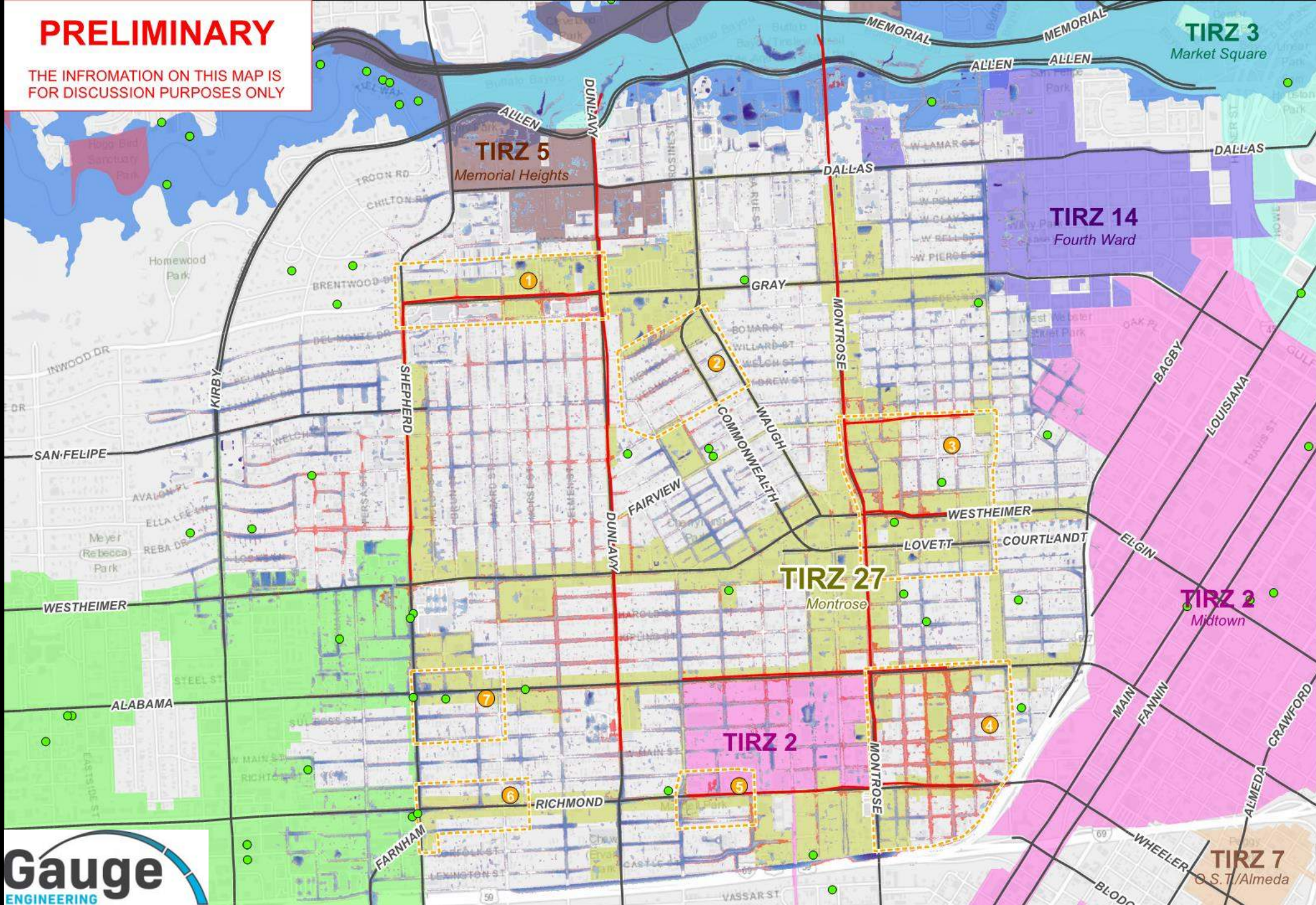
- Major Streets
- FEMA Repetitive Loss
- FEMA 500-yr
- Problem Area
- Proposed SD Trunkline
- Existing 2-yr

Proposed 2-yr Depths (ft)

- 0.25 - 0.50
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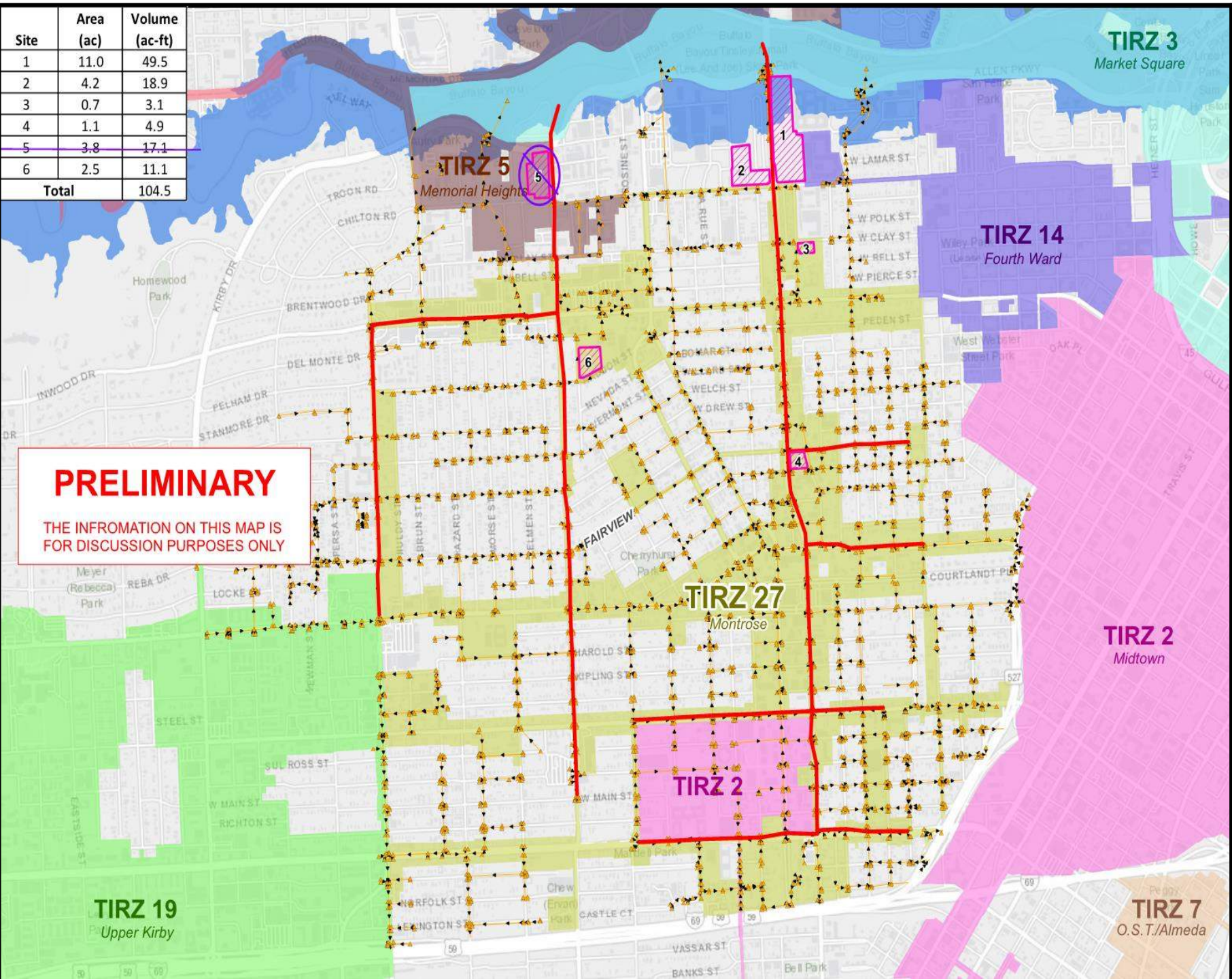
A map of an urban area with a grid of streets. A thick purple line traces a path through the map, starting from the left edge, passing through Kirby Dr., Westheimer Rd., Shepherd Dr., W. Alabama St., Dunlavy St., and ending near Richmond Ave. and Spur 527. The text is overlaid on this map.

Alternative 2

*Partial Restrictions on Outfalls
and Surface Storage*

Potential Surface Storage

Site	Area (ac)	Volume (ac-ft)
1	11.0	49.5
2	4.2	18.9
3	0.7	3.1
4	1.1	4.9
5	3.8	17.1
6	2.5	11.1
Total		104.5



Potential Mitigation Areas

Legend

- Major Streets
- Existing SD Inlet
- Existing SD Pipe
- Potential Detention Site
- Proposed SD Trunkline

TIRZ Boundaries

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Alternative 3

*Restrict Outfalls
to Existing Conditions*

PRELIMINARY

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Proposed ALT 3 100-yr Inundation

Legend

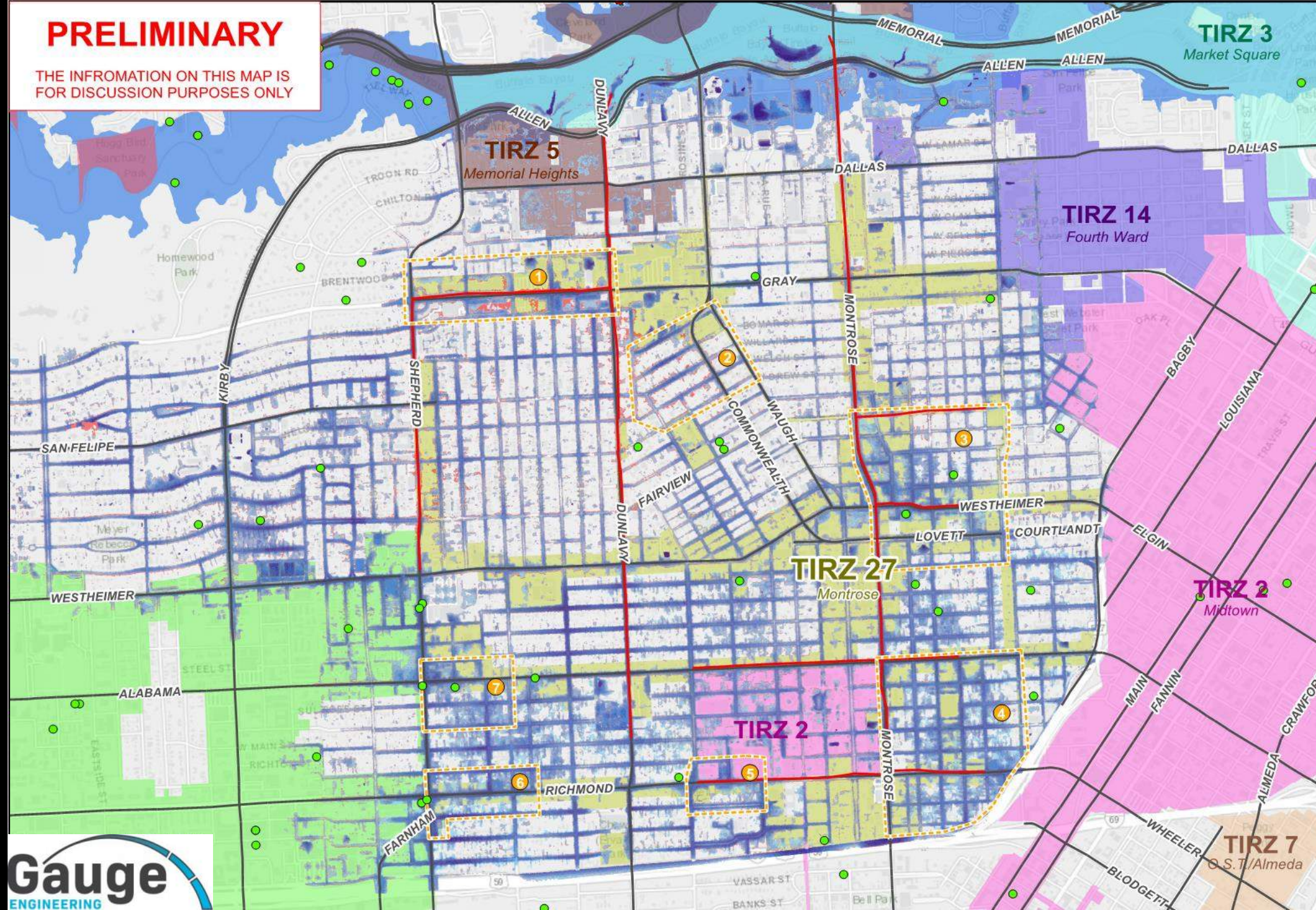
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- FEMA 500-yr
- Problem Area
- Proposed SD Trunkline
- Existing 100-yr

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PRELIMINARY

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Proposed ALT 3 10-yr Inundation

Legend

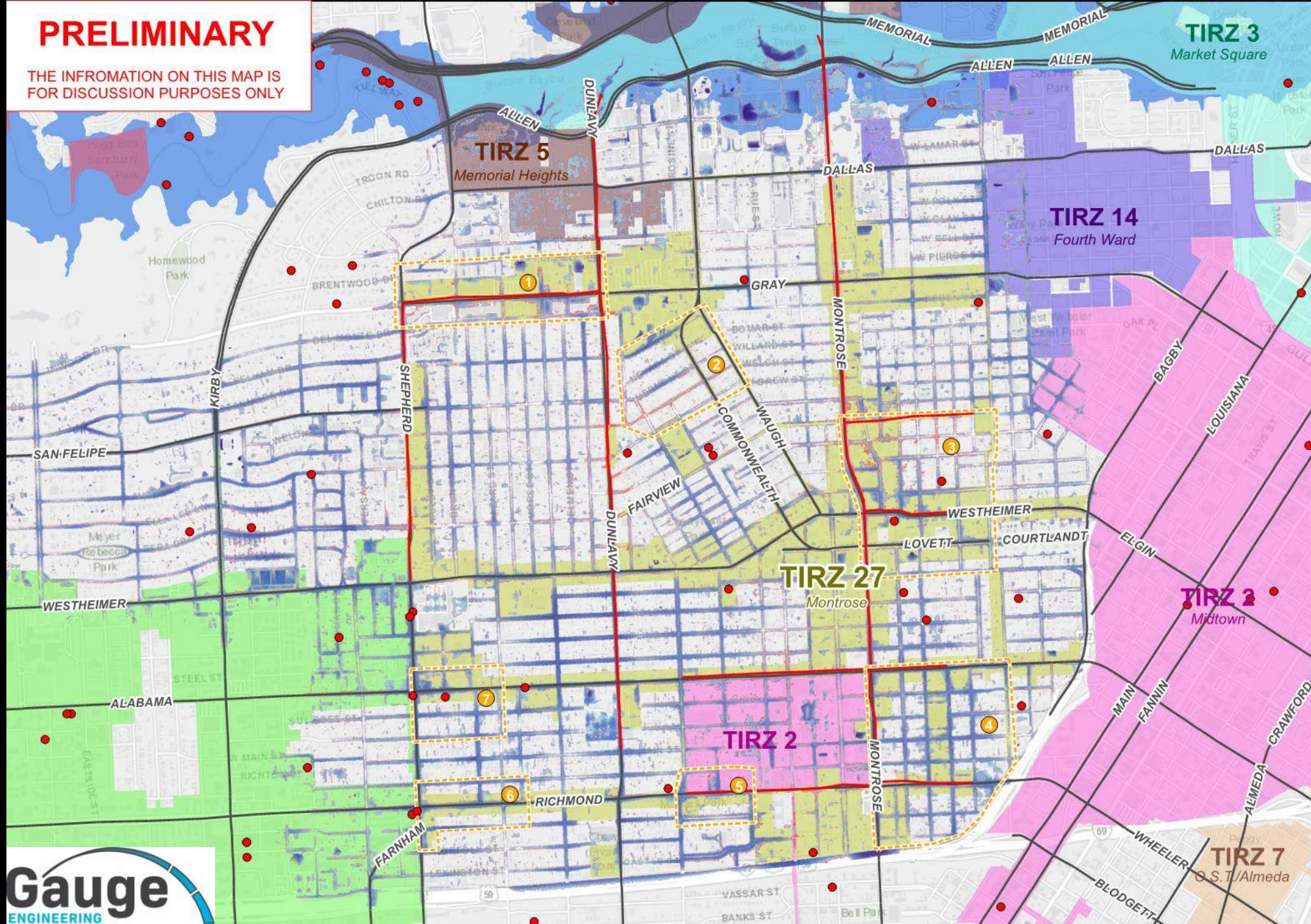
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- Proposed SD Trunkline
- Existing 10-yr

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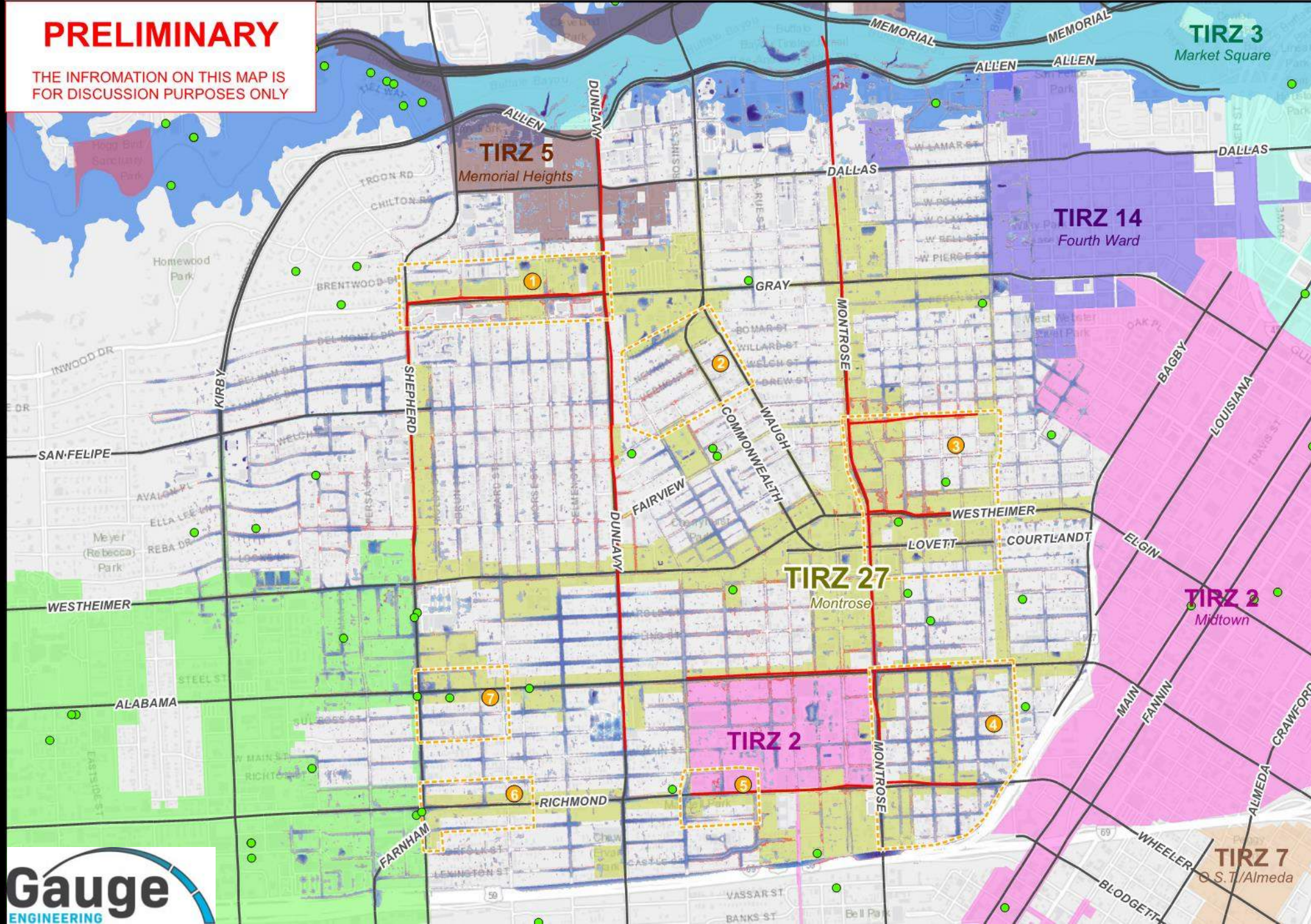
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PRELIMINARY

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Proposed ALT 3 2-yr Inundation

Legend

- Major Streets
- FEMA Repetitive Loss
- FEMA 500-yr
- Problem Area
- Proposed SD Trunkline
- Existing 2-yr

Proposed 2-yr Depths (ft)

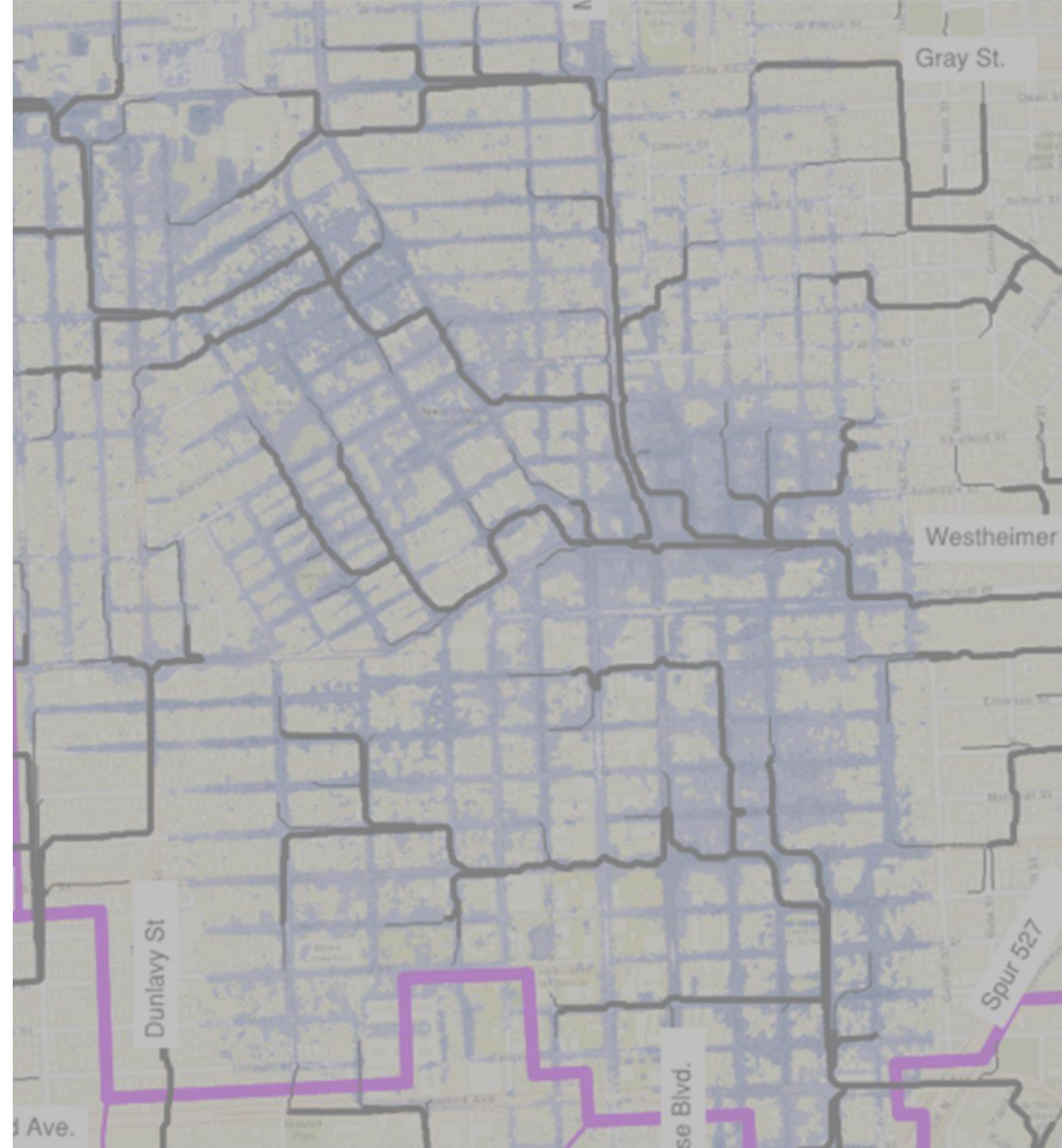
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Next Steps

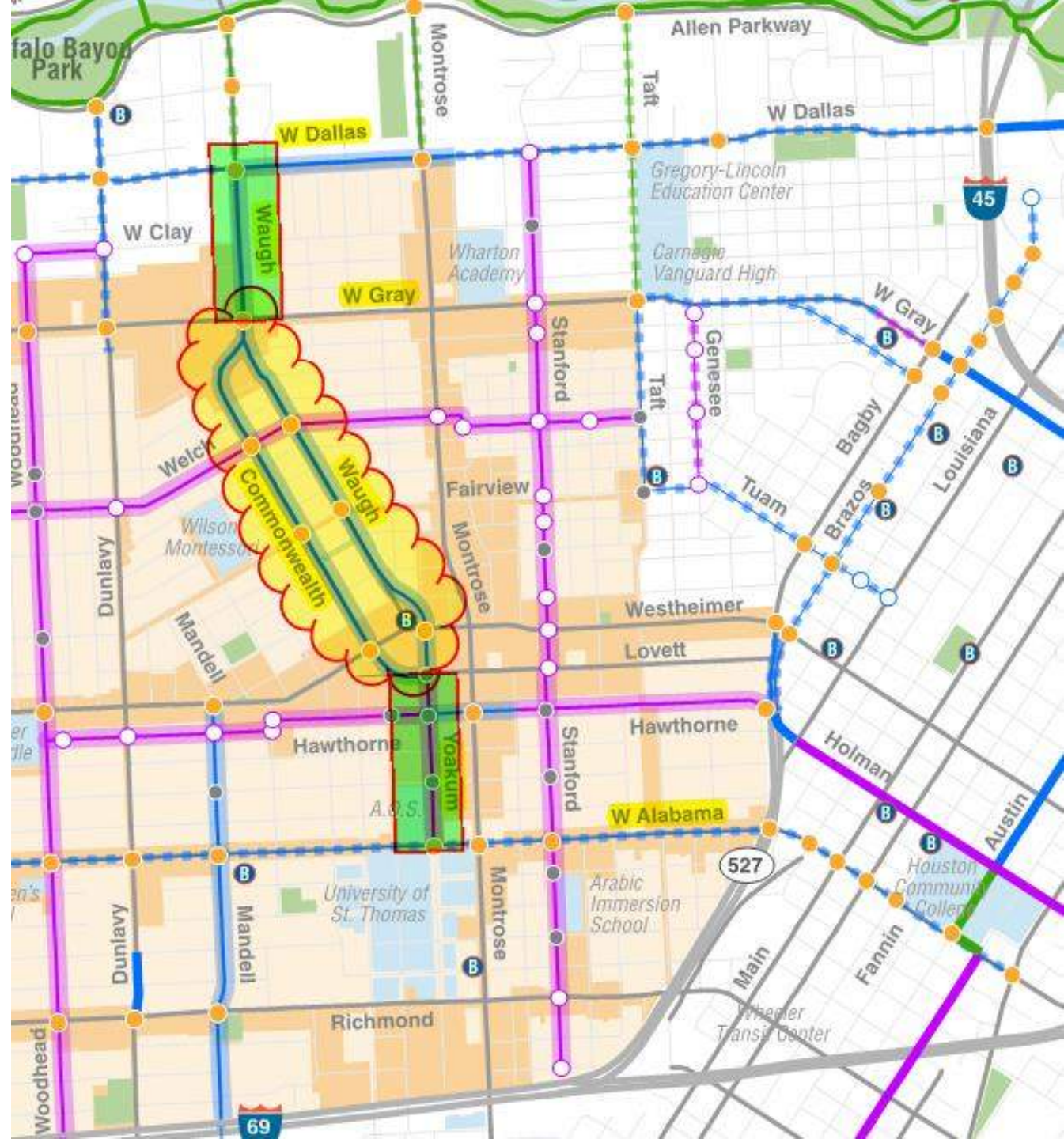
- Planning Level Cost Estimates
- Project Prioritization
- CIP Cut Sheets



Commonwealth / Waugh Drive

Project Limits Extension

- 90% - Submitted to Public Works
- Review Process
- Bid – Oct 2020
- Construction – Jan 2021



TIRZ 27/Harris County Precinct 1 Partnership

Ped/Bike Projects

- 4 Separate Projects
 - Favorable Unit Prices
 - Fulfill Obligations with Harris County

	Project	Street	From	To	Facility Type	Length (miles)
1	Waugh and Commonwealth Protected Bikeway	COMMONWEALTH	WAUGH	YOAKUM	Dedicated On-Street	0.80
		WAUGH	DALLAS	LOVETT	Dedicated On-Street	1.05
		YOAKUM	LOVETT	ALABAMA	Neighborhood Safe Street	0.33
		Total				2.18
2	Hawthorne Neighborhood Safe Street	HAWTHORNE	WOODHEAD	YOAKUM	Neighborhood Safe Street	0.72
			YOAKUM	ROSELAND	Dedicated On-Street	0.16
			ROSELAND	BURLINGTON	Neighborhood Safe Street	0.47
		Total				1.35
3	Woodhead Neighborhood Safe Street	CLAY	WOODHEAD	DUNLAVY	Neighborhood Safe Street	0.15
		WOODHEAD	CLAY	IH69	Neighborhood Safe Street	1.64
		Total				1.79
4	Dallas Bikeway	DALLAS	WAUGH	COLUMBUS	Dedicated On-Street	0.42
		Total				0.42
5	Welch Neighborhood Safe Street	WELCH	SHEPHERD	TAFT	Neighborhood Safe Street	1.55
		Total				1.55
6	Stanford Neighborhood Safe Street	STANFORD (N of Study Area)	DALLAS	GRAY	Neighborhood Safe Street	0.26
		STANFORD	GRAY	WOODROW	Neighborhood Safe Street	1.45
		Total				1.71
7	Mandell Bikeway	MANDELL	WESTHEIMER	IH69	Dedicated On-Street	0.78
		Total				0.78
		Total (ALL)				9.78

Scope Components

1. Preliminary Engineering - 3 months

- Data Collections and Site Visits
- Obtain Traffic Data (if needed)
- Typical sections
- Identify issues/challenges
- Develop Intersection Control
- Cost Estimate
- 30-day City Review Period

2. Design Phase (60%, 90% & Final) – 9 months

- Design plans on aerial maps
- Permitted construction plans
- Tree protection plans
- OPCC
- Project Manual

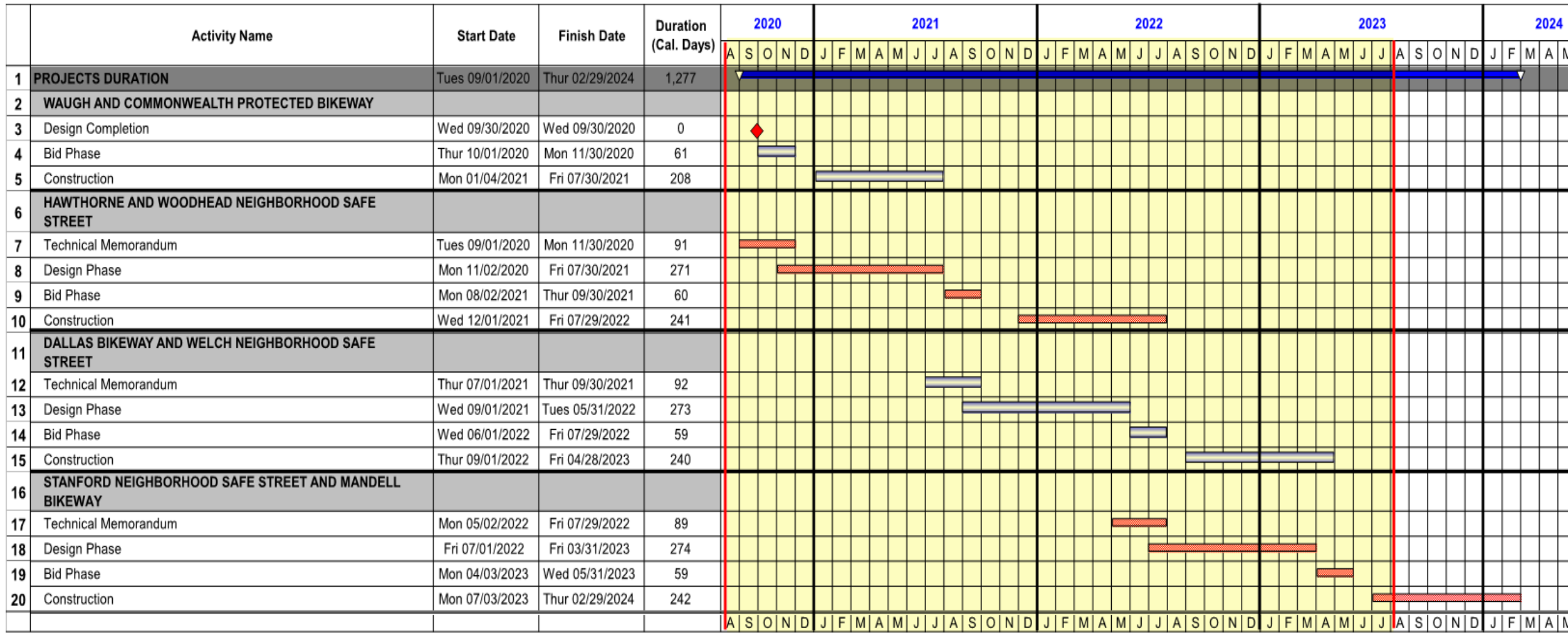
3. Bid Phase – 2 months

4. Construction Phase – 6-8 months



Projects Timeline

TIRZ 27/Harris County Precinct 1 Implementation Plan
Pedestrian and Bicycle Improvement Projects



TIRZ 27/Harris County Precinct 1 Partnership

- Kick off meeting with Partners:
 - Harris County Precinct 1
 - Public Works – Interagency Group, Planning, Traffic
- Press Release
 - Houston Chronicle
 - Houston Public Media
 - The Leader
 - Community Impact News



Miscellaneous Items

- CIP Budget meeting with Mayor's Office and City's Planning Department
 - Presented the CIP plan
 - Discussed schedule/budget in detail
 - Cooperation opportunities



Miscellaneous (Cont.)

- Community Impact Article
- Coordination meeting w/ TIRZs
 - ~~TIRZ 19 – Upper Kirby~~
 - ~~TIRZ 5 – Memorial Heights~~
 - ~~TIRZ 14 – 4th Ward~~
 - ~~TIRZ 2 – Midtown~~
- District C
 - Council Member Kamin
 - Chief of Staff – Julia Retta
 - Understanding Drainage

Walk/bike study lays out path for Montrose to become '20-minute neighborhood'

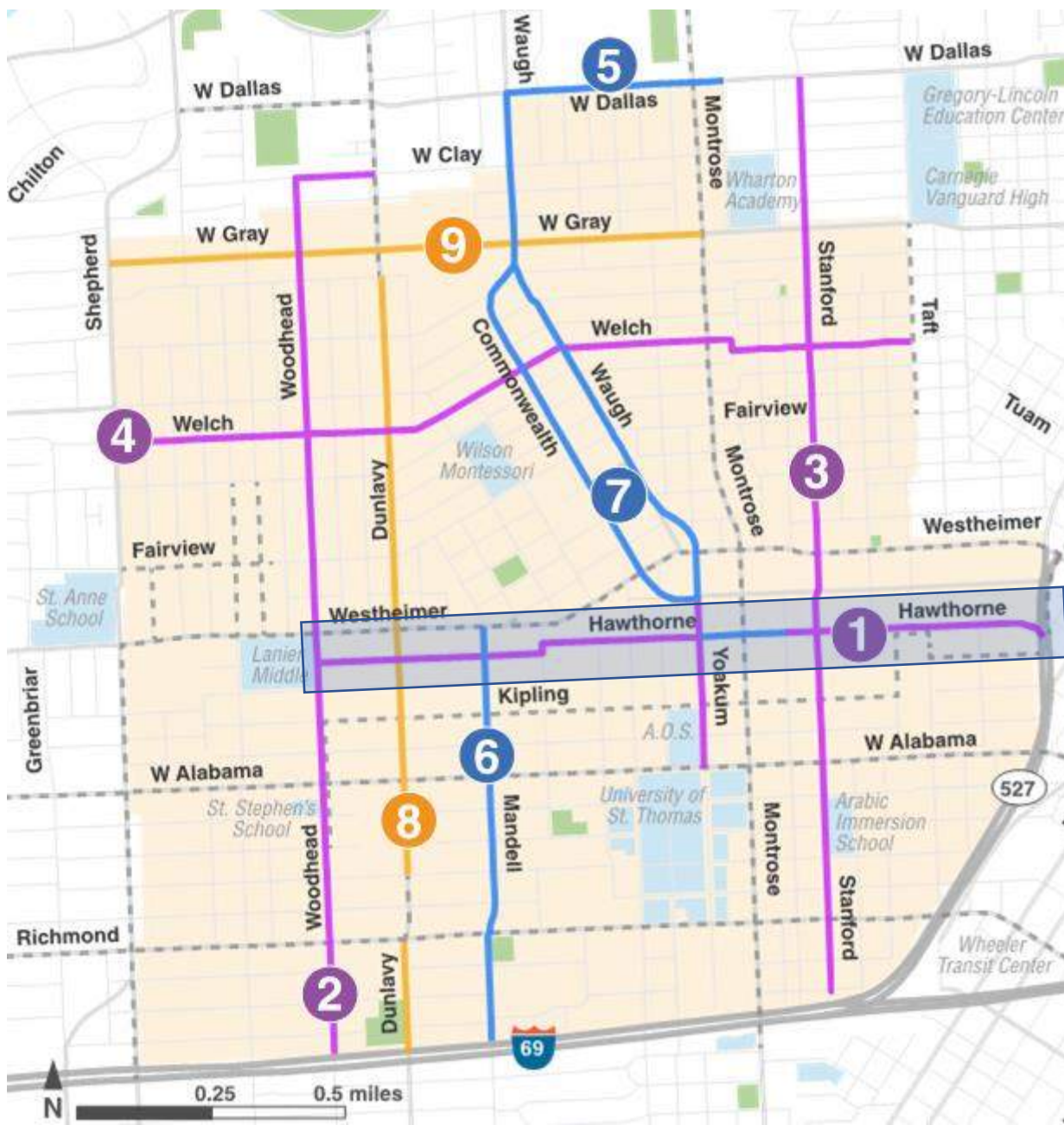


Public Meeting

- **Date:** October 22nd
- **Format:** Zoom or Teams Live (time 90 min to 2 hours)
 - Recorded and Housed on the Website
 - Capture Questions and Answer on Website
- **Agenda**
 1. What is the Montrose TIRZ - 5 min
 - Definition
 - What We Do
 - Increment Development
 - Committees
 2. Affordable Housing Committee - 15 min
 - Affordable Housing Study
 - Rental Assistance Program
 3. Projects & Planning Committee
 - A. Walk/Bike Montrose Study - 10 min
 - Upcoming Projects/Timing
 - B. Commonwealth/Waugh Drive -10 min
 - Detailed Exhibit
 - C. Montrose Drainage - 20 min
 - Understanding Drainage
 - Drainage Plan
 - D. Capital Improvement Plan - 10 min
 - E. Livable Center Study - 5 min
 4. Questions/Comments - 15 min

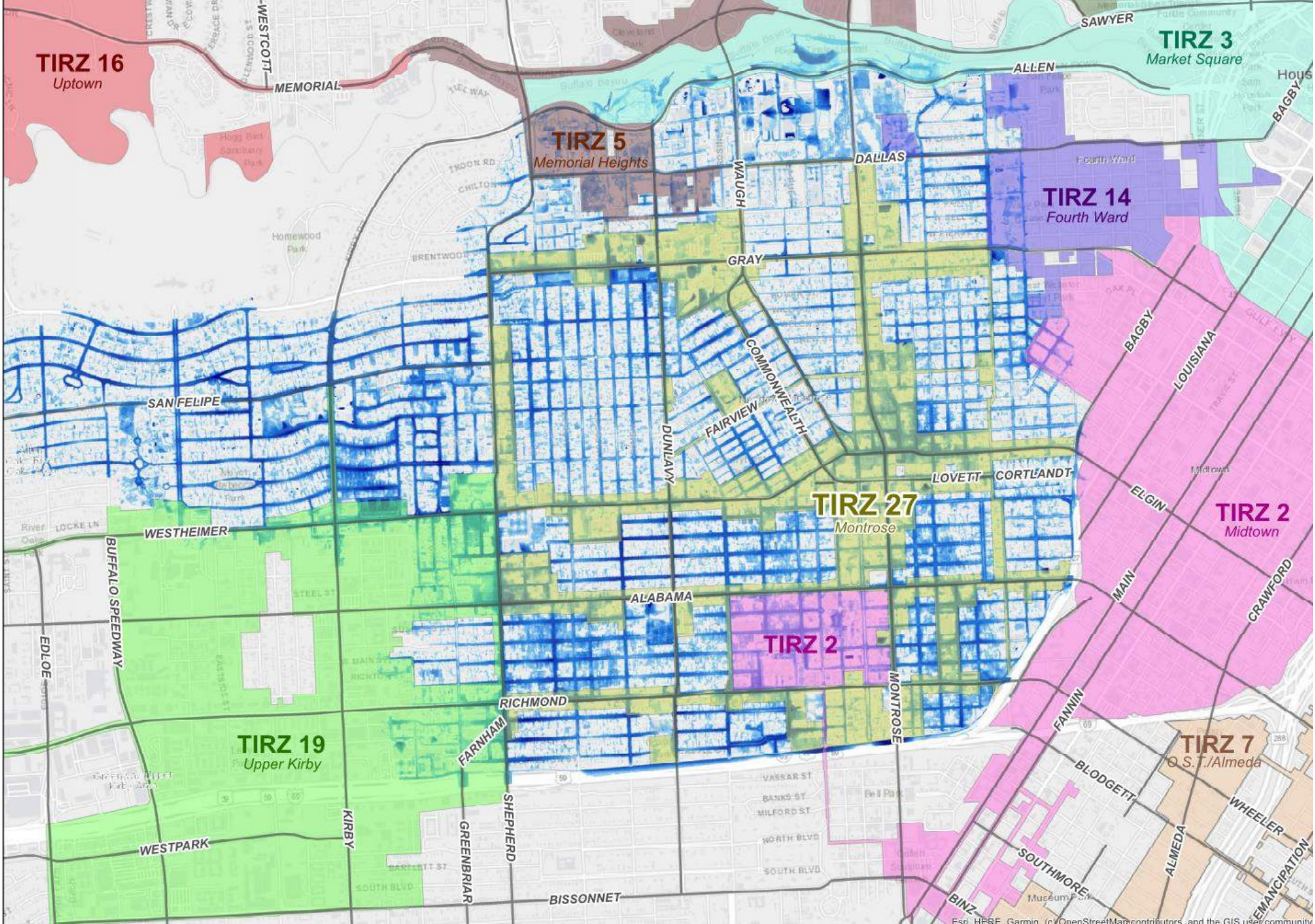


Hawthorne and Woodhead Proposal



QUESTIONS?





TIRZ 16
Uptown

TIRZ 5
Memorial Heights

TIRZ 3
Market Square

TIRZ 14
Fourth Ward

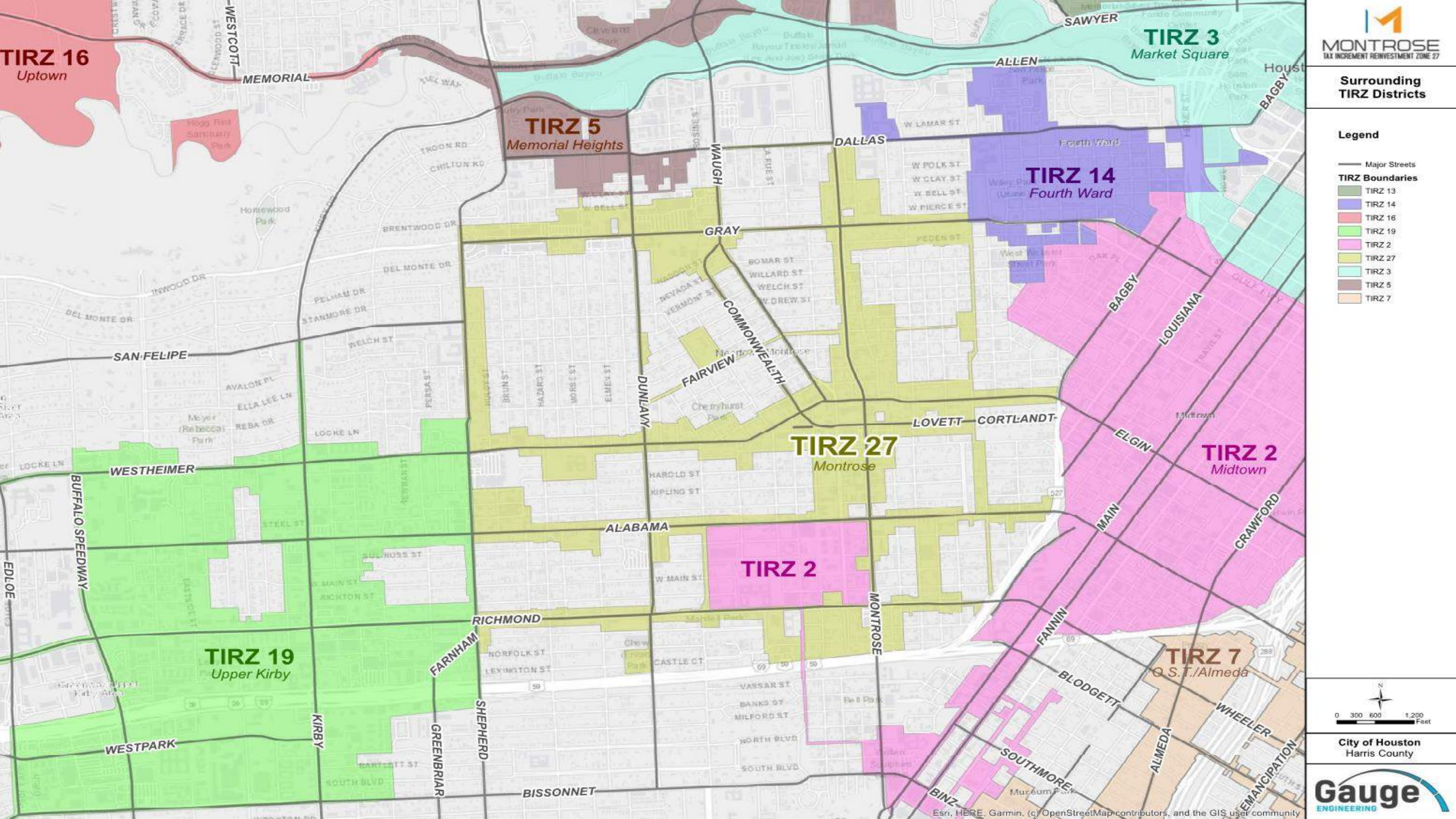
TIRZ 27
Montrose

TIRZ 2
Midtown

TIRZ 19
Upper Kirby

TIRZ 7
S.T./Alameda

TIRZ 2



TIRZ 16
Uptown

TIRZ 5
Memorial Heights

TIRZ 3
Market Square

TIRZ 14
Fourth Ward

TIRZ 27
Montrose

TIRZ 2
Midtown

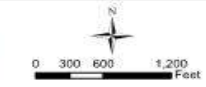
TIRZ 19
Upper Kirby

TIRZ 2

TIRZ 7
S.T./Alameda

Legend

- Major Streets
- TIRZ Boundaries**
- TIRZ 13
- TIRZ 14
- TIRZ 16
- TIRZ 19
- TIRZ 2
- TIRZ 27
- TIRZ 3
- TIRZ 5
- TIRZ 7



City of Houston
Harris County



TO-1 & SUPPLEMENTAL: COMMONWEALTH & WAUGH DRIVE:

Activities This Period:

- 90% construction plans submitted (8/3) to the City for review (30-45 days)

Activities Planned for Next Period:

- Address City comments and submit final plans
- Bid phase Oct 2020
- Construction Jan 2021

TO-3: MONTROSE DRAINAGE STUDY

Activities This Period:

Developed an initial solution concept for the Montrose TIRZ that proposes drainage improvements along CIP corridors.

- New storm drain trunklines are being proposed along Shepard, Dunlavy and Montrose.
- Developed 3 different potential alternatives for improvements that looks at different levels of ponding benefit depending on the level that flows are restricted to Buffalo Bayou.
 - Alternative 1 – No restriction on conduit flows – Maximum Ponding benefit
 - Alternative 2 – Partial restriction on conduit flows with proposed surface storage
 - Alternative 3 – Conduit flows restricted back to existing conditions outflows – lowest ponding benefits
- Had an initial meeting with HCFCD to discuss these alternatives

Activities Planned for Next Period:

- Develop Planning Level Cost Estimates, CIP cut sheets, and prioritize the recommended improvement projects.

TO-3: HAWTHORNE & WOODHEAD NEIGHBORHOOD SAFE IMPROVEMENTS

- Developed proposal for Preliminary Engineering and Detail Design
- Timeline:
 - Preliminary Engineering: thru November 2020
 - Detail Design: November 2020 thru July 2021
 - Bid Phase: August 2021 thru September 2021

TIRZ 27/HARRIS COUNTY PRECINCT 1 PARTNERSHIP IMPLEMENTATION PLAN

- Interlocal Agreement fully executed
- Kick off meeting with Partners:
 - Harris County Precinct 1
 - Public Works – Interagency Group, Planning, Traffic
- Press Release
 - Houston Chronicle
 - Houston Public Media
 - The Leader
 - Community Impact News

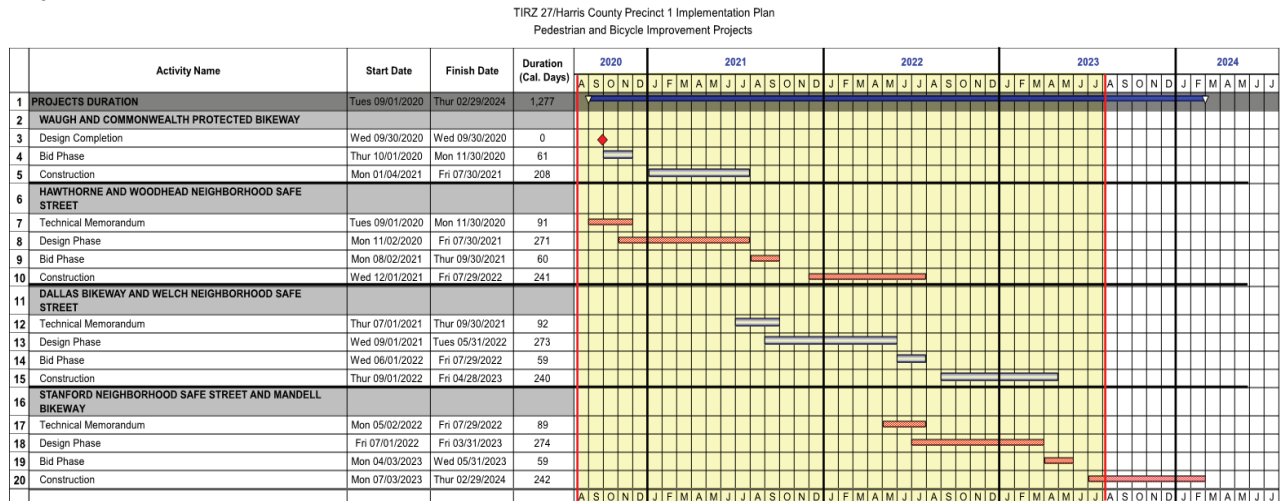
PROGRESS REPORT

AUGUST 2019

MONTROSE/TIRZ 27



• Project timeline



PUBLIC MEETING

- Date: October 22nd
- Format: Zoom or Teams Live (time 90 min to 2 hours)
 - Recorded and Housed on the Website
 - Capture Questions and Answer on Website
- Agenda
 1. What is the Montrose TIRZ - 5 min
 - Definition
 - What We Do
 - Increment Development
 - Committees
 2. Affordable Housing Committee - 15 min
 - Affordable Housing Study
 - Rental Assistance Program
 3. Projects & Planning Committee
 - A. Walk/Bike Montrose Study - 10 min
 - Upcoming Projects/Timing
 - B. Commonwealth/Waugh Drive -10 min
 - Detailed Exhibit
 - C. Montrose Drainage - 20 min
 - Understanding Drainage
 - Drainage Plan
 - D. Capital Improvement Plan - 10 min
 - E. Livable Center Study - 5 min
 4. Questions/Comments - 15 min

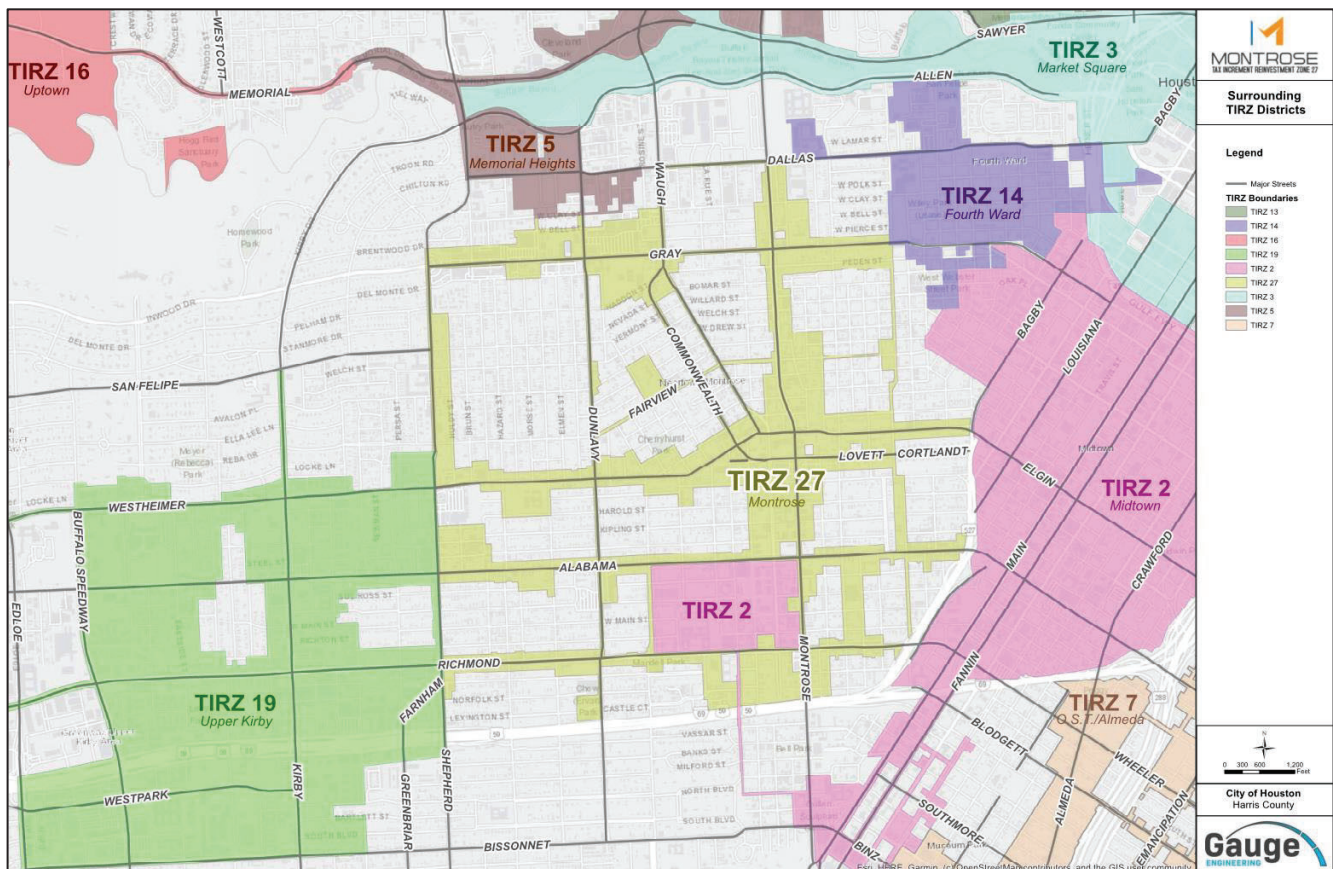
PROGRESS REPORT

AUGUST 2019

MONTROSE/TIRZ 27

MISCELLANEOUS

- CIP Budget meeting with Mayor's Office and City's Planning Department
 - Presented the CIP plan
 - Discussed schedule/budget in detail
 - Cooperation opportunities
- Communications with Council District C
 - Drainage Presentation
- METRO partnership opportunities.
 - No Updates
- Coordinating with neighboring TIRZs
 - Memorial Heights (TIRZ 5)
 - Freedman's Town (TIRZ 14)
 - Upper Kirby (TIRZ 19)
 - Midtown (TIRZ 2)



MONTROSE COLLECTIVE

July 12, 2020

Via Electronic Mail and Federal Express to:

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

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

Dear Chair Mitchmore,

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

At this point in time, construction has continued on schedule at Montrose Collective. All basement walls and slabs have been constructed. We have completed the milestone of constructing the level one post-tension slab and backfilling all basement walls. This will allow structural steel work to commence in the following weeks. Mechanical, electrical, and plumbing work (MEP) has begun in the basement. The above ground concrete parking garage will top-out in the coming week. Structural concrete work has been the main focus for the past months. With the topping-out of the garage, Harvey Builders' focus will now shift to the shell building structural steel, MEP, and exterior wall construction.

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.

Throughout construction, our team has been in contact with neighboring property owners in order to address any questions or concerns. We believe these good faith efforts were well received and have had pleasant interactions with all neighbors.

Attached hereto as Exhibit A are recent site photos. We will continue to monitor the project and provide you with updates.

Sincerely,

Evan Peterson
Development Director

cc: Alia Vinson
Sanjay Bapat
Damon Williams
Steve Radom
Barton Kelly
Marc Weisselberg
Jim Webb
Jonathan Saikin

Exhibit A – Site Photos



7/11/20- View northwest from southeastern site corner, last garage post-tension slab formed, shoring installed, level one post-tension slab poured



7/11/20- View southeast from Grant Street, last garage post-tension slab formed, shoring installed, embed plates installed for decorative garage screening, storm sewer connection backfill in process



6/25/20- View south from northwestern portion of first floor garage, concrete barrier wall being formed, concrete column touch-up in progress



6/25/20- View of northern basement wall, plumbing and electrical beginning rough-ins, temporary lighting installed



MONTROSE
DISTRICT

TIRZ 27 Board of Directors
c/o Allen Boone Humphries Robinson, LLP
3200 Southwest Freeway, Ste. 2600
Houston, TX 77027

July 9, 2020

TIRZ 27 Board Members:

Thank you again for the opportunity to provide an update on the Montrose Management District (MMD) at your 6/15/20 Board meeting. The MMD Board looks forward to exploring ways we can collaborate with TIRZ 27 to the benefit of the Montrose neighborhood.

As we discussed at the Board meeting, the court has dismissed the lawsuits brought against the MMD with prejudice. This prompted discussion by the MMD Board for a timeline to prepare a new Service, Assessment and Improvement Plan (SAIP) and ultimately the delivery of much needed services such as security patrols, graffiti abatement, right of way maintenance on the MMD's principal thoroughfares and accommodating maximum mobility options. The MMD is taking a back-to-basics approach for these services to supplement City of Houston services and the gaps caused by plummeting municipal revenue. Over the next several months we will be working with commercial property owners and members of the community in Montrose to develop the new SAIP. Our goal is to share that with your Board early next year and begin delivering services in the first quarter of 2022.

The MMD is in the process of restructuring the Board. Our goal is to reduce its size and bring in more representation from assessment payers (Board members are appointed by the Mayor and approved by City Council). The Board has determined that the initial years of service delivery should be focused on creating a sustainable plan for maintaining a clean and safe Montrose. They understand that this will not only be of benefit to the commercial businesses and property owners, but also the residents and neighborhoods within the MMD. They also recognize that the relationship between a management district and a TIRZ with similar boundaries is important and valuable. As the TIRZ completes its improvements in the neighborhood, the management district serves in a partnership to maintain these improvements. In that regard, the MMD would very much like to be 'at the table' as the TIRZ begins to propose and plan those improvements in Montrose.

We also shared some details of a proposed new Service, Assessment and Improvement Plan for the MMD. The assessment rate is proposed to be a maximum of \$0.10/\$100 of assessed valuation by the appraisal district. The property subject to assessment will be land and improvements classified as commercial property within the boundaries of the MMD. Mid-rise and High-rise buildings would pay a prorated assessment on only 4 of the total number of levels in the structure; single-family residential mixed use (business and residence) would pay an assessment only if the business portion of the valuation represents more than 40% of the total valuation; and only multi-family complexes of 26 units or more would pay an assessment. All other properties would be exempt from assessment as detailed in the requirements of Section 375.163 of the Texas Local Government Code.

Finally, as the MMD works to prepare the new SAIP for district services, we would welcome any input or ideas from the TIRZ 27 Board for projects or services that the MMD should be looking to include in the plan. To achieve its goals, the MMD must constantly gather community input while being transparent and accountable to the assessment payers it serves, which includes justification of all spending of assessment funds. The MMD will seek input through community meetings and a public hearing to 'right size' its projects to the needs of the district and the limitations of its budget. The MMD would welcome the opportunity to work with the TIRZ as a maintenance partner and in developing the nature and scope of project improvements.

Thank you for your interest and support,

A handwritten signature in dark ink, appearing to read "S. Madden", is placed over a light purple rectangular background.

Steve Madden
Vice-Chairman of the Board

c: Montrose Management District Board of Directors

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

Committee Name: Public Engagement **Date of Meeting:** 8/6/2020

Chairperson: Sherry Weesner

Attendees:

<u>Sherry Weesner</u>	<u>Jovon Tyler</u>
<u>Lisa Hunt</u>	<u>Muhammad Ali</u>
<u>Christina Cornelius</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Meeting Report

Summary

The Public Engagement committee held a committee meeting and covered the following agenda items:

- Press Release with Harris County Pct. 1 about partnership with the TIRZ
- Annual Public Meeting
 - Framework and agenda was developed
 - Potential date of October 22nd, 2020 was proposed
- Potential Press Release Process
- Potentially Expanding the Media Policy
- Next Steps for Standard Presentations

Board Agenda Items

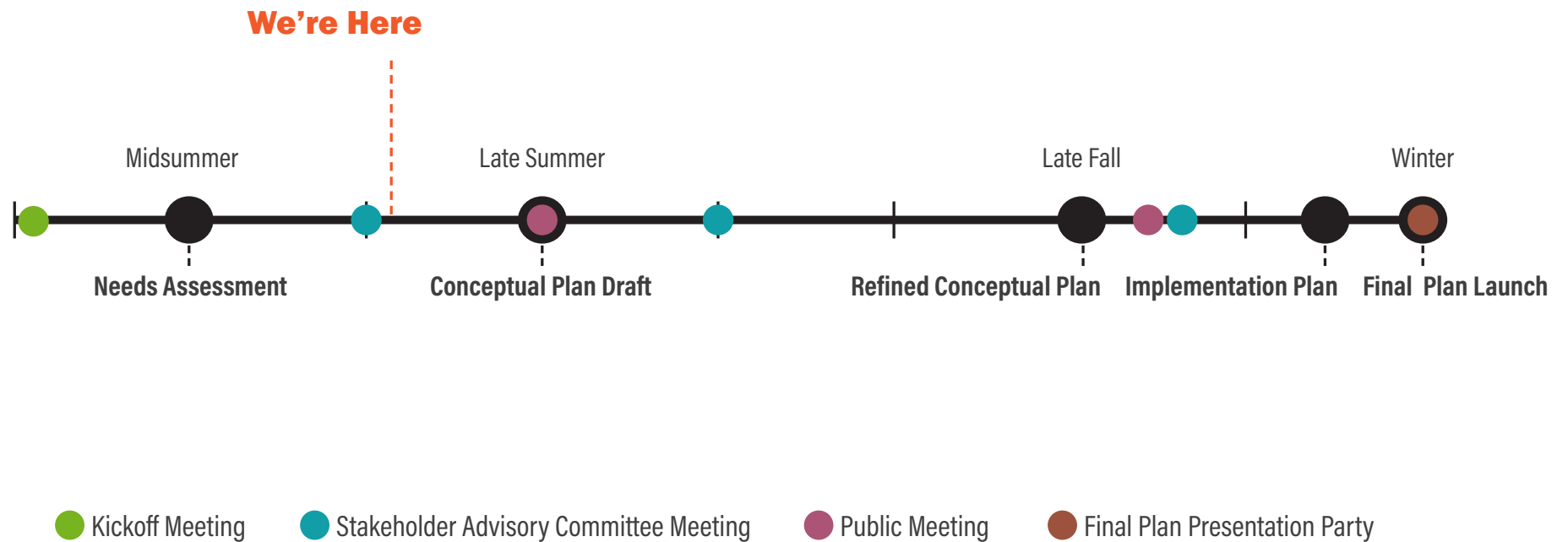
- Public Meeting Date
- Media Policy Revisions

MONTROSE



**TIRZ 27 August 17
Board Meeting Presentation**

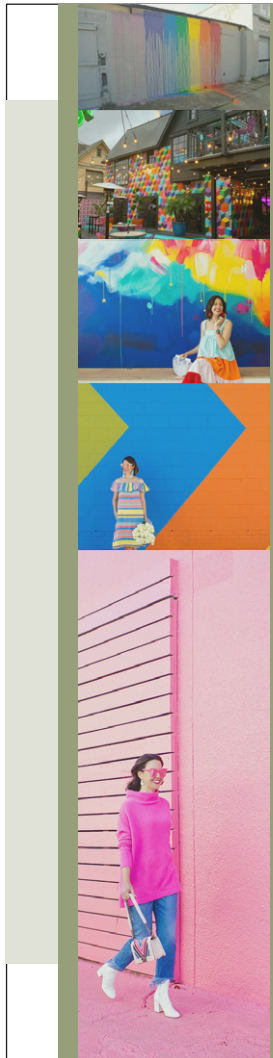
Project Progress





NEEDS ASSESSMENT

Needs Assessment Report



People and Culture

Key findings:

- There are six historic districts in the study area.
- The development history created housing, spaces, places, and culture for today's Montrose.
- There are a variety of formal and informal arts initiatives in Montrose, and the community has a rich cultural history.
- Montrose is home to many creativities in Houston. Over 50 pieces of art, including murals, sculptures, water fountains, creatives, and artistic crosswalk are identified in the study area.
- A variety of events are hosted in Montrose to embrace and celebrate diverse communities and culture.
- Montrose is Houston's Gayborhood and hosts 5 major LGBTQ+ events. Houston pride parade took place in Montrose for 40 years from 1976 - 2016.
- The majority of parks in the study area are less than 2 acres and less programmed compared to the parks in the adjacent neighborhoods.
- The rates of chronic illnesses, such as asthma, obesity, and diabetes, are lower for the study area when compared to the City of Houston as a whole.
- The HIV/AIDS epidemic had a significant impact on the community for decades and Montrose has a strong history of organizing health resources and support for the LGBT community and their families.
- There are almost 21 acres of park space within the Montrose study area. There is a park or open space within a six-minute bike ride for the average adult in the study area, while most of the study area is within a 10-minute walking distance to a park or open space, and a 20-minute walkshed of a central intersection, Westheimer Road and Waugh Drive (See Map 18).

Montrose History

Since planned in the early 20th century, Montrose has experienced great developments and events to become the counterculture place in Houston today. The development history and events in the next page explicitly showcase the major developments and events in different eras. Montrose has produced plentiful homes, spaces, places, and culture for the hipster culture, art scene, food scene, nightlife, LGBTQ+ group. These historic treasures make Montrose unique. In the meantime, preserving them to keep Montrose unique is also key to make this study successful.

PREVIOUS PLANNING:

Plan Houston recommends creating a plan to evaluate and preserve its historic resources. The Neartown Development Report reviewed neighborhood updates to historic preservation and regulatory tools for protecting neighborhood character.

BEST PRACTICES:

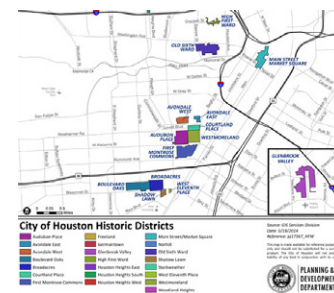
San Diego's LGBTQ Historic Context Statement (2016) provides an overview of historical designation programs and a list of properties associates with the LGBTQ community. Recommendations for future study include transgender history, bisexual history, and a closer look at individuals and groups with LGBTQ people of color. These groups were underrepresented in the 2016 Historic Context Statement so further study will give a more complete look at the LGBTQ+ community in San Diego. This will also assist in evaluating spaces for San Diego's first comprehensive historic preservation planning effort to recognize and protect LGBTQ+ resources.

Washington D.C.'s Historic Context Statement for LGBTQ Resources (2019) also provides a list of historically significant spaces for the LGBTQ+ community. A guide to determine, evaluate, and nominate these properties to be registered in historical preservation programs is included.

"Montrose is a home to historic buildings and places, cultural events, and arts. This is a place where Houstonians' memories exist."



Historic pride parade in Montrose; Source: Houston Chronicle

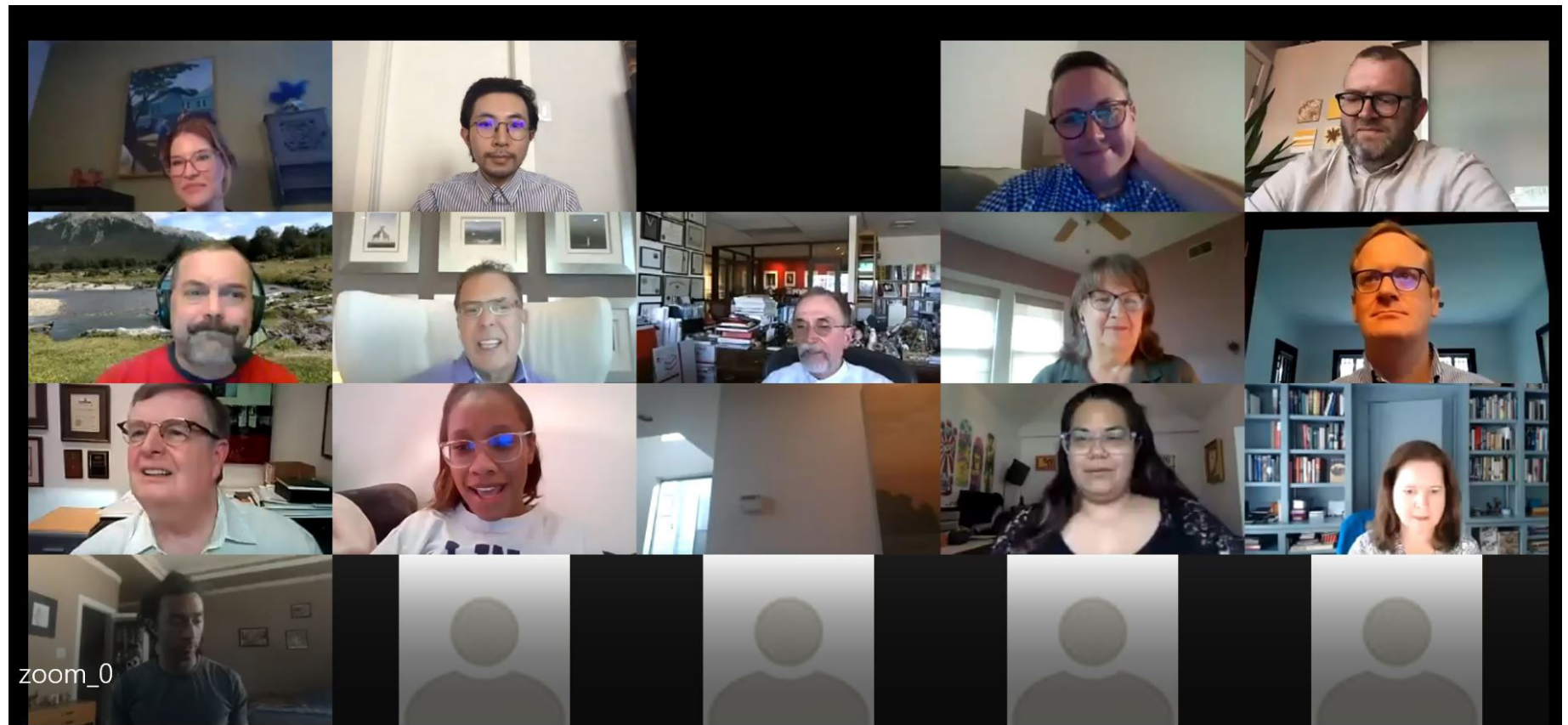


Historic Montrose; Source: City of Houston



ENGAGEMENT

Stakeholder Committee Meeting #1



Common Themes

What is surprising or unexpected from the needs assessment results?

- Percentage of white residents.
- Percentage of people who work in Montrose who do not live there.
- Heat island map
- Lack of affordable housing

What is missing from the findings?

- More information on the conditions of the streets and sidewalks.
- Gaps in pedestrian infrastructure: lighting, damaged/missing sidewalks

What are the biggest challenges you see for this project?

- Funding
- Affordable housing
- People who are opposed to any change in the neighborhood.
- How can this project preserve Montrose's vibe and unique feel, while not being exclusionary?

What big ideas would you propose for the future of Montrose and why?

- Improvements to the pedestrian realm: lighting, trees, improved sidewalks, wayfinding, shade, etc.
- Car-free areas (such as lower Westheimer) and bike lanes
- Preserve unique landmarks (murals, public art, LGBTQ historical sites)
- Move parking from the front of buildings

What major impediments to implementation might we face?

- Cost
- Public buy-in

Public Engagement - At Home Youth Activity

OUR MONTROSE

We Need Your Input!

Youth and families are a big part of the Montrose community! As a part of the Montrose Livable Centers Study, we want to hear more about the public art throughout the neighborhood that you and your family love.

Please work together as a family or guide your kids to re-create their favorite public art in Montrose using items from around the house.

Choose from many beloved murals, sculptures, crosswalk art, and beyond. Share your photos with us on Facebook or Instagram using **#OurMontrose**. Be sure to tag **@upartstudio** for your chance to **win a gift card from a local business in Montrose.**



Nuestro MONTROSE

¡Necesitamos sus aportación!


Los jóvenes y las familias son una gran parte de la Comunidad Montrose! Como parte del Estudio de Centros Habitables de Montrose, queremos escuchar más sobre el arte público en todo el vecindario que usted y su familia aman.

Por favor trabajen juntos como una familia o quien a sus niños para recrear su arte público favorito en Montrose usando artículos en su casa.

Elija entre nuestros muchos murales, esculturas, arte en cruce de peatones y otros. Compartan sus fotos con nosotros en Facebook o Instagram usando **#OurMontrose**. Asegúrese de etiquetar **@upartstudio** para tener la oportunidad de **ganar una tarjeta de regalo de un negocio local en Montrose.**



Public Engagement - Self Guide Tour



MONTROSE
THE HOUSTON NEIGHBORHOOD

ABOUT

DESTINATIONS

ACTIVITY

Montrose Livable Centers

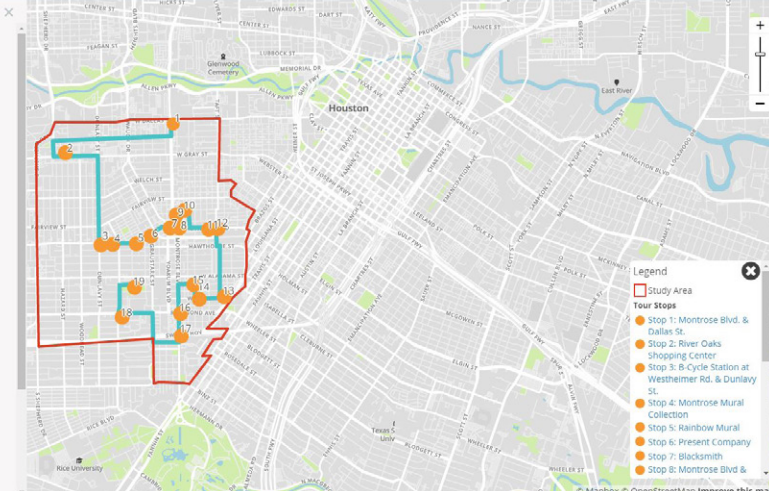
Our Project

The Montrose Livable Centers study was commissioned by Houston-Galveston Area Council (H-GAC) and Montrose TIRZ 27 within the context of the current challenges and opportunities. Sponsored by Houston-Galveston Area Council with local partners, Livable Centers studies dedicate to create places where people can live, work, and play with less reliance on their cars and encourage a complementary mix of land uses for a more walkable, connected environment that is also accessible by multimodal transportation.

The Study Area

The Montrose Livable Centers study is bounded by Shepherd Dr on the east side and Dallas Street on the north side. With I69 as a partial southern edge, the study is also focused on some opportunity areas between Midtown, Fourth Ward, and Museum District as shown in the study area map.

The study area has regional significance - it is the haven and platform for Houston's counterculture and recognized across the Country for its art, music, multi-cultural bohemian lifestyle and the home of Houston's "Gayborhood." Montrose was platted and restricted planned as the first large-scale subdivision. Huge investment on streets, utilities, and other improvements has built up initial communities, where a big number of Houstonians call home for decades. The families, young professionals, seniors, and LGBTQ+ people are the heart of Montrose and the reasons why Montrose is one of the most energetic areas in Houston. Since the 1990s, the increasing




Legend

Study Area

Tour Stops

- Stop 1: Montrose Blvd. & Dallas St.
- Stop 2: River Oaks Shopping Center
- Stop 3: B-Cycle Station at Westheimer Rd. & Dunlavy St.
- Stop 4: Montrose Mural Collection
- Stop 5: Rainbow Mural
- Stop 6: Present Company
- Stop 7: Blacksmith
- Stop 8: Montrose Blvd & ...

© Mapbox © OpenStreetMap Improve this map



MONTROSE
THE HOUSTON NEIGHBORHOOD

ABOUT

DESTINATIONS

ACTIVITY

Montrose Livable Centers

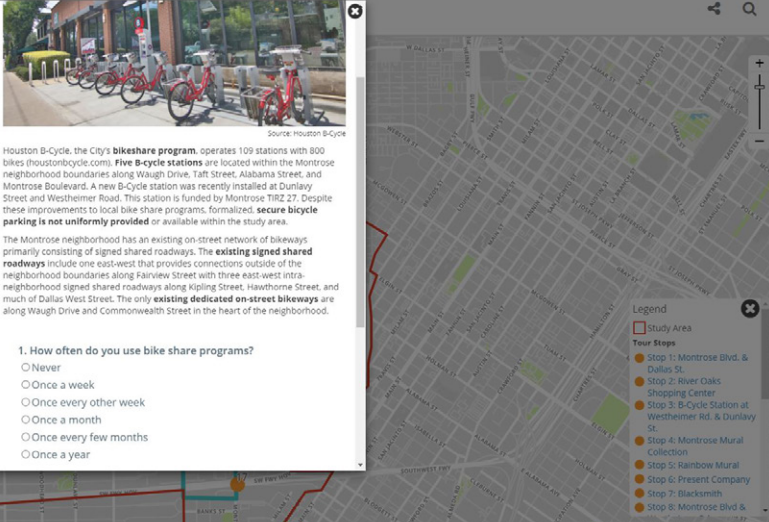
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- Stop 5: Rainbow Mural
- Stop 6: Present Company
- Stop 7: Blacksmith
- Stop 8: Montrose Blvd & ...

© Mapbox © OpenStreetMap Improve this map



Source: Houston B-Cycle

Houston B-Cycle, the City's **bikeshare program**, operates 109 stations with 800 bikes (houstonbicycle.com). **Five B-cycle stations** are located within the Montrose neighborhood boundaries along Waugh Drive, Taft Street, Alabama Street, and Montrose Boulevard. A new B-Cycle station was recently installed at Dunlavy Street and Westheimer Road. This station is funded by Montrose TIRZ 27. Despite these improvements to local bike share programs, **secure bicycle parking is not uniformly provided** or available within the study area.

The Montrose neighborhood has an existing on-street network of bikeways primarily consisting of signed shared roadways. The **existing signed shared roadways** include one east-west that provides connections outside of the neighborhood boundaries along Fairview Street with three east-west intra-neighborhood signed shared roadways along Kipling Street, Hawthorne Street, and much of Dallas West Street. The only **existing dedicated on-street bikeways** are along Waugh Drive and Commonwealth Street in the heart of the neighborhood.

1. How often do you use bike share programs?

- ☐ Never
- ☐ Once a week
- ☐ Once every other week
- ☐ Once a month
- ☐ Once every few months
- ☐ Once a year

Public Engagement - Storytelling Activity



Next Step

Public Engagement Activities

- First public meeting (early September)

Concept plan draft (Late Summer/Early Fall)

Stakeholder Advisory Committee Meeting #2 (Late September/Early October)



Thank you!

Contact:

Katie Coyne

AICP, Certified Ecologist - ESA, SITES AP

Principal, Urban Ecology Studio Lead

katie@asakurarobinson.com

512.351.9601 - 103 (o) 561.339.5712 (m)

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Affordable Housing Committee **Date of Meeting:** 8/5/2020

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt

Christina Cornelius

Joe Webb

Jeff Reichman

Brian Barr

Meeting Report

Summary

The Affordable Housing Committee met and further discussed the proposed rental assistance program and the implementation process of the program. The committee met with The Montrose Center about the program logistics. The following tasks were assigned.

January Advisors:

- Draft support letters
- Forward maps (super neighborhood)
- Draft the framework
- Draft Notes about Developing Affordable Housing in the Zone

Christina:

- Follow up with Ann about data is being gathered
- Discuss Press Release Request & website inclusion with Public Engagement Committee Meeting
- Send framework to City of Houston Economic Development

Board Action

- Approval of Rental Program asking for \$105k contingent on approval from Economic Develop City of Houston
- Approval on the framework for the distribution of funds
- Approval of Letter of Support from TIRZ and the larger group of Community Partners

Montrose TIRZ Rental Assistance Fund

August 5, 2020

The affordable housing committee of the Montrose TIRZ wishes to allocate \$100,000 + \$5,000 to provide supplemental rental assistance to tenants in Montrose. This document outlines the guidelines for allocating and administering these funds. The Montrose Center has agreed to assist the TIRZ with tenant qualification and fund distribution to landlords. Currently, the Montrose Center performs these services on behalf of the Harris County financial assistance fund.

Program Qualification Guidelines

Income Limit

This program shall be limited to applicants whose current income is 80% of Area Median Income (AMI).

Boundaries

This program shall be limited to applicants whose lease is for a property located within the Montrose Super Neighborhood boundaries, as defined by the City of Houston Planning Department.

Award Amount

If a tenant is currently receiving financial assistance from Harris County, they will be eligible for an additional \$500 per household. If a tenant is not currently receiving financial assistance from Harris County, they are eligible to receive \$1,000 per household.

Disbursement

Funds will be disbursed to the landlord. In some instances where this is not possible, the Montrose Center can exercise discretion and distribute funds directly to the tenant.

Operation

Outreach

There are several outreach tactics that will be used to notify the public about the availability of funds:

- The Montrose TIRZ will send out a press release outlining the details of the program and directing potential applicants to an intake form located on the Montrose Center Webpage.

- Connective, on behalf of the Montrose TIRZ, will email all Harris County assistance applicants living in the Montrose super neighborhood and invite them to apply for rental assistance.
- The Montrose Center will contact Montrose-area clients whom they have served in the Harris County Rental Assistance administration and similarly invite them to apply for further assistance.

Fund Allocation

The fund will be allocated in three parts:

- \$25,000 to be awarded in \$500 increments to households that have previously been the recipients of Harris County financial assistance.
- \$75,000 to be awarded in \$1,000 increments to households that have not received any rental assistance.
- \$5,000 to be paid to the Montrose Center for administration of the fund.

If the number of applicants exhausts the availability of funds, the Montrose Center will allocate funds based on a lottery. The list of Harris County rental assistance recipients shall be sent to the Montrose Center to use in the qualification process.

Reporting

The Montrose TIRZ has determined fields for reporting by The Montrose Center. These fields represent the minimum amount of information necessary for funds accountability and future planning, while ensuring no sensitive information is transferred.

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

July 31, 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, 2021

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	7,833,667.67	0.00	0.00	7,833,667.67
Revenue	0.00	0.00	0.00	0.00
Expenditures	103,010.89	0.00	0.00	103,010.89
Ending Balance	7,730,656.78	0.00	0.00	7,730,656.78

NOTES:

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

July 31, 2020

General Operating Fund

JUNE

BEGINNING BALANCE: 4,770,861.87

REVENUE:

Increment Collections from the COH	3,039,591.13	
COH account Interest	23,214.67	
Checking Interest	0.00	
Voided Check (s)	0.00	
Total Revenue:		3,062,805.80

DISBURSEMENTS:

Checks Approved at Prior 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: 7,833,667.67

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	7,833,667.67
Compass Bank	*8451	0.1500	0.00
		Total	7,833,667.67

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

General Operating Fund

BEGINNING BALANCE: 7,833,667.67

REVENUE:

Increment Collections from the COH	0.00	
COH account Interest	0.00	
Checking Interest	0.00	
Voided Check (s)	0.00	
Total Revenue:		0.00

DISBURSEMENTS:

Checks Approved at Prior Meeting	103,010.89	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
COH Administration Fee	0.00	
Total Expenditures		103,010.89

Ending Balance: 7,730,656.78

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	7,730,656.78
Compass Bank	*8451	0.1500	0.00
		Total	7,730,656.78

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

TIRZ 27 - Montrose RDA
Outstanding Invoices
As of August 12, 2020

Name	Description	Amount
Equi-Tax Inc.	Tax Roll Management	-1,251.60
ETI Bookkeeping Services	Bookkeeping Fees	-6,590.68
Gauge Engineering	Engineering Fees	-90,602.70
Total		-98,444.98

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

		July			Year to Date (1 Month)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	3,003,407	-3,003,407	0	3,003,407	-3,003,407	3,003,407
	6-4330 · Interest	0	4,167	-4,167	0	4,167	-4,167	50,000
	6-4342 · Capital Projects - Restricted	0	5,174,961	-5,174,961	0	5,174,961	-5,174,961	5,174,961
	6-4452 · Joint Project Reimbursement	0	625	-625	0	625	-625	7,500
Total Income		0	8,183,160	-8,183,160	0	8,183,160	-8,183,160	8,235,868
Expense								
	6-6300 · Salaries and Benefits	0	5,417	-5,417	0	5,417	-5,417	65,000
	6-6320 · Legal Fees	0	5,000	-5,000	0	5,000	-5,000	60,000
	6-6321 · Auditing Fees	0	0	0	0	0	0	5,000
	6-6322 · Engineering Fees	90,603	4,167	86,436	90,603	4,167	86,436	50,000
	6-6323 · Planning Consultants	0	9,167	-9,167	0	9,167	-9,167	110,000
	6-6333 · Accounting	1,550	750	800	1,550	750	800	9,000
	6-6334 · Tax Roll Management	1,252	0	1,252	1,252	0	1,252	0
	6-6350 · Office Administration	0	208	-208	0	208	-208	2,500
	6-6353 · Insurance / Bonds	0	0	0	0	0	0	2,500
	6-6420 · City of Houston Admin Fee	0	150,170	-150,170	0	150,170	-150,170	150,170
	6-6430 · COH Municipal Services	0	0	0	0	0	0	196,546
	6-6450 · Public Engagement Expenses	0	833	-833	0	833	-833	10,000
	6-6460 · Board Development	0	417	-417	0	417	-417	5,000
	6-7000 · Capital Expenditure							
	6-7202 · Waugh/Commonwealth	0	15,943	-15,943	0	15,943	-15,943	191,310
	6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	15,017	-15,017	180,209
	6-7204 · Storm Water Management	0	26,153	-26,153	0	26,153	-26,153	313,840
	Total 6-7000 · Capital Expenditure	0	57,113	-57,113	0	57,113	-57,113	685,359
Total Expense		93,405	233,242	-139,837	93,405	233,242	-139,837	1,351,075
Net Income		-93,405	7,949,918	-8,043,323	-93,405	7,949,918	-8,043,323	6,884,793



MEMORANDUM

TO: Board of Directors, Reinvestment Zone No. 27, City of Houston,
TX and Montrose Redevelopment Authority (the "Authority")
FROM: Patricia Knudson Joiner, FAICP and Christina Cornelius
DATE: August 13, 2020
RE: KLP Report – June 2020 – August 2020

Knudson LP Progress Report for the time period between the June 16, 2020 board meeting and August 13, 2020 is as follows:

- Coordination, attendance, and/or facilitation of Projects and Planning, Public Engagement, Housing and Finance Committee meetings
- Projects and Planning
 - Met with Public Works and Economic Development about CIP Projects via Microsoft Teams
 - Confirmed CIP Budget accepted and walked through each CIP project
 - Provided Support to Livable Center Project
 - Participation in the bi-weekly teams calls
 - Outreach and follow up to Stakeholder Committee Nominees
 - Coordination of the Storytelling Video Logistics
 - Analysis and coordination of feedback for the Needs Assessment Document
 - Participation in the First Stakeholder Workshop
 - Additional out of scope tasks to ensure the Livable Center Project stays on track
- Public Engagement
 - Held a conference call with community member who had concerns about TIRZ Spur letter
 - Explained the process behind sending the letter
 - Oversaw website revisions and reporting
- Housing
 - Met with Montrose Center and January Advisors about the development of pilot rental assistance program via Google Hangouts
 - Framework for pilot program was developed
 - Met with the City of Houston and coordinated with ABHR about pilot rental assistance program
- Finance
 - Supported finance committee with invoice submittal from vendors



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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: August 17, 2020

RE: ABHR Report –June-August 2020

ABHR Progress report for the time period between the June 15, 2020 board meeting and August 17, 2020 board meeting is as follows:

Completed Tasks

- Finalized and executed Interlocal Agreement with Precinct 1.
- Finalized funding of B-Cycle project.
- Finalized agreement with SPARK Park for \$150,000 contribution for construction of AIMS Park.
- Administrative tasks of the Zone, including preparation of agendas and minutes of regular board meetings, and preparation of the board book.

Ongoing Tasks

- Negotiate and execute agreement with Houston City Council District C for use of Council District Service Fund for Waugh/Commonwealth project.
- Assist Equi-Tax in necessary actions to receive money allocated from the City to the Montrose RDA.
- Assist affordable housing committee in development of their programs.