

**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, December 7, 2020, at 6:30 p.m., by teleconference and/or videoconference. Register for the teleconference/videoconference* at <https://tinyurl.com/y5b6p9n9>**, 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:
 - a. Projects and Planning Committee report;
 - b. report from Gauge Engineering, including the following:
 - i. update on comprehensive drainage analysis of the Zone;
 - ii. list of potential projects;
 - iii. update on Waugh Drive, Commonwealth, and Yoakum Street improvements, including:
 1. receive Bid Tabulation and Construction Contract Award Recommendation for Board Approval;
 2. approve proposal for Construction Inspection and Materials Testing;
 - c. approve Services Agreement with The Goodman Corporation for grants administration;
 - a. update on status of annexation of additional land into the Zone;
 - b. update on Livable Centers Study;
 - c. update on project with Montrose Collective Owner, LP; and
 - d. update on agreement with District C for Waugh Drive and Commonwealth Street improvements.
5. Public Engagement, including Public Engagement Committee Report.
6. Affordable Housing, including Affordable Housing Committee report.

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.

7. Financial Matters, including report from bookkeeper, review financial information, and authorize payment of invoices.
8. Report from Masterson Advisors, including discuss financial capacity of Zone and the Authority.
9. Report from Zone administrator.
10. Report from Attorney.
11. Report from Chair Mitchmore, including:
 - a. discuss South Main Alliance decision retracting invitation for Dr. Randy Mitchmore to join the South Main Alliance Advisory Board representing TIRZ 27; and
 - b. present letter from the Chair to the Board.
12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
13. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
14. 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://tinyurl.com/y5b6p9n9> 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.**

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Planning and Projects **Date of Meeting:** 10/23/2020

Chairperson: Dr. Randy Mitchmore

Attendees:

<u>Dr. Randy Mitchmore</u>	<u>Sherry Weesner</u>
<u>Joe Webb</u>	<u>Muhammad Ali</u>
<u>Christina Cornelius</u>	<u>Patti Knudson Joiner</u>
<u>Sanjay Bapat</u>	<u>Alia Vinson</u>
<u>Walter Morris</u>	

Meeting Report

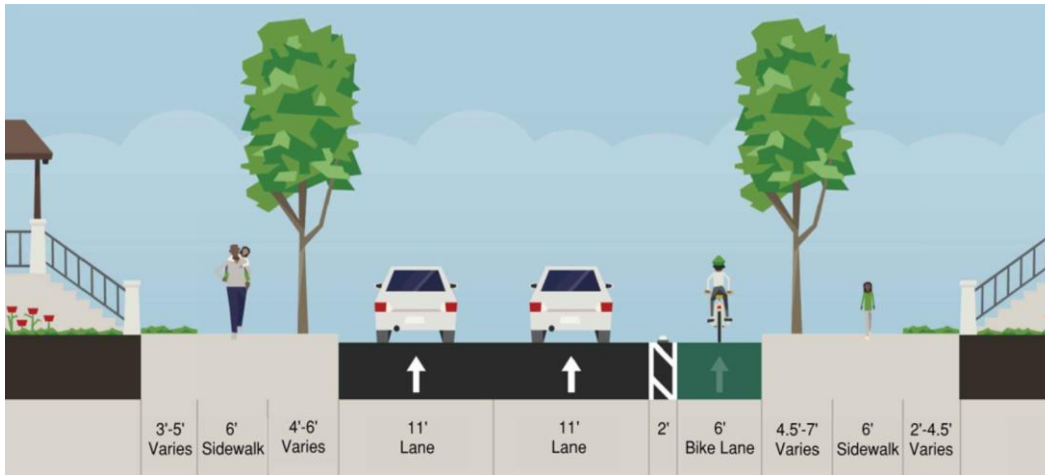
Summary

- Sanjay Bapat requested an updated metes and bounds showing the new TIRZ 27 annexation area.
- Sherry Weesner explained that the metes and bounds needs to be created with extreme accuracy so the TIRZ will receive an accurate amount of money from the city.
- Dr. Mitchmore mentioned that property owners within the new annexation area will need to be notified before November 2nd.
- Alia Vinson mentioned that there needs to be a specific section in the project plan relating towards drainage since that is a major focus for the TIRZ.
- Committee members agreed.
- Sherry Weesner suggested that the project plan budget should not be altered at this time.
- Mohammad Ali suggested that registered mailing be used to notify stakeholders in the annexation area.

TO-1 & SUPPLEMENTAL: COMMONWEALTH & WAUGH DRIVE:

Activities This Period:

- 100% plans submitted to the City
- Followed the City's procurement process
 - Uploaded construction plans/project manual to Civicast
 - 11/6 and 11/13 - Advertised project
 - 11/17 - Non-mandatory Pre-bid meeting



Activities Planned for Next Period:

- 12/3 – Bid Opening
- Tabulate and evaluate bids
- Email bids to P&P Committee recommendation for review
- Recommend for approval to Board at 12/7 board meeting
- Work with ABHR to review Contractor's Legal Docs
- February 2021 - Contractor mobilizes

TO-3: MONTROSE DRAINAGE STUDY

Activities This Period:

- Report and Tech Memo completed
- Submitted Tech Memo to HCFCD

TO-3: HAWTHORNE & WOODHEAD NEIGHBORHOOD SAFE IMPROVEMENTS

- DCR and draft Tech Memo completed
- Timeline:
 - Preliminary Engineering: thru November 2020
 - Detail Design: December 2020 thru July 2021
 - Bid Phase: August 2021 thru September 2021

MISCELLANEOUS

- Assisted with the Montrose Blvd and Fairview Annexation work by developing exhibits and metes & bounds docs.

POTENTIAL PROJECT LISTS
TIRZ 27/MONTROSE REDEVELOPMENT AUTHORITY
12/1/2020



1. Long and Short Term Potential Projects

CIP Projects	Length (LF)	From	To	Project Description	Total
Montrose Blvd - Phase I	6,150	Westheimer Rd	Allen Pkwy	Full Rdwy, Drainage (2~10'x10' RCBs) & Utilities Reconstruction	\$28,520,000
Montrose Blvd - Phase II	3,650	US 59 Bridge	Westheimer Rd	Full Rdwy, Drainage (2~10'x10' RCBs) & Utilities Reconstruction	\$17,430,000
W Gray St	7,950	Shepherd Dr	Taft St.	Full Rdwy, Drainage (8'x7' RCB) & Utilities Reconstruction	\$20,790,000
Fairview St	5,200	Dunlavy St	Taft St.	Full Rdwy, Drainage (5'x5' RCB) & Utilities Reconstruction	\$7,280,000
Westheimer Rd	9,400	Shepherd Dr	Bagby St	Full Rdwy, Drainage (6'x6' RCB) & Utilities Reconstruction	\$23,700,000
W Alabama	9,050	Shepherd Dr	E of Brandt St	Full Rdwy, Drainage (5'x5' to 6'x6' RCB) & Utilities Reconstruction	\$18,040,000
Richmond Ave	7,500	Shepherd Dr	Spur 527	Full Rdwy, Drainage (5'x5' RCB) & Utilities Reconstruction	\$18,950,000
Dunlavy St - Phase I	6,000	Westheimer Rd	Allen Pkwy	Full Rdwy, Drainage (10'x10' RCBs) & Utilities Reconstruction	\$18,850,000
Dunlavy St - Phase II	4,800	US 59 Frontage Rd	Westheimer	Full Rdwy, Drainage (6'x6' to 8'x8' RCB) & Utilities Reconstruction	\$8,710,000
	59,700				\$162,270,000
<u>Walk/Bike Projects</u>					
Waugh, Commonwealth Dr & Yoakum	12,900	Alabama St	Dallas St	Dedicated Bike Ln, Mill/Overlay Pvmnt and Sidewalk Replacement	\$3,300,000
Hawthorne Neighborhood Street	7,200	Woodhead St	Spur 527	Neighborhood Safe Street	\$1,980,000
Woodhead Neighborhood Street	9,600	US 59	Dunlavy St.	Neighborhood Safe Street	\$2,750,000
West Dallas Street	2,300	Waugh Dr	Columbus St	Dedicated Bike Ln, Mill/Overlay Pvmnt and Sidewalk Replacement	\$440,000
Welch Street	8,200	Shepherd Dr	Taft St.	Neighborhood Safe Street	\$2,350,000
Stanford Neighborhood Street	9,100	US 59	W Dallas St	Neighborhood Safe Street	\$1,980,000
Mandell Street	4,200	US 59	Westheimer Rd	Dedicated Bike Ln, Mill/Overlay Pvmnt and Sidewalk Replacement	\$1,980,000
	53,500				\$14,780,000
Total					\$177,050,000

2. Work Force/Affordable Housing Potential Projects

Project identification in progress

3. Parking Improvement Potential Projects

Project identification in progress

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future.

**Waugh Drive, Commonwealth Street and Montrose Boulevard at
Westheimer Intersection Improvements
WBS No. N-T27000-0001-4
Construction Bid Tabs**



BIDS RECEIVED: December 3rd, 2020 OWNER: Montrose Tax Increment Reinvestment Zone TIRZ 27 # OF BIDS: 5 # OF ITEMS: 69					FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Main Lane Industries, Ltd. 14115 Luthe Rd, Suite 100 Houston, TX 77039		BID NUMBER 2 Total Contracting Limited 11203 Bedford Houston, TX 77031		BID NUMBER 3 Reytec Construction Inc 1901 Hollister St. Houston, TX 77080		BID NUMBER 4 Teamwork Construction Services, Inc. 16111 Hollister St. Houston, TX 77066		BID NUMBER 5 Angel Brothers Enterprises 3003 Kilgore Parkway Baytown, TX 77523		AVERAGE OF 5 BIDS	
No.	Section	Description	Units	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
WAUGH DR, YOAKUM BLVD & COMMONWEALTH ST																		
GENERAL ITEMS																		
1	01502	Mobilization	LS	1	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00
2	01555	Uniformed Police Officers	HR	620	\$50.00	\$31,000.00	\$50.00	\$31,000.00	\$55.00	\$34,100.00	\$55.00	\$34,100.00	\$65.00	\$40,300.00	\$161.00	\$99,820.00	\$77.20	\$47,864.00
3	01555	Traffic Control	LS	1	\$70,000.00	\$70,000.00	\$240,000.00	\$240,000.00	\$65,000.00	\$65,000.00	\$40,000.00	\$40,000.00	\$29,500.00	\$29,500.00	\$9,000.00	\$9,000.00	\$76,700.00	\$76,700.00
4	01570	Inlet Protection Barrier	LF	1,216	\$4.00	\$4,864.00	\$4.00	\$4,864.00	\$3.00	\$3,648.00	\$4.00	\$4,864.00	\$2.00	\$2,432.00	\$7.00	\$8,512.00	\$4.00	\$4,864.00
5	02086	Adjust water meter valve	EA	46	\$200.00	\$9,200.00	\$200.00	\$9,200.00	\$500.00	\$23,000.00	\$335.00	\$15,410.00	\$395.00	\$18,170.00	\$275.00	\$12,650.00	\$341.00	\$15,686.00
6	02086	Adjust Manhole Frame & Cover to Match Prop Elevations and Grades	EA	119	\$450.00	\$53,550.00	\$350.00	\$41,650.00	\$250.00	\$29,750.00	\$800.00	\$95,200.00	\$495.00	\$58,905.00	\$460.00	\$54,740.00	\$471.00	\$56,049.00
7	02233	Clearing and Grubbing	SF	36	\$16.00	\$576.00	\$90.00	\$3,240.00	\$100.00	\$3,600.00	\$15.00	\$540.00	\$105.00	\$3,780.00	\$300.00	\$10,800.00	\$122.00	\$4,392.00
8	02922	Sodding	SY	56	\$5.00	\$280.00	\$18.00	\$1,008.00	\$6.00	\$336.00	\$18.00	\$1,008.00	\$8.00	\$448.00	\$5.50	\$308.00	\$11.10	\$621.60
General Items Subtotal						\$289,470.00		\$450,962.00		\$279,434.00		\$311,122.00		\$273,535.00		\$315,830.00		\$326,176.60
ROADWAY ITEMS																		
9	01270S	Grading	SF	396	\$10.00	\$3,960.00	\$10.00	\$3,960.00	\$5.00	\$1,980.00	\$5.00	\$1,980.00	\$22.00	\$8,712.00	\$4.00	\$1,584.00	\$9.20	\$3,643.20
10	01270S	Retaining Wall	CY	6	\$900.00	\$5,400.00	\$1,500.00	\$9,000.00	\$450.00	\$2,700.00	\$600.00	\$3,600.00	\$1,649.00	\$9,894.00	\$1,900.00	\$11,400.00	\$1,219.80	\$7,318.80
11	01270S	Remove and Dispose Exist Hazard	EA	7	\$100.00	\$700.00	\$500.00	\$3,500.00	\$500.00	\$3,500.00	\$200.00	\$1,400.00	\$2,059.00	\$14,413.00	\$430.00	\$3,010.00	\$737.80	\$5,164.60
12	02221	Remove & Dispose Conc Sidewalk, driveway and Ramp, all thickness	SY	12,167	\$9.00	\$109,503.00	\$12.00	\$146,004.00	\$3.00	\$36,501.00	\$9.00	\$109,503.00	\$28.00	\$340,676.00	\$19.50	\$237,256.50	\$14.30	\$173,988.10
13	02221	Remove Existing Concrete Medians (Including Curbs)	SY	164	\$12.00	\$1,968.00	\$10.00	\$1,640.00	\$4.00	\$656.00	\$14.00	\$2,296.00	\$37.00	\$6,068.00	\$21.00	\$3,444.00	\$17.20	\$2,820.80
14	02315	Excavation	CY	316	\$25.00	\$7,900.00	\$20.00	\$6,320.00	\$15.00	\$4,740.00	\$10.00	\$3,160.00	\$47.00	\$14,852.00	\$32.00	\$10,112.00	\$24.80	\$7,836.80
15	02741&02960	Asphalt Mill & Overlay (1.5-inches)	SY	51,818	\$12.00	\$621,816.00	\$12.50	\$647,725.00	\$20.00	\$1,036,360.00	\$10.00	\$518,180.00	\$9.00	\$466,362.00	\$13.00	\$673,634.00	\$12.90	\$668,452.20
16	02754	7-Inch-High Early Strength Concrete Driveway, Including Excavation and Base	SF	30,742	\$8.00	\$245,936.00	\$11.00	\$338,162.00	\$8.00	\$245,936.00	\$11.00	\$338,162.00	\$15.00	\$461,130.00	\$16.00	\$491,872.00	\$12.20	\$375,052.40
17	02771	Remove & Replace Existing Curb and Gutter	LF	1,828	\$25.00	\$45,700.00	\$40.00	\$73,120.00	\$40.00	\$73,120.00	\$12.00	\$21,936.00	\$111.00	\$202,908.00	\$93.00	\$170,004.00	\$59.20	\$108,217.60
18	02771	Proposed Concrete 6" Curb	LF	4,520	\$5.00	\$22,600.00	\$6.00	\$27,120.00	\$10.00	\$45,200.00	\$5.00	\$22,600.00	\$32.00	\$144,640.00	\$8.50	\$38,420.00	\$12.30	\$55,596.00
19	01270S	Adjust Existing Median Nose	EA	9	\$400.00	\$3,600.00	\$7,500.00	\$67,500.00	\$2,500.00	\$22,500.00	\$820.00	\$7,380.00	\$8,050.00	\$72,450.00	\$1,750.00	\$15,750.00	\$4,124.00	\$37,116.00
20	02772	Concrete Median	SY	892	\$55.00	\$49,060.00	\$72.00	\$64,224.00	\$60.00	\$53,520.00	\$47.00	\$41,924.00	\$96.00	\$85,632.00	\$73.00	\$65,116.00	\$69.60	\$62,083.20
21	02775	Sidewalk 4-1/2-inch thick	SF	62,087	\$5.50	\$341,478.50	\$8.00	\$496,696.00	\$7.00	\$434,609.00	\$5.25	\$325,956.75	\$9.00	\$558,783.00	\$7.50	\$465,652.50	\$7.35	\$456,339.45
22	02775	Construct ADA Complaint Wheelchair Ramp, Including ADA Truncated Domes (complete in place)	SF	16,324	\$15.00	\$244,860.00	\$16.00	\$261,184.00	\$20.00	\$326,480.00	\$12.00	\$195,888.00	\$37.00	\$603,988.00	\$18.00	\$293,832.00	\$20.60	\$336,274.40
23	02775	Remove and Replace Pavers	SF	1,026	\$22.00	\$22,572.00	\$22.00	\$22,572.00	\$25.00	\$25,650.00	\$10.50	\$10,773.00	\$45.00	\$46,170.00	\$16.00	\$16,416.00	\$23.70	\$24,316.20
24	02951	Concrete Pavement Repair and Restoration	SY	13	\$130.00	\$1,690.00	\$500.00	\$6,500.00	\$200.00	\$2,600.00	\$260.00	\$3,380.00	\$792.00	\$10,296.00	\$736.00	\$9,568.00	\$497.60	\$6,468.80
Roadway Items Subtotal						\$1,728,743.50		\$2,175,227.00		\$2,316,052.00		\$1,608,118.75		\$3,046,974.00		\$2,507,071.00		\$2,330,688.55
TRAFFIC ITEMS																		
25	16713	Pre-formed Loop	LF	1,890	\$15.00	\$28,350.00	\$16.00	\$30,240.00	\$16.00	\$30,240.00	\$14.50	\$27,405.00	\$14.00	\$26,460.00	\$17.00	\$32,130.00	\$15.50	\$29,295.00
Traffic Items Subtotal						\$28,350.00		\$30,240.00		\$30,240.00		\$27,405.00		\$26,460.00		\$32,130.00		\$29,295.00
SIGNING ITEMS																		
26	01554	Relocate Sign	EA	61	\$150.00	\$9,150.00	\$100.00	\$6,100.00	\$150.00	\$9,150.00	\$89.00	\$5,429.00	\$130.00	\$7,930.00	\$100.00	\$6,100.00	\$113.80	\$6,941.80
27	01554	Placement of Permanent Signs	EA	149	\$350.00	\$52,150.00	\$200.00	\$29,800.00	\$300.00	\$44,700.00	\$129.00	\$19,221.00	\$185.00	\$27,565.00	\$150.00	\$22,350.00	\$192.80	\$28,727.20
Signing Items Subtotal						\$61,300.00		\$35,900.00		\$53,850.00		\$24,650.00		\$35,495.00		\$28,450.00		\$35,669.00
PAVEMENT MARKING ITEMS																		
28	01270S & 0296	Bike Lane Protection Device (Armadillos)	EA	915	\$100.00	\$91,500.00	\$125.00	\$114,375.00	\$200.00	\$183,000.00	\$107.00	\$97,905.00	\$109.00	\$99,735.00	\$125.00	\$114,375.00	\$133.20	\$121,878.00
29	02764	Raised Pavement Markings Type I-C Yellow Reflective	EA	306	\$5.00	\$1,530.00	\$5.00	\$1,530.00	\$4.50	\$1,377.00	\$4.25	\$1,300.50	\$4.00	\$1,224.00	\$5.00	\$1,530.00	\$4.55	\$1,392.30
30	02764	Raised Pavement Markings Type II A-A Yellow Reflective	EA	18	\$5.00	\$90.00	\$5.00	\$90.00	\$4.50	\$81.00	\$4.25	\$76.50	\$5.00	\$90.00	\$5.00	\$90.00	\$4.75	\$85.50
31	02767	Thermoplastic Traffic Paint Striping, solid white (6-inch-wide)	LF	22,075	\$1.75	\$38,631.25	\$0.70	\$15,452.50	\$0.75	\$16,556.25	\$0.65	\$14,348.75	\$1.00	\$22,075.00	\$0.75	\$16,556.25	\$0.77	\$16,997.75
32	02767	Thermoplastic Traffic Paint Striping, dashed white line (4-inch-wide)	LF	11,211	\$0.50	\$5,605.50	\$0.60	\$6,726.60	\$0.50	\$5,605.50	\$0.55	\$6,166.05	\$0.50	\$5,605.50	\$0.65	\$7,287.15	\$0.56	\$6,278.16

**Waugh Drive, Commonwealth Street and Montrose Boulevard at
Westheimer Intersection Improvements
WBS No. N-T27000-0001-4
Construction Bid Tabs**




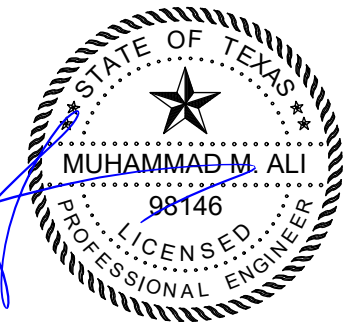
BIDS RECEIVED: December 3rd, 2020							FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Main Lane Industries, Ltd. 14115 Luthe Rd, Suite 100 Houston, TX 77039		BID NUMBER 2 Total Contracting Limited 11203 Bedford Houston, TX 77031		BID NUMBER 3 Reytec Construction Inc 1901 Hollister St. Houston, TX 77080		BID NUMBER 4 Teamwork Construction Services, Inc. 16111 Hollister St. Houston, TX 77066		BID NUMBER 5 Angel Brothers Enterprises 3003 Kilgore Parkway Baytown, TX 77523		AVERAGE OF 5 BIDS	
OWNER: Montrose Tax Increment Reinvestment Zone TIRZ 27																				
# OF BIDS: 5																				
# OF ITEMS: 69																				
33	02767	Thermoplastic Traffic Paint Striping, solid white (12-inch-wide)	LF	7,869	\$2.00	\$15,738.00	\$3.00	\$23,607.00	\$2.75	\$21,639.75	\$2.40	\$18,885.60	\$3.00	\$23,607.00	\$3.00	\$23,607.00	\$2.83	\$22,269.27		
34	02767	Thermoplastic Traffic Paint Striping, solid white stop bar (24-inch-wide)	LF	3,175	\$7.00	\$22,225.00	\$6.00	\$19,050.00	\$8.00	\$25,400.00	\$4.90	\$15,557.50	\$6.00	\$19,050.00	\$6.00	\$19,050.00	\$6.18	\$19,621.50		
35	02767	Thermoplastic Pvmr Markings (Solid Yellow Median)	LF	4,300	\$2.00	\$8,600.00	\$1.00	\$4,300.00	\$1.00	\$4,300.00	\$0.90	\$3,870.00	\$1.00	\$4,300.00	\$1.00	\$4,300.00	\$0.98	\$4,214.00		
36	02767	Thermoplastic Traffic Pavement Marking (W) (Arrow)	EA	11	\$250.00	\$2,750.00	\$150.00	\$1,650.00	\$150.00	\$1,650.00	\$131.00	\$1,441.00	\$145.00	\$1,595.00	\$150.00	\$1,650.00	\$145.20	\$1,597.20		
37	02765	Solid Green Thermoplastic Block	SF	6,342	\$10.00	\$63,420.00	\$9.00	\$57,078.00	\$8.50	\$53,907.00	\$8.60	\$54,541.20	\$10.00	\$63,420.00	\$10.00	\$63,420.00	\$9.22	\$58,473.24		
38	02767	Thermoplastic Traffic Pvmr Marking (W) (Double Arrow)	EA	15	\$300.00	\$4,500.00	\$225.00	\$3,375.00	\$200.00	\$3,000.00	\$210.00	\$3,150.00	\$180.00	\$2,700.00	\$250.00	\$3,750.00	\$213.00	\$3,195.00		
39	02765	Thermoplastic Traffic Pavement Marking (W) (Symbol)	EA	53	\$300.00	\$15,900.00	\$175.00	\$9,275.00	\$160.00	\$8,480.00	\$152.00	\$8,056.00	\$294.00	\$15,582.00	\$175.00	\$9,275.00	\$191.20	\$10,133.60		
40	02765	Thermoplastic Traffic Pvmr Marking (W) (Bike Arrow)	EA	36	\$200.00	\$7,200.00	\$500.00	\$18,000.00	\$500.00	\$18,000.00	\$480.00	\$17,280.00	\$165.00	\$5,940.00	\$550.00	\$19,800.00	\$439.00	\$15,804.00		
Pavement Marking Items Subtotal						\$277,689.75		\$274,509.10		\$342,996.50		\$242,578.10		\$264,923.50		\$284,690.40		\$281,939.52		
LIGHTING ITEMS																				
41	01270S	Proposed Lighting Conduit (2-INCH PVC)	LF	4,070	\$11.50	\$46,805.00	\$16.00	\$65,120.00	\$16.00	\$65,120.00	\$14.50	\$59,015.00	\$14.00	\$56,980.00	\$17.00	\$69,190.00	\$15.50	\$63,085.00		
42	01270S	Ground/Pull Boxes	EA	17	\$300.00	\$5,100.00	\$400.00	\$6,800.00	\$350.00	\$5,950.00	\$290.00	\$4,930.00	\$280.00	\$4,760.00	\$350.00	\$5,950.00	\$334.00	\$5,678.00		
Lighting Items Subtotal						\$51,905.00		\$71,920.00		\$71,070.00		\$63,945.00		\$61,740.00		\$75,140.00		\$68,763.00		
LANDSCAPING ITEMS																				
43	02915	Plant 4" tree with 100-gallon container	EA	42	\$1,850.00	\$77,700.00	\$1,100.00	\$46,200.00	\$1,150.00	\$48,300.00	\$1,030.00	\$43,260.00	\$1,495.00	\$62,790.00	\$1,400.00	\$58,800.00	\$1,235.00	\$51,870.00		
44	01562	Install Zero Curb Cutback	EA	85	\$9.75	\$828.75	\$12.00	\$1,020.00	\$60.00	\$5,100.00	\$36.00	\$3,060.00	\$295.00	\$25,075.00	\$400.00	\$34,000.00	\$160.60	\$13,651.00		
45	01562	Install Checker plate Sidewalk construction	SF	1,420	\$32.00	\$45,440.00	\$60.00	\$85,200.00	\$75.00	\$106,500.00	\$29.00	\$41,180.00	\$39.00	\$55,380.00	\$61.00	\$86,620.00	\$52.80	\$74,976.00		
46	01562 & 1110	Tree Protection Plan	LS	1	\$46,389.00	\$46,389.00	\$90,000.00	\$90,000.00	\$80,000.00	\$80,000.00	\$35,000.00	\$35,000.00	\$9,500.00	\$9,500.00	\$44,000.00	\$44,000.00	\$51,700.00	\$51,700.00		
Landscaping Items Subtotal						\$170,357.75		\$222,420.00		\$239,900.00		\$122,500.00		\$152,745.00		\$223,420.00		\$192,197.00		
MONTROSE BLVD																				
GENERAL ITEMS																				
47	01502	Mobilization	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00		
48	01555	Uniformed Police Officers	HR	100	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$55.00	\$5,500.00	\$55.00	\$5,500.00	\$65.00	\$6,500.00	\$161.00	\$16,100.00	\$77.20	\$7,720.00		
49	01555	Traffic Control	LS	1	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$15,189.25	\$15,189.25	\$19,500.00	\$19,500.00	\$2,550.00	\$2,550.00	\$16,447.85	\$16,447.85		
50	02086	Adjust water meter valve	EA	9	\$200.00	\$1,800.00	\$200.00	\$1,800.00	\$500.00	\$4,500.00	\$330.00	\$2,970.00	\$295.00	\$2,655.00	\$275.00	\$2,475.00	\$320.00	\$2,880.00		
51	02086	Adjust Manhole Frame & Cover to Match Prop Elevations and Grades	EA	4	\$500.00	\$2,000.00	\$350.00	\$1,400.00	\$250.00	\$1,000.00	\$800.00	\$3,200.00	\$395.00	\$1,580.00	\$460.00	\$1,840.00	\$451.00	\$1,804.00		
52	02233	Clearing and Grubbing	SF	70	\$1.00	\$70.00	\$20.00	\$1,400.00	\$50.00	\$3,500.00	\$7.00	\$490.00	\$100.00	\$7,000.00	\$300.00	\$21,000.00	\$95.40	\$6,678.00		
General Items Subtotal						\$38,870.00		\$49,600.00		\$59,500.00		\$47,349.25		\$57,235.00		\$63,965.00		\$55,529.85		
ROADWAY ITEMS																				
53	02221	Remove & Dispose Conc Sidewalk, driveway and Ramp, all thickness	SY	1,565	\$5.00	\$7,825.00	\$12.00	\$18,780.00	\$3.00	\$4,695.00	\$12.00	\$18,780.00	\$28.00	\$43,820.00	\$19.50	\$30,517.50	\$14.90	\$23,318.50		
54	02315	Excavation	CY	14	\$25.00	\$350.00	\$20.00	\$280.00	\$15.00	\$210.00	\$20.00	\$280.00	\$47.00	\$658.00	\$31.00	\$434.00	\$26.60	\$372.40		
55	02741&02960	Asphalt Mill & Overlay (1.5-inches)	SY	12	\$12.00	\$144.00	\$25.00	\$300.00	\$100.00	\$1,200.00	\$57.00	\$684.00	\$9.00	\$108.00	\$1,575.00	\$18,900.00	\$398.20	\$4,778.40		
56	02754	7-Inch-High Early Strength Concrete Driveway, Including Excavation and Base	SF	4,926	\$8.00	\$39,408.00	\$11.00	\$54,186.00	\$7.00	\$34,482.00	\$11.25	\$55,417.50	\$16.00	\$78,816.00	\$16.00	\$78,816.00	\$12.25	\$60,343.50		
57	02771	Remove & Replace Existing Curb and Gutter	LF	37	\$25.00	\$925.00	\$40.00	\$1,480.00	\$60.00	\$2,220.00	\$50.00	\$1,850.00	\$142.00	\$5,254.00	\$93.00	\$3,441.00	\$77.00	\$2,849.00		
58	02771	Proposed Concrete 6" Curb	LF	120	\$5.00	\$600.00	\$40.00	\$4,800.00	\$10.00	\$1,200.00	\$30.00	\$3,600.00	\$63.00	\$7,560.00	\$8.50	\$1,020.00	\$30.30	\$3,636.00		
59	02772	Adjust Existing Median Nose	EA	4	\$400.00	\$1,600.00	\$7,500.00	\$30,000.00	\$65.00	\$260.00	\$1,000.00	\$4,000.00	\$8,051.00	\$32,204.00	\$1,750.00	\$7,000.00	\$3,673.20	\$14,692.80		
60	02775	Sidewalk 4-1/2-inch thick	SF	5,227	\$5.50	\$28,748.50	\$8.00	\$41,816.00	\$6.00	\$31,362.00	\$6.00	\$31,362.00	\$10.00	\$52,270.00	\$7.50	\$39,202.50	\$7.50	\$39,202.50		
61	02775	Construct ADA Complaint Wheelchair Ramp, Including ADA Truncated Domes (complete in place)	SF	3,934	\$15.00	\$59,010.00	\$16.00	\$62,944.00	\$20.00	\$78,680.00	\$12.50	\$49,175.00	\$38.00	\$149,492.00	\$18.00	\$70,812.00	\$20.90	\$82,220.60		
Roadway Items Subtotal						\$138,610.50		\$217,286.00		\$154,309.00		\$165,148.50		\$370,182.00		\$250,143.00		\$231,413.70		
PAVEMENT MARKING ITEMS																				
62	02767	Thermoplastic Traffic Paint Striping, solid white (12-inch-wide)	LF	2,196	\$2.00	\$4,392.00	\$3.00	\$6,588.00	\$2.75	\$6,039.00	\$2.40	\$5,270.40	\$3.00	\$6,588.00	\$3.00	\$6,588.00	\$2.83	\$6,214.68		
63	02767	Thermoplastic Traffic Paint Striping, solid white stop bar (24-inch-wide)	LF	870	\$7.00	\$6,090.00	\$6.00	\$5,220.00	\$8.00	\$6,960.00	\$4.90	\$4,263.00	\$6.00	\$5,220.00	\$6.00	\$5,220.00	\$6.18	\$5,376.60		

**Waugh Drive, Commonwealth Street and Montrose Boulevard at
Westheimer Intersection Improvements
WBS No. N-T27000-0001-4
Construction Bid Tabs**



BIDS RECEIVED: December 3rd, 2020 OWNER: Montrose Tax Increment Reinvestment Zone TIRZ 27 # OF BIDS: 5 # OF ITEMS: 69					FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Main Lane Industries, Ltd. 14115 Luth Rd, Suite 100 Houston, TX 77039		BID NUMBER 2 Total Contracting Limited 11203 Bedford Houston, TX 77031		BID NUMBER 3 Reytec Construction Inc 1901 Hollister St. Houston, TX 77080		BID NUMBER 4 Teamwork Construction Services, Inc. 16111 Hollister St. Houston, TX 77066		BID NUMBER 5 Angel Brothers Enterprises 3003 Kilgore Parkway Baytown, TX 77523		AVERAGE OF 5 BIDS	
Pavement Marking Items Subtotal						\$10,482.00		\$11,808.00		\$12,999.00		\$9,533.40		\$11,808.00		\$11,808.00		\$11,591.28
LANDSCAPING ITEMS																		
64	01562&1110	Tree Protection Plan	LS	1	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$50,000.00	\$50,000.00	\$2,500.00	\$2,500.00	\$7,950.00	\$7,950.00	\$3,750.00	\$3,750.00	\$13,640.00	\$13,640.00
65	01562	Install Zero Curb Cutback	LF	10	\$75.00	\$750.00	\$12.00	\$120.00	\$60.00	\$600.00	\$85.00	\$850.00	\$295.00	\$2,950.00	\$42.00	\$420.00	\$98.80	\$988.00
Landscaping Items Subtotal						\$10,750.00		\$4,120.00		\$50,600.00		\$3,350.00		\$10,900.00		\$4,170.00		\$14,628.00
CASH ALLOWANCE ITEMS																		
66	01110	CenterPoint Street Lighting	LS	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
67	01110	COH Work Permit	LS	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
68	01110	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
69	01110	Work Directive/ Extra Asphalt Repair	LS	1	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00
Cash Allowance Subtotal						\$241,000.00		\$241,000.00		\$241,000.00		\$241,000.00		\$241,000.00		\$241,000.00		\$241,000.00
TOTAL						\$3,047,528.50		\$3,784,992.10		\$3,851,950.50		\$2,866,700.00		\$4,552,997.50		\$4,037,817.40		\$3,818,891.50
								24.20%		26.40%		-5.93%		49.40%		32.49%		25.31%


 12/3/2020



Gauge Engineering, LLC
Firm F-20017



December 3rd, 2020

Randy Mitchmore, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection Improvements WBS No. N-T27000-0001-4 Contract Award Recommendation

Dear Dr Mitchmore,

We have evaluated the bids received on December 3rd, 2020 for the Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection Improvements project. There was a total of five (5) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. Main Lane Industries, Ltd.	\$3,784,992.10
2. Total Contracting Limited	\$3,851,950.50
3. Reytec Construction Resources, Inc	\$2,866,700.00*
4. Teamwork Construction Services, Inc.	\$4,552,997.50
5. Angel Brothers Enterprises	\$4,037,817.40
<i>*Lowest bidder</i>	

Reytec's construction bid of \$2,866,700.00 was the lowest bid and it is approximately 5.93% lower than the engineer's estimate of \$3,047,528.50. The bid prices received are indicative of the current availability and cost of local construction resources. Gauge Engineering has reviewed the bid and feels the bid prices are appropriate for the work involved.

Reytec Construction has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Montrose Tax Increment Reinvestment Zone to award the construction contract based on the low bid of \$2,866,700.00 submitted by Reytec Construction Resources, Inc. Please do not hesitate to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muhammad Ali", with a stylized flourish extending to the right.

Muhammad Ali, P.E.
Principal

Attachments: Bid Tabulation

TASK ORDER NO. 6



November 27, 2020

Randy Mitchmore, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Proposal for Construction Inspection & Materials Testing - Waugh Drive and Commonwealth Street Improvements WBS No. N-T27000-0001-4

Dear Dr Mitchmore,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Inspection & Materials Testing services for Waugh Drive and Commonwealth Street Improvements. We propose to perform these services over the 7-month construction duration for a Lump Sum amount of \$188,610.00. A detailed breakdown of the scope items and fee can be found under Exhibits "A", "B" and "C" respectively. We are prepared to begin this work immediately.

Construction Inspection (7-month duration) - \$129,990
Construction Materials Testing - \$58,620
Grand Total - \$188,610

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muhammad Ali", with a stylized flourish extending to the right.

Muhammad Ali, P.E.
Principal

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature

Date

Print

Accepted for
City of Houston:

Signature

Date

Print

Attachments: Exhibit A - Scope of Services
Exhibit B - Level-of-Effort
Exhibit C – CMT proposal

EXHIBIT A
SCOPE OF SERVICES
WAUGH DRIVE & COMMONWEALTH STREET IMPROVEMENTS
Scope of Services – Construction Inspection

Construction Inspector Services: The Inspector shall provide the following services:

- A. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 27, include performing shop visits of Contractor furnished material and equipment.
- B. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- C. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant.
- D. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- E. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- F. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note,

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. Gauge will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety

EXHIBIT B
 WAUGH DR/COMMONWEALTH ST IMPROVEMENTS SUPPLEMENTAL
 WBS NO. N-T27000-0001-4
 LEVEL OF EFFORT - CONSTRUCTION INSPECTION & MATERIALS TESTING



Labor & Expenses											
Description	Billing Rate	TOTALS			2021						
		Hours	Amount	% of Labor	Feb	Mar	Apr	May	Jun	Jul	Aug
					1	2	3	4	5	6	7
Construction Inspector	\$105.00	1,218	\$127,890	100.0%	174	174	174	174	174	174	174
LABOR SUBTOTAL			\$127,890	100.0%	\$18,270	\$18,270	\$18,270	\$18,270	\$18,270	\$18,270	\$18,270
EXPENSES SUBTOTAL			\$2,100		\$300	\$300	\$300	\$300	\$300	\$300	\$300
TOTAL - CONSTRUCTION INSPECTION			\$129,990		\$18,570	\$18,570	\$18,570	\$18,570	\$18,570	\$18,570	\$18,570

Construction Materials Testing (Ex C)	\$53,291.00
10% Management Markup	\$5,320.00
	\$58,620.00

Grand Total	\$188,610.00
--------------------	---------------------



ESTABLISHED 1959

3143 Yellowstone Blvd., Houston, Texas 77054

Tel: (713) 748-3717 Fax: (713) 748-3748

November 12, 2020

Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, Texas 77042

Attn: Mr. Muhammad Ali, PE, Env SP

Re: Cost Estimate for Testing Services for TIRZ 27 – Waugh, Commonwealth, Yoakum & Montrose Improvements; WBS N-T27000-0001-4

Mr. Ali:

As per your request we are pleased to submit our cost estimate proposal for the above referenced project. The total was determined by using the quantities and specifications provided in drawings and construction specifications; an estimate work sheet is included with this letter. Actual charges will be based on the services requested and provided.

SCOPE OF WORK

The construction materials testing and inspection will include the following services:

- Paving, Sidewalk, Curb, Gutter and Wheelchair Ramp: Testing and Monitoring
- Asphalt: Testing & Monitoring
- Professional Engineer Review

We appreciate the opportunity to present this cost estimate. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Associated Testing Laboratories, Inc.

Hulugundi Dwarakanath, P.E.
Senior Project Engineer - CMT Services

Associated Testing Laboratories, Inc.3143 Yellowstone Blvd
Houston, Tx-77054

Description	Quantity	Rate	Units	Amount
PERSONNEL				
Senior Engineer, P.E. (10 years Experience)	30.00	\$150.00	Hour	\$4,500.00
Technician NICET III, HMA-II	25.00	\$75.00	Hour	\$1,875.00
Technician NICET II, HMA-IA	100.00	\$65.00	Hour	\$6,500.00
Technician ACI-I, II	600.00	\$50.00	Hour	\$30,000.00
Vehicle Charge	1000.00	\$0.575	Mile	\$575.00
Subtotal:				\$43,450.00
PORTLAND CEMENT CONCRETE				
Cylinder Test(ASTM C-39)	500.00	\$17.00	Each	\$8,500.00
Subtotal:				\$8,500.00
HMAC				
Extraction/Gradation(TEX -210 F)	3.00	\$170.00	Each	\$510.00
Specific Gravity (ASTM D-2041 or TEX-201 F)	3.00	\$70.00	Each	\$210.00
HVEEM Stability (TEX-208F)	3.00	\$92.00	Set	\$276.00
Bulk Density- Lab Molded or Core(TEX-207F)	3.00	\$54.00	Set	\$162.00
Molding Specimens 3/set(TEX-206F)	3.00	\$61.00	Set	\$183.00
Subtotal:				\$1,341.00
GRAND TOTAL:			\$53,291.00	

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

Committee Name: Public Engagement **Date of Meeting:** 10/1/2020

Chairperson: Sherry Weesner

Attendees:

<u>Sherry Weesner</u>	<u>Patti Knudson Joiner</u>
<u>Lisa Hunt</u>	<u>Muhammad Ali</u>
<u>Alia Vinson</u>	<u>Sanjay Bapat</u>
<u>Christina Cornelius</u>	<u></u>
<u></u>	<u></u>

Meeting Report

Summary

The Public Engagement committee held a committee meeting and discussed:

- Public Meeting
 - Public Posting
 - Presentation
 - Schedule
 - Logistics
- Website Updates

Board Action Items

- There are no board action items

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

Committee Name: Affordable Housing Committee **Date of Meeting:** 10/7/2020

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Joe Webb</u>
<u>Ray Valdez</u>	<u>Alia Vinson</u>
<u>Sanjay Bapat</u>	<u>Patti Knudson Joiner</u>
<u>Walter Morris</u>	<u></u>
<u></u>	<u></u>

Meeting Report

Summary

- Introduced Walter Morris as new temporary TIRZ Administrator
- Scheduled a meeting with Tom McCasland
- Community Impact
 - The first community meeting in 2021 will hopefully be in Q1
 - Currently exploring the best options for TIRZ projects
- Update from the January Advisors
 - Recommendations were made from Tom
 - A bridge loan program could be used to offset the cost of the new ADU units

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

November 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, 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	7,348,090.58	0.00	0.00	7,348,090.58
Revenue	262.92	0.00	0.00	262.92
Expenditures	1.94	0.00	0.00	1.94
Ending Balance	7,348,351.56	0.00	0.00	7,348,351.56

NOTES:

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

November 30, 2020

General Operating Fund

September 2020

BEGINNING BALANCE: 7,599,755.07

REVENUE:

Increment Collections from the COH	0.00	
COH account Interest	0.00	
Checking Interest	100.12	
TexPool Interest	144.77	
Voided Check (s)	0.00	
Total Revenue:		244.89

DISBURSEMENTS:

Checks Approved at Prior Meeting	237,280.25	
Checks Written at/after Last Meeting	0.00	
Bank Charges	18.00	
Total Expenditures		237,298.25

Ending Balance: 7,362,701.71

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	4,843,045.21
Compass Bank	*8451	0.1000	19,511.73
TexPool	*0001	0.1474	2,500,144.77
		Total	7,362,701.71

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

General Operating Fund

October 2020

BEGINNING BALANCE: 7,362,701.71

REVENUE:

Increment Collections from the COH	0.00	
COH account Interest	0.00	
Checking Interest	123.51	
TexPool Interest	283.36	
Voided Check (s)	0.00	
Total Revenue:		406.87

DISBURSEMENTS:

Checks Approved at Prior Meeting	0.00	
Checks Written at/after Last Meeting	15,000.00	
July COH Pmt Houston Bike Share \$15,000.00		
Bank Charges	18.00	
Total Expenditures		15,018.00

Ending Balance: 7,348,090.58

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	4,828,045.21
Compass Bank	*8451	0.1000	19,617.24
TexPool	*0001	0.1335	2,500,428.13
		Total	7,348,090.58

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

General Operating Fund

November 2020

BEGINNING BALANCE: 7,348,090.58

REVENUE:

Increment Collections from the COH	0.00	
COH account Interest	0.00	
Checking Interest	1.94	
TexPool Interest	252.98	
TML Refund	8.00	
Voided Check (s)	0.00	
Total Revenue:		262.92

DISBURSEMENTS:

Checks Approved at Prior Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Bank Charges	1.94	
Total Expenditures		1.94

Ending Balance: 7,348,351.56

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	4,828,045.21
Compass Bank	*8451	0.1000	19,625.24
TexPool	*0001	0.1231	2,500,681.11
		Total	7,348,351.56

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

TIRZ 27 - Montrose RDA**Checks Presented****December 7, 2020**

Num	Name	Description	Amount
1014	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-17,811.35
1015	Equi-Tax Inc.	Tax Roll Management	-1,877.40
1016	ETI Bookkeeping Services	Bookkeeping Fees	-4,819.05
1017	Gauge Engineering, LLC	Engineering Fees	-123,159.85
1018	January Advisors	Phase II	-12,500.00
1019	Knudson, LP	Professional Consultant	-6,083.68
1020	Knudson LP	Professional Consultant	-12,278.01
Total			-178,529.34

Montrose Redevelopment Authority / TIRZ 27
Investment Report
November 30, 2020

SCHEDULE OF INVESTMENTS

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Compass Bank	0.10	1/13/2020	19,617.24	1.94	6.06	19,625.24

Investment Pools

Fund	Location Of Assets	Interest Rate	Market	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance	
				N.A.V.	Book			N.A.V.	Book
GOF	TexPool	0.1231	2,501,103.25	1.00027	2,500,428.13	252.98	(0.00)	2,501,281.27	2,500,681.11

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Compass Bank	19,625.24	FHLB-A	500,000	CH 155988	500,000	500,000

Certification:

The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper _____

Investment Officer _____

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	1/13/2020	10/14/2020

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

		November			Year to Date (5 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	3,039,591	3,668,022	-628,431	3,668,022
	6-4330 · Interest	255	4,167	-3,912	907	20,833	-19,926	50,000
	6-4336 · Grants	0	100,000	-100,000	0	500,000	-500,000	1,200,000
	6-4342 · Capital Projects - Restricted	0	686,677	-686,677	0	3,433,387	-3,433,387	8,240,129
Total Income		255	790,844	-790,589	3,040,498	7,622,242	-4,581,744	13,158,151
Expense								
	6-6300 · Salaries and Benefits	6,000	6,000	0	24,000	30,000	-6,000	72,000
	6-6320 · Legal Fees	0	10,000	-10,000	31,169	50,000	-18,831	120,000
	6-6321 · Auditing Fees	0	0	0	0	10,000	-10,000	10,000
	6-6322 · Engineering Fees	44,612	4,167	40,445	231,017	20,833	210,184	50,000
	6-6323 · Planning Consultants	6,278	4,167	2,111	6,278	20,833	-14,555	50,000
	6-6324 · Affordable Housing Consultant	12,500	5,833	6,667	12,500	29,167	-16,667	70,000
	6-6333 · Accounting	1,550	1,583	-33	7,750	7,917	-167	19,000
	6-6334 · Tax Roll Management	626	667	-41	3,129	3,333	-204	8,000
	6-6350 · Office Administration	99	0	99	331	0	331	0
	6-6353 · Insurance / Bonds	-8	5,000	-5,008	-8	5,000	-5,008	5,000
	6-6420 · City of Houston Admin Fee	0	0	0	0	183,401	-183,401	183,401
	6-6430 · COH Municipal Services	0	0	0	196,546	196,546	0	196,546
	6-6450 · Public Engagement Expenses	0	1,250	-1,250	4,776	6,250	-1,474	15,000
	6-6460 · Board Development	0	417	-417	0	2,083	-2,083	5,000
	6-7000 · Capital Expenditure							
	6-7202 · Waugh/Commonwealth	0	215,943	-215,943	0	1,079,713	-1,079,713	2,591,310
	6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	75,087	-75,087	180,209
	6-7206 · Workforce/Affordable Housing	0	16,667	-16,667	0	83,333	-83,333	200,000
	6-7209 · Montrose Drainage	0	26,153	-26,153	0	130,767	-130,767	313,840
	6-7210 · Walk/Bike Montrose	0	2,417	-2,417	0	12,083	-12,083	29,000
	6-7211 · METRO/ Montrose Blvd	0	16,667	-16,667	0	83,333	-83,333	200,000
	6-7212 · Hawthorne Safe Street	0	27,917	-27,917	0	139,583	-139,583	335,000
	6-7213 · Woodhead Safe Street	0	41,250	-41,250	0	206,250	-206,250	495,000
	6-7214 · Dallas Bikeway	0	8,750	-8,750	0	43,750	-43,750	105,000
	6-7215 · SPARK Park	0	12,500	-12,500	0	62,500	-62,500	150,000
	6-7216 · BCycle	0	11,250	-11,250	0	56,250	-56,250	135,000
Total 6-7000 · Capital Expenditure		0	394,531	-394,531	0	1,972,649	-1,972,649	4,734,359
	6-7395 · Miscellaneous Expense	2	0	2	38	0	38	0
Total Expense		71,659	433,615	-361,956	517,526	2,538,012	-2,020,486	5,538,306
Net Income		-71,404	357,229	-428,633	2,522,972	5,084,230	-2,561,258	7,619,845

Montrose Redevelopment Authority - TIRZ 27
Capacity Analysis
Preliminary - For Discussion Purposes Only

							Series 2022	Series 2026		Other Obligations				
Growth ⁽¹⁾	TY	FY	City	98.00% Collections	5% City Admin	Net City Increment ⁽²⁾	Bonds	Bonds	Bond Coverage	Municipal Service Fee	Overhead	Capital Expenditures	Surplus/ (Deficit)	Ending Fund Balance ⁽³⁾
15.9%	2020	2021	100%	4,346,051	217,303	4,128,748				196,546	424,000	4,734,359	(1,226,157)	7,301,355
0.0%	2021	2022	100%	4,346,051	217,303	4,128,748				196,546	424,000	4,600,000	(1,091,798)	6,209,557
0.0%	2022	2023	100%	4,346,051	217,303	4,128,748	3,175,438		1.30x	196,546	424,000	3,735,000	(3,402,235)	2,807,322
4.0%	2023	2024	100%	4,774,354	238,718	4,535,637	3,171,375		1.43x	196,546	440,960	1,105,000	(378,244)	2,429,077
4.0%	2024	2025	100%	5,219,791	260,990	4,958,801	3,171,575		1.56x	196,546	458,598		1,132,082	3,561,159
4.0%	2025	2026	90%	5,114,740	255,737	4,859,003	2,853,850		1.70x	196,546	476,942		1,331,664	4,892,823
4.0%	2026	2027	90%	5,548,345	277,417	5,270,928	2,857,375	1,194,375	1.30x	196,546	496,020		526,612	5,419,435
4.0%	2027	2028	90%	5,999,294	299,965	5,699,330	2,853,200	1,199,500	1.41x	196,546	515,861		934,223	6,353,658
4.0%	2028	2029	90%	6,468,282	323,414	6,144,868	2,856,550	1,197,750	1.52x	196,546	536,495		1,357,527	7,711,184
4.0%	2029	2030	90%	6,956,029	347,801	6,608,227	2,856,975	1,194,750	1.63x	196,546	557,955		1,802,001	9,513,186
4.0%	2030	2031	90%	7,463,286	373,164	7,090,121	2,854,475	1,195,500	1.75x	196,546	580,273		2,263,327	11,776,513
4.0%	2031	2032	90%	7,990,833	399,542	7,591,291	2,854,050	1,199,750	1.87x	196,546	603,484		2,737,461	14,513,974
4.0%	2032	2033	90%	8,539,482	426,974	8,112,508	2,855,475	1,197,250	2.00x	196,546	627,624		3,235,613	17,749,587
4.0%	2033	2034	90%	9,110,077	455,504	8,654,573	2,853,525	1,198,250	2.14x	196,546	652,729		3,753,523	21,503,110
4.0%	2034	2035	90%	9,703,496	485,175	9,218,321	2,858,200	1,192,500	2.28x	196,546	678,838		4,292,237	25,795,347
4.0%	2035	2036	80%	9,173,912	458,696	8,715,216	2,539,050	1,060,250	2.42x	196,546	705,991		4,213,379	30,008,727
4.0%	2036	2037	80%	9,744,438	487,222	9,257,216	2,540,475	1,062,750	2.57x	196,546	734,231		4,723,214	34,731,941
4.0%	2037	2038	80%	10,337,785	516,889	9,820,896	2,538,525	1,063,500	2.73x	196,546	763,600		5,258,725	39,990,666
4.0%	2038	2039	80%	10,954,866	547,743	10,407,123	2,538,200	1,062,500	2.89x	196,546	794,144		5,815,733	45,806,398
4.0%	2039	2040	80%	11,596,630	579,832	11,016,799	2,539,275	1,059,750	3.06x	196,546	825,910		6,395,318	52,201,716
4.0%	2040	2041	80%	12,264,065	613,203	11,650,862	2,536,525	1,065,250	3.23x	196,546	858,946		6,993,594	59,195,310
4.0%	2041	2042	80%	12,958,197	647,910	12,310,287	2,539,950	1,063,500	3.42x	196,546	893,304		7,616,987	66,812,297
4.0%	2042	2043	80%	13,680,094	684,005	12,996,090	2,539,100	1,064,750	3.61x	196,546	929,036		8,266,657	75,078,955
4.0%	2043	2044	80%	14,430,868	721,543	13,709,324	2,538,975	1,063,750	3.81x	196,546	966,198		8,943,855	84,022,810
4.0%	2044	2045	80%	15,211,672	760,584	14,451,088	2,539,350	1,060,500	4.01x	196,546	1,004,846		9,649,847	93,672,657
				\$221,958,682	\$11,097,934	\$210,860,748	\$63,461,488	\$21,396,125						
										\$5,306,742	\$16,733,528	\$14,174,359	\$87,545,492	

Par Amount	40,145,000	13,905,000
Project Fund	37,220,252	12,924,800
Insurance	1,332,739	451,810
Cost of Issuance	1,256,850	417,150
Underwriter's Discount	335,160	111,240
Total Uses	40,145,000	13,905,000
Rate	4.50%	5.00%

- (1) Assessed Value grew 15.9% from TY2019 to TY2020. 0% growth assumed in TY 2021 & TY 20 and 4% growth assumed thereafter.
(2) TY 2020 certified values provided by Knudson LP.
(3) Assumes FY2020 ending fund balance of \$8,527,512 per FY 2021 budget.

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

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3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
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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: December 7, 2020

RE: ABHR Report -September-December 2020

ABHR Progress report for the time period between the September 21, 2020 board meeting and December 7, 2020 board meeting is as follows:

Completed Tasks

- Drafted, revised, and finalized Amended Project Plan and annexation documents.
- Drafted and published Grants Administration RFQ.
- Drafted and finalized Grants Administration Services Agreement with the Goodman Corporation.
- 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.

From: [Monica Rhodes](#)
To: [Christina Cornelius](#)
Cc: [Dr. Randy Mitchmore](#)
Subject: Follow Up from South Main Alliance
Date: Thursday, October 1, 2020 6:27:00 PM
Attachments: [SMA 2020-2021 Advisory Council Invite Letter for Montrose TIRZ July 2020.pdf](#)

Dear Christina,

It was a pleasure speaking with you this week. Many thanks for reaching out.

As requested, I have attached the letter South Main Alliance sent to Dr. Mitchmore inviting him to serve on the SMA Advisory Council. The SMA Advisory Council members are confirmed annually at the start of our fiscal year in July and invited to one SMA board meeting each year (in September). Given that we are now outside of the designated time frame to confirm Advisory Council members, we regret to inform you that due the timing of this exchange, SMA must retract its invitation, as we have finalized our Advisory Council membership for this year. We will be pleased to revisit this again next year during our annual Advisory Council review process.

As I mentioned in our conversation, the South Main Alliance Advisory Council is composed of persons personally selected and invited by board members because of standing collaborative efforts. This Advisory Council is a proven group of resource persons with whom we have well-established working relationships on matters of common concern.

Thank you for communicating with us and helping us understand the dynamics and perspectives of the Montrose TIRZ.

Kindest regards,
Monica

Monica Rhodes

Executive Administrator | South Main Alliance

President & CEO | **Manifest Creative LLC**

Specializing in Association Management, Meeting & Conference Planning

SMA office number: 713.790.1020 | cell: 979.285.8512

sma@southmainalliance.org | www.southmainalliance.org

monica@manifest-creative.com | www.manifest-creative.com



July 15, 2020

Dr Randy Mitchmore, DDS
Chair, Montrose TIRZ 27

DrRandy@montrosehtx.org

Dear Dr Mitchmore:

The South Main Alliance, a membership organization dedicated to elevating the quality of life experience of Houston's South Main community for those who live, work and visit in this unique segment of the city, recently created a new Advisory Council to essentially continue the collaborative efforts championed by the Main Street Coalition and provide valuable insights and expertise to SMA's programs and policies.

As a representative of the Montrose TIRZ, South Main Alliance respectfully requests your service on a new Advisory Council. Claude Wynn serves on our board and highly recommended our extending this invitation in hopes of ensuring the Montrose TIRZ have a seat at the table since Montrose is such a vital component of the South Main area.

We anticipate the Advisory Council will be named annually and have at least one joint meeting with the SMA Board of Directions. More broadly, we hope to enlist neighbors, businesses, civic groups and institutional expertise in our projects and deliberations.

Please let us know if you are willing to serve as a member of the South Main Alliance Advisory Council by emailing sma@southmainalliance.org.

If so, we hope you will be able to join us for the SMA Board Meeting held jointly with Advisory Council members on September 10, 2020 from 4:30 – 6 pm via Zoom. (Currently, all SMA meetings are being held virtually; however, when it is safe to resume in-person meetings, we will likely hold our board meetings at the Texas Medical Center offices located at 6550 Bertner Ave., 6th floor, Houston, TX 77030).

Please let us know if you can join us for our September meeting and our Executive Administrator (Monica Rhodes of Manifest Creative) will send you the meeting notice and Zoom link.

Should you have any questions about this engagement, please let us know. We appreciate your consideration and hope to continue our collaboration with you in this new capacity.

Sincerely,

A handwritten signature in black ink that reads "Chris McKee".

Chris McKee
Chair, South Main Alliance

P.O. Box 273122 | Houston, TX 77277
713.790.1020 | 713.790.1088 fax
sma@southmainalliance.org
www.southmainalliance.org

Randy Mitchmore, DDS MAGD
1722 West Alabama Street
Houston, Texas 77098
(713) 592-9300

December 7, 2020

The Honorable Sylvester Turner, Mayor of The City of Houston
Andy Icken, Chief Development Officer
TIRZ #27 Montrose Board of Directors
c/o Alia Vinson, Partner
ABHR
3200 Southwest Freeway, Suite 2600
Houston TX 77027

Dear All,

Please accept this letter of resignation as Director and Board Chair of the Montrose TIRZ 27 (and Montrose Redevelopment Authority) effective December 31, 2020. My term expires December 31, 2020 and I have decided not to seek re-appointment for a new term. It has been a great honor to serve my hometown in a neighborhood community filled with passion.

Montrose is on the move. With a long history of change, adaptation, acceptance and artistic focus, Montrose is the heartbeat of the city. Here you find a vibrant small town atmosphere in the midst of the 4th largest city in the country, soon to be the 3rd. Business owners and residents honor the eclectic, embrace the uniqueness, encourage individual expression and accept the challenges.

Montrose has been focused on the future since its inception as a premier residential community. A century of change, challenge and adaptation have poised the area for a new century of unparalleled

growth. This crown jewel of the city is where people choose to live, grow their business, play, worship and study.

The Montrose TIRZ was created in December 2015. It remained inactive for a year until Mayor Turner named me Chair of this wonderful TIRZ in its infancy. It was formed out of grassroots efforts to better Montrose. The Montrose Management District assisted with the development of the Zone's initial Project Plan and the Board was grateful for their assistance.

I feel my mission was accomplished by calling for the organizational meetings in our humble beginnings in Pecore Hall at St. Stephens's Episcopal Church. A team of dedicated community volunteer leaders as board members quickly went to work. The stated Mission of the TIRZ along with the pledge to be open with all deliberations to the public and residents and businesses of Montrose guided the board endeavors.

Drawing on the experience of being a small business owner, building a team of professionals determined to get things done was my primary focus. Not letting the lack of money in the bank become an obstacle, we focused the newest TIRZ's efforts so that we would be ready to hit the ground running because we shared a belief in the future rapid growth of Montrose.

We publicly advertised for all the professional service consultants, conducted interviews and made a deliberate process of selections. We started with a great choice of a legal team with ABHR. The next decision was to contract with Knudson for administration duties. The board then contracted with Gauge Engineering, Equi Tax, a website administrator, a bookkeeper and soon a grant administrator.

Along the way we secured a grant from H-GAC for a Livable Centers Study which is currently underway. We are even participating in building the parking garage in the new Montrose Collective with

dedicated parking for the public and for the new library. We did a pilot project of trip hazard remediation of our sidewalks that was well received. This has turned into a full scale commitment to Walk Bike Montrose to enter into multimodal modes of transportation driven by creating safety in transportation. Our first big project is already underway with the Commonwealth and Waugh project for safe bicycle lanes, sidewalks and automobiles. We have fostered partnerships with Councilwoman Abbie Kamin from District C on this project as well as Commissioner Rodney Ellis with Harris County Precinct One to expand this project.

We are now partnering with the Development office of the City of Houston to annex the Right of Way of Montrose north to the bayou to facilitate our drainage work being planned and to annex an orphaned section of Fairview to enhance movement between Montrose and MidTown. Our future will be even brighter when we continue to expand our list of partners as we leverage resources available from a New Montrose Management District, county, state and federal grant programs.

Montrose is on the move. The future is bright. My work is done here and it is time to hand the reigns to the next effective leader to take Montrose to the next level. I am grateful for the experience of working with you all.

Best Wishes,

Randy Mitchmore DDS MAGD