


**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, April 19, 2021, at 6:30 p.m., by teleconference and/or videoconference. Register for the teleconference/videoconference* at <https://tinyurl.com/3tn2my9d>**, 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 Waugh Drive, Commonwealth, and Yoakum Street improvements; and
 - ii. update on Hawthorne Street and Woodhead Street Neighborhood Safe Street;
 - c. discuss FY 2022 budget and potential 5-year Capital Improvement Projects;
 - d. discuss list of potential projects;
 - e. discuss SPARK Park at AIMS;
 - f. update on Livable Centers Study;
 - g. update on project with Montrose Collective Owner, LP.; and
 - h. discuss interactive digital kiosks.
5. Public Engagement, including Public Engagement Committee Report.
6. Affordable Housing, including Affordable Housing Committee report.
7. Financial Matters, including report from bookkeeper, review financial information, discuss franchise tax exemption, and authorize payment of invoices.
8. Report from Masterson Advisors, including discuss financial capacity of Zone and the Authority, and authorize action as appropriate.
9. Report from Zone administrator.

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.

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.
(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/3tn2my9d>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided. An electronic copy of the agenda packet can be found at: <https://www.districtdirectory.org/agendapackets/tirz27> and montrosehtx.org.**

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

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

November 30, 2020

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in special session by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 30th day of November, 2020, and the roll was called of the members of the Board being present by telephone:

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

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

Also attending the videoconference were members of the public; Patti Joiner and Walter Morris of Knudson, LP (“Knudson”); and Alia Vinson, Sanjay Bapat, and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

DISCUSS PROPOSED ANNEXATION OF 10.1-ACRE TRACT

Chair Mitchmore gave a brief introduction to the special meeting. Mr. Bapat stated that the City of Houston requested that the proposed 10.1-acre tract be annexed into the Zone, including the right-of-way along Montrose Boulevard from Interstate 59 to the Buffalo Bayou, and certain areas along Fairview Street. Discussion ensued.

APPROVE RESOLUTION APPROVING FIRST AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Mr. Bapat stated that in connection with the proposed annexation of the 10.1-acre tract, the Zone would need to approve a Resolution Approving First Amended Project Plan and Reinvestment Zone Financing Plan (the “Resolution”). Mr. Bapat stated that the First Amended Project Plan includes the Part A of the Plan, discussing the goals of the Project Plan and what the Zone has completed and Part B of the Plan, discussing the

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future goals for Zone, including the partnerships with Harris County Precinct 1 and the Development Agreement with Radom Development Company. He reported that the Zone Drainage Study that is underway is also included in the Amended Project Plan. Mr. Bapat noted that a public hearing on the proposed annexation will be held on December 2, 2020, and that the Resolution needs to be adopted prior to the public hearing held by the City. Ms. Vinson reminded the Board that the annexation hearing and related actions are held by the City. Following review and discussion, Chair Mitchmore moved to approve the Resolution. Director Weesner seconded the motion. Following a roll call vote, the motion carried unanimously.

ADJOURN

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

Secretary, Board of Directors

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

February 24, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 24th day of February, 2021, and the roll was called of the members of the Board being present by telephone:

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

and all of the above were present, except Directors Dickerson and Tyler, thus constituting a quorum.

Also attending the videoconference were Katie Coyne of Asakura Robinson; Muhammad Ali of Gauge Engineering (“Gauge”); Kristin Blomquist of Masterson Advisors; Jennifer Landreville of ETI Bookkeeping Services (“ETI”); Jeff Reichman of January Advisors; Patti Joiner and Walter Morris of Knudson, LP (“Knudson”); Robert McHaney of The Goodman Corp.; Mark Davis, Amanda Wolfe, Randy Romman, Nelson Vergel, Monica Aizpurua, Julia Retta, Jack Valinski, Stephen Longmire, Truman Edminster, and additional members of the public joined via teleconference and videoconference; Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

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

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:36 p.m.

RECEIVE PUBLIC COMMENT

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

Mark Davis inquired about the possibility of using Authority funds for graffiti abatement. Mr. Bapat responded to Mr. Davis, noting that graffiti abatement is not permissible for the Authority to spend funds on, pursuant to Chapter 311 of the Texas Tax Code or the Project Plan for the Zone that is approved by City of Houston (“City”) Ordinance. Discussion ensued regarding alternative ways in which graffiti abatement can be addressed.

Amanda Wolfe stated that she is a member of the Montrose Residents Coalition and requested information related to certain construction at Westheimer and Montrose managed by Skanska. Mr. Bapat suggested that Ms. Wolfe send an email with her request for information to info@montrosehtx.org.

MINUTES

The Board considered approving the minutes of the December 7, 2020, regular meeting. After review and discussion, Director Valdez moved to approve the minutes as presented. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REORGANIZE BOARD

The Board next considered reorganizing the officer positions of the Board, as the City appointed Abby Noebels to fill a vacant position and because the Secretary’s position was currently unfilled. Mr. Bapat noted that the City Council appoints the Chair of the Board and has appointed Director Webb to that position, and that Board action is required to appoint the Vice-Chair and Secretary positions. Following discussion, Director Valdez moved to appoint Director Weesner as Vice Chair and Director Hunt as Secretary. Director Noebels seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

REORGANIZE COMMITTEES

The Board considered reorganizing committees. Director Hunt moved to appoint Director Noebels to the Projects and Planning Committee and the Finance Committee. Director Weesner seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PROJECTS AND PLANNING

REPORT

Chair Webb reviewed the Projects and Planning Committee reports for December and January, copies of which are attached, and provided updates on the ongoing work of the Projects and Planning Committee.

REPORT FROM GAUGE

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

WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS

Mr. Ali updated the Board on the construction status of Waugh Drive, Commonwealth and Yoakum Street Improvements. He stated that Gauge is awaiting City signatures on the construction contracts with Reytec Construction Resources, Inc. Mr. Ali reported that Gauge anticipates that construction will begin in late March or early April following a public meeting regarding the project.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali provided an update on the design of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements.

DISCUSS POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

Mr. Bapat stated that pursuant to the Authority's general communication policy, the list of potential 5-year capital improvement projects has been posted on the Authority website, to encourage members of the public to provide feedback and input. He stated that the Board may consider formally adopting the list of potential 5-year capital improvement projects after the public has had the appropriate amount of time to review and comment. Chair Webb discussed the importance of Montrose Boulevard improvements as the backbone of the drainage

system for the area. Mr. Ali gave a quick overview of the list, noting that Gauge created the list and documented projects based on drainage, mobility, and economic development criteria.

UPDATE ON LIVABLE CENTERS STUDY

Ms. Coyne updated the Board on the status of the livable center study and provided a presentation from Asakura Robinson. Ms. Coyne responded to questions from Board members.

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

Chair Webb reviewed the attached correspondence from Montrose Collective regarding a report of project development, pursuant to the Development Agreement between the Zone and Montrose Collective.

PUBLIC ENGAGEMENT

REPORT

There was no report from the Public Engagement Committee for the Board's consideration.

APPROVE TASK ORDER NO. 2 FROM THE GOODMAN CORP.

Mr. Bapat reminded the District of the Zone's Resolution Regarding Submittal of Grant Applications, which delegates authority to the Projects and Planning Committee to authorize expenditure of funds when required to meet a grant application deadline. He reported that the Goodman Corp. identified a grant to apply for through METRO for sidewalks along West Gray and informed the Board that the submission deadline was in between Board meetings, so the Projects and Planning Committee took action to authorize the Goodman Corp. to write and submit the grant application on behalf of the Authority. In connection with same, the Board considered approving Task Order No. 2 submitted by the Goodman Corp., for funds expended to submit the grant application to METRO. Following review and discussion, Director Weesner moved to approve Task Order No. 2. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

AFFORDABLE HOUSING REPORT

Director Hunt reviewed the Affordable Housing Committee report, a copy of which is attached, and provided an update on the ongoing work of the Affordable Housing Committee.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

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

Ms. Landreville noted the Authority received funds from Harris County in the approximate amount of \$1,300,000 for Harris County's 50% share of the Waugh and Commonwealth improvement project, and that ETI would be opening a separate TexPool account for the funds.

ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted an annual review of the Authority's Investment Policy and concurred that no updates were necessary at this time. Following review and discussion, Director Hunt moved to adopt a Resolution Regarding Annual Review of Investment Policy reflecting that the current policy will remain in effect and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Weesner seconded the motion, which passed by unanimous vote.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Mr. Bapat stated that in accordance with the Authority's Investment Policy, Ms. Landreville as the Authority's bookkeeper and Mr. Kenneth Byrd, as the Authority's Investment Officer, are required to execute Disclosure Statements that disclose any relationships with banks and brokers who seek to sell investments to the Authority. He added that the Disclosure Statements will be filed with the Texas Ethics Commission. After review and discussion, Director Hunt moved to accept the Disclosure Statements pursuant to the Authority's Investment Policy and the Public Funds Investment Act and direct that the statements be filed appropriately and retained in the Authority's official records. Director Weesner seconded the motion, which carried unanimously.

REPORT FROM MASTERSON ADVISORS, INCLUDING FINANCIAL CAPACITY OF ZONE

Ms. Blomquist reviewed the attached report on the financial capacity of the Zone and responded to questions from Board members related to same. Ms. Blomquist also provided a general overview of a proposed bond sale schedule for the Authority. No action was taken on this agenda item.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reported on the ongoing work of the Zone administrator, a copy of which is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing legal work performed by ABHR, a copy of which is attached.

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

Director Noebels introduced herself to the Board of Directors.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board concurred to hold (i) a special meeting for the final launch of the Livable Centers Study on March 8, 2021, at noon, (ii) a special meeting on March 31, 2021, at 6:00 p.m., for a presentation on Waugh Drive, Commonwealth, and Yoakum Street Improvements project, and (iii) its next regular meeting on April 19, 2021, at 6:30 p.m. via videoconference.

RECEIVE PUBLIC COMMENT

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

Randy Romman inquired about the prioritization of projects included in the list of potential 5-year capital improvement projects. Mr. Romman inquired as to whether the safety of pedestrians is measured as well as vehicular safety. Mr. Bapat responded and stated that the Authority would provide additional information related to the walk/bike projects following the Board meeting.

Amanda Wolfe requested clarification on the info@montrosehtx.org for further information related to her earlier public comment.

Nelson Vergel inquired as to whether the Waugh Drive, Commonwealth, and Yoakum Street Improvements project would include improvements from West Dallas

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St. to Allen Parkway. Mr. Bapat reported that the area described by Mr. Vergel is not included inside the Zone boundaries and therefore not included in the Waugh Drive, Commonwealth, and Yoakum Street Improvements project.

ADJOURN

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

/s/ Lisa Hunt
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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

March 31, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in special session by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 31st day of March, 2021, and the roll was called of the members of the Board being present by telephone:

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

and all of the above were present, except Director Noebels, Director Dickerson, and Director Hunt, thus constituting a quorum.

Also attending the videoconference were Muhammad Ali of Gauge Engineering (“Gauge”); Walter Morris of Knudson, LP (“Knudson”); Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”), and Stephen Longmire, Greg Pettigrew, Nelson Vergel, Amanda Wolfe, Travis Poe, Robin Holzer, Jim Tucker, Mukhtar Owais, Frank Blake and other members of the public.

PRESENTATION AND DISCUSSION REGARDING THE WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS, INCLUDING PROJECT TIMELINE, AND QUESTION AND ANSWER SESSION REGARDING SAME

Chair Webb gave a brief introduction to the meeting and introduced Mr. Ali, the Zone’s engineer providing the presentation.

Mr. Ali gave a presentation regarding the Waugh Drive, Commonwealth, and Yoakum Street Improvements, including project timeline, and responded to questions from members of the Board and members of the public.

ADJOURN

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

Secretary, Board of Directors

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

Committee Name: P&P Committee **Date of Meeting:** 4/5/2021

Chairperson: Joe Webb

Attendees:

<u>Joe Webb</u>	<u>Sherry Weesner</u>
<u>Abby Noebels</u>	<u>Muhammad Ali</u>
<u>Sanjay Bapat</u>	<u>Kathleen Ownby</u>
<u>Jim Webb</u>	<u>Robert McHaney</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Update regarding AIMS Spark Park
 - The Committee discussed the project progress on the AIMS Spark Park and the next steps with payment
 - Pictures and progress from the AIMS Spark Park were presented
 - The Projects and Planning Committee came to a consensus to confirm the payment for the AIMS Spark Park
- Discussion regarding Lovett Boulevard
 - The Committee discussed the Lovett Boulevard project.
 - The Committee discussed the next steps for meetings regarding the project.
- The Committee discussed the wayfinding stations that the City of Houston is planning on placing around the city.
 - Discussed the TIRZ's thoughts on this and what actions to take
- No updates from Goodman so The Goodman Corp will be on the next Committee Meeting
- Status on Gauge's ongoing projects
 - Muhammad discussed the ongoing projects and Task Orders.
 - Discussed the Waugh Drive/ Commonwealth project update
- Discussion of the CIP form from the City of Houston
 - The Committee discussed the CIP form from the City of Houston and revisions to the Potential Project List
- Discussion over the Commonwealth/Waugh/Yoakum public meeting

Action Items:

- Knudson to draft letter to send City of Houston regarding thoughts on the digital billboard
 - Knudson to edit the CIP Form from the City of Houston
- Invite The Goodman Corp to the next Projects and Planning Committee meeting

PROGRESS REPORT

APRIL 2021

MONTROSE/TIRZ 27



3200 Wilcrest Drive, Suite 220
Houston, TX 77042

TO-1 & SUPPLEMENTAL: COMMONWEALTH & WAUGH DRIVE:

Activities This Period:

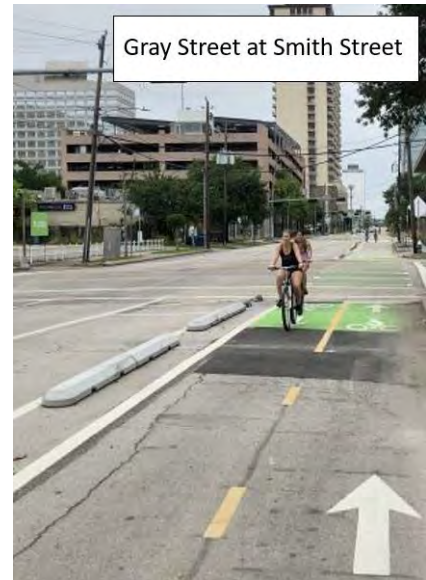
- Construction plans signed by City of Houston
- Contractor:
 - Reytec Construction Resources, Inc.
- Construction Duration:
 - Approx. 6 months
- Public Meeting 3/31/2021
- Contractor mobilized 4/12/2021
- Upcoming Work
 - Sidewalk work
 - Single lane Closures
 - See example in pic
- Construction Progress Reports
- Change order



Current Design



New Design Requirements



Gray Street at Smith Street

TO-3: HAWTHORNE & WOODHEAD NEIGHBORHOOD SAFE IMPROVEMENTS

- Completed draft design
- Walked both corridors with Arborist to confirm/modify design as necessary to avoid impacting mature trees
- Developing plan set and advancing it to 60%
- Anticipated submittal date: May 17th

TAX YEAR	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
City	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,039,591	\$ 4,428,235	\$ 4,844,000	\$ 5,276,395	\$ 5,153,478	\$ 5,574,389	\$ 6,012,137
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,039,591	\$ 4,428,235	\$ 4,844,000	\$ 5,276,395	\$ 5,153,478	\$ 5,574,389	\$ 6,012,137
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,583,350	\$ 3,200,000	\$ 716,650	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 2,702	\$ (327)	\$ 118,010	\$ 52,827	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 1,440,363	\$ 1,890,265	\$ 2,781,274	\$ 3,092,418	\$ 4,478,235	\$ 8,427,350	\$ 8,476,395	\$ 5,870,128	\$ 5,574,389	\$ 6,012,137
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing										
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ -	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546	\$ 196,546
Administrative Fees										
City	\$ 71,883	\$ 94,530	\$ -	\$ 285,143	\$ 221,412	\$ 242,200	\$ 263,820	\$ 257,674	\$ 278,719	\$ 300,607
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 71,883	\$ 94,530	\$ 196,546	\$ 481,689	\$ 417,958	\$ 438,746	\$ 460,366	\$ 454,220	\$ 475,265	\$ 497,153
Management Consulting Services	\$ -	\$ 112,380	\$ 145,004	\$ 150,000	\$ 90,543	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
Line Of Credit										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SYSTEM DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 112,380	\$ 145,004	\$ 150,000	\$ 90,543	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
CASH FLOW FROM OPERATIONS	\$ 1,368,480	\$ 1,683,355	\$ 2,439,724	\$ 2,460,729	\$ 3,969,734	\$ 7,564,604	\$ 7,592,029	\$ 4,991,908	\$ 4,675,124	\$ 5,090,984
BEGINNING FUND BALANCE (7)	\$ -	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 7,938,029	\$ 11,907,763	\$ 13,025,508	\$ 39,520,337	\$ 20,639,745	\$ 13,499,869
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000,000	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 1,368,480	\$ 3,051,835	\$ 5,491,559	\$ 7,938,029	\$ 11,907,763	\$ 19,472,367	\$ 60,617,537	\$ 44,512,245	\$ 25,314,869	\$ 18,590,853
Projects										
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
	\$ -	\$ -	\$ -							
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2701 Trip Hazard Removal Project	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2702 Waugh/Commonwealth/Yoakum project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,310	\$ 2,800,000	\$ -	\$ -	\$ -
T-2703 Localized Micro-Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -
T-2704 Montrose Drainage Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -
T-2705 Walk/Bike Montrose	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -
T-2706 Montrose Blvd - Complete Reconstruction Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,167,500	\$ 7,852,200	\$ 19,010,500	\$ 9,200,000	\$ 12,900,000
T-2707 Hawthorne Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235,000	\$ 965,000	\$ -	\$ -	\$ -
T-2708 Woodhead Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,195,000	\$ 1,780,000	\$ -	\$ -	\$ -
T-2709 Dallas Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 400,000	\$ -	\$ -	\$ -
T-2710 Welch Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 2,130,000	\$ -	\$ -
T-2711 Stanford Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,872,000	\$ -	\$ -
T-2712 Mandell Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,880,000	\$ -
T-2713 SPARK Parks Partnership Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
T-2714 BCycle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000
T-2715 Affordable Housing Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -
T-2716 Safe Route to School Sidwalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 6,000,000	\$ -	\$ -	\$ -
T-2717 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2718 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2719 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2720 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0021 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0022 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0023 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0024 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0025 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0026 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2799 Safe Sidwalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
CAPITAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ 6,446,859	\$ 21,097,200	\$ 23,872,500	\$ 11,815,000	\$ 13,635,000
TOTAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ 6,446,859	\$ 21,097,200	\$ 23,872,500	\$ 11,815,000	\$ 13,635,000
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 7,938,029	\$ 11,907,763	\$ 13,025,508	\$ 39,520,337	\$ 20,639,745	\$ 13,499,869	\$ 4,955,853
Ending Fund Balance	\$ 1,368,480	\$ 3,051,835	\$ 5,477,300	\$ 7,938,029	\$ 11,907,763	\$ 13,025,508	\$ 39,520,337	\$ 20,639,745	\$ 13,499,869	\$ 4,955,853

2022 - 2026 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2026			
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	591,310	2,800,000	-	-	-	-	3,391,310	3,391,310
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	-	313,840	200,000	-	-	-	-	513,840	513,840
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	-	29,000	29,000
C	T-2706	Montrose Blvd - Complete Reconstruction Project	\$ -	-	1,167,500	7,852,200	19,010,500	9,200,000	12,900,000	-	50,130,200	50,130,200
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	1,235,000	965,000	-	-	-	-	2,200,000	2,200,000
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	1,195,000	1,780,000	-	-	-	-	2,975,000	2,975,000
C	T-2709	Dallas Bikeway	\$ -	-	150,000	400,000	-	-	-	-	550,000	550,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	-	220,000	2,130,000	-	-	-	2,350,000	2,350,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	145,000	1,872,000	-	-	-	2,017,000	2,017,000
C	T-2712	Mandell Bikeway	\$ -	-	-	-	125,000	1,880,000	-	-	2,005,000	2,005,000
C	T-2713	SPARK Parks Partnership Project	\$ -	-	150,000	-	-	-	-	-	150,000	150,000
C	T-2714	BCycle	\$ -	-	135,000	135,000	135,000	135,000	135,000	-	675,000	675,000
C	T-2715	Affordable Housing Projects	\$ -	-	200,000	-	-	-	-	-	200,000	200,000
0	T-2716	Safe Route to School Sidewalk Program	\$ -	-	500,000	6,000,000	-	-	-	-	6,500,000	6,500,000
0	T-2717	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-2718	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-2719	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-2720	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0021	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0022	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0023	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
C	T-2799	Safe Sidewalk Program	\$ -	-	600,000	600,000	600,000	600,000	600,000	-	3,000,000	3,000,000
Totals			\$ -	\$ -	\$ 6,446,859	\$ 21,097,200	\$ 23,872,500	\$ 11,815,000	\$ 13,635,000	\$ -	\$ 76,866,559	\$ 76,866,559

* NOTE:
** NOTE:
*** NOTE:

2022 - 2026 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026			
TIRZ Funds	-	-	3,913,509	14,162,200	22,420,850	11,080,000	12,900,000		64,476,559	64,476,559
City of Houston	-	-	-	-	-	-	-		-	-
Grants	-	-	3,583,350	3,200,000	716,650	-	-		7,500,000	7,500,000
Other	-	-	-	-	-	-	-		-	-
Project Total	-	-	7,496,859	17,362,200	23,137,500	11,080,000	12,900,000		71,976,559	71,976,559

1. Long and Short Term Potential Projects

Potential Projects	Length (LF)	From	To	Project Description	Partners/Lead	Estimated Cost
<u>Street and Drainage Projects</u>						
Montrose Blvd - Phase I	6,150	Westheimer Rd	Allen Pkwy	Full Rdwy, Drainage (2~10'x10' RCBs) & Utilities Reconstruction	METRO	\$28,520,000
Montrose Blvd - Phase II	3,650	US 59 Bridge	Westheimer Rd	Full Rdwy, Drainage (2~10'x10' RCBs) & Utilities Reconstruction	METRO	\$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	COH	\$23,700,000
W Alabama	9,050	Shepherd Dr	E of Brandt St	Full Rdwy, Drainage (5'x5' to 6'x6' RCB) & Utilities Reconstruction	COH	\$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
West Dallas Reconstruction	4,000	Waugh Dr	Taft St.	Full Rdwy, Drainage and Utilities Reconstruction		\$4,000,000
	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	Precinct 1	\$3,300,000
Hawthorne Neighborhood Street	7,200	Woodhead St	Spur 527	Neighborhood Safe Street	Precinct 1	\$1,980,000
Woodhead Neighborhood Street	9,600	US 59	Dunlavy St.	Neighborhood Safe Street	Precinct 1	\$2,750,000
West Dallas Street	2,300	Waugh Dr	Columbus St	Dedicated Bike Ln, Mill/Overlay Pvmnt and Sidewalk Replacement	Precinct 1	\$440,000
Welch Street	8,200	Shepherd Dr	Taft St.	Neighborhood Safe Street	Precinct 1	\$2,350,000
Stanford Neighborhood Street	9,100	US 59	W Dallas St	Neighborhood Safe Street	Precinct 1	\$1,980,000
Mandell Street	4,200	US 59	Westheimer Rd	Dedicated Bike Ln, Mill/Overlay Pvmnt and Sidewalk Replacement	Precinct 1	\$1,980,000
<u>Safe Route to School Program</u>						
Wharton Dual Language Academy Safe Sidewalks				2.85 miles of improved sidewalk 128 improved curb ramps		\$1,334,000
Wilson Montessori School Safe Sidewalks				4.34 miles of improved sidewalk, 201 improved curb ramps		\$2,071,000
Lanier Middle School Safe Sidewalks				4.42 miles of improved sidewalks, 152 improved curb ramps		\$1,964,000
Carnegie Vanguard High School Safe Sidewalks				1.23 miles of improved sidewalks, 56 improved curb ramps		\$606,000
<u>Annual Safe Sidewalk Program</u>						
Pedestrian Improvements to fill gaps and replace substandard sidewalks				various locations and lengths		\$500,000
<u>City Recommended Safety Improvements:</u>						
Intersection Improvements Taft and Westheimer						\$50,000
Intersection Improvements Taft and West Gray						\$70,000
Crossing Improvements Westheimer at Crocker						\$40,000

<u>Additional Walk/Bike Projects</u>						
Dunlavy (South of Peden) Walkable Street Retrofit				1.69 miles of improved sidewalk 122 improved curb ramps (could be a stand alone project or done as part of the Dunlavy reconstruction)		\$1,063,000
West Gray Street - Walkable Street Retrofit				1.69 miles of improved sidewalk 62 improved curb ramps (could be a stand alone project or done as part of the West Gray reconstruction)		\$889,000
Westheimer Safe Transit Access				8.66 miles of improved sidewalk, 606 improved curb ramps (could be a stand alone project or done as part of Westheimer reconstruction)		\$4,703,000
Richmond Avenue Safe Transit Access				5.83 miles of improved sidewalk, 383 improved curb ramps (could be a stand alone project or done as part of the Westheimer reconstruction)		\$3,080,000
Montrose Boulevard Safe Transit Access				10.01 miles of improved sidewalk, 666 improved curb ramps (could be a stand alone project or done as part of Montrose reconstruction)		\$3,215,000
West Dallas Street Safe Transit Access				2.13 miles of improved sidewalk, 108 improved curb ramps (could be a stand alone project or done as part of West Dallas Reconstruction)		\$1,045,000
Fairview St Bikeway				Addition of On-Street Bikeways (could be stand alone project or done as part of Fairview reconstruction)		
West Gray Street Bikeway				Addition of On-Street Bikeways (could be stand alone project or done as part of Westgray reconstruction)		
Montrose Boulevard Bikeway				Addition of Off-Street Bikeways (could be stand alone project or done as part of Montrose reconstruction)		
West Main Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
West Clay Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
Taft Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
Lovett Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
Graustark Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
Harold Neighborhood Safe Street				Streets where bikes and cars share the road, with improvements that slow vehicle speeds like crosswalk markings, curb extensions, mini traffic circles and traffic diverters		
<u>Livable Center Recommendation</u>						
Local Street Reconstruction (Street Reallocation)				Steetscape reallocation - Includes sidewalk demolish/replace, curb/gutter demolish/replace landscaping, playground equipment, etc Locations are listed in the Livable Centers Report		\$3,500,000

Pocket Park (Waugh Dr at California Street)						\$850,000
Green Streets (Residential Context)						\$1,200,000
Urban Greenway				A system of urban greenways along Montrose Blvd. through the heart of Montrose and at Westheimer, along Waugh to Buffalo Bayou, to better connect bicyclists between two major green nodes - Buffalo Bayou and Hermann Park		\$325,000
Bike Lane Retrofits - Montrose Blvd						\$225,000
Bike Lane Retrofits - Fountain Oval						\$230,000
Façade Improvement Fund						\$250,000
Parking Garages Partnerships						\$14,400,000
	53,500					\$56,390,000
<u>Bike Share Expansion (locations are approximate)</u>						
Waugh @ Welch						
Montrose @ Hawthorn						
West Dallas @ Waugh						
Yoakum @Alabama						
Mandell @ Hawthorne						
Westheimer @Whitney						
Montrose @ West Dallas						
Montrose @ Welch						
West Gray @Taft						
West Main @ Branard						
Harthorne @ Woodhead						
Fairview @ Welch						
Alabama @ Hazard						
West Gray @ McDuffie						
West Gray @ Woodhead						
Woodhead @ Welch						
Dunlavy @ Castle Court						
Mandell @ Richmond						
Dunlavy @ Fairview						
Alabama @ Dunlavy						
<u>Other Projects (Public Comments)</u>						
Neighborhood Tree Canopy						
Lovett Esplanade Improvements						
Total						\$218,660,000

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 or may not be added to the list in the future.

Established 1983

BOARD OF DIRECTORS

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Susan Samala, Vice President
Michelle Frazee, Secretary
Adèle Armandant
Eveva Atwell
Mehmet Doun
Chris Gonzalez
Thomas Harlan
Anne Song
Cora West

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Kathleen Ownby

Assistant Director:

Elizabeth Jostoy

SPARK Schools:

Houston I.S.D.
Alwee, Anderson, Arabic Immersion, Ashford,
Akwes, Gerry, Braeburn, Browning, Camilo,
Chavez H.S., Clifton M.S., Condit, Cookware,
Daly, Davis, Deady M.S., Edison M.S., Emerson,
Field, Fleming M.S., Foerster, Franklin,
Garden Oaks, Golden Wills, Hamilton M.S.,
Hartfield, Helms, J. F. Henderson, Harers,
Hobby, Hogg M.S., Holland M.S., Houston
International Academy, Jane Long Academy,
Jefferson, Kasmir Gardens, Keleken, Lockhart,
Loomis, Lyons, Madrigal, Mandarin Immersion
Magnet, McGowan, McReynolds M.S., Maximal,
Mine, Montgomery, Moreno, Osborne,
Park Place, Parker, Polkover, Pinoy Point, Poo,
Port Houston, Rivers M.S., Reynolds, River Oaks,
Roberts, Robinson, Rodriguez, School at
St. George Place, Shadydale, Sinclair, Slovans,
Stevenson M.S., Sutton, Tjerna, Tinsley, Trzeta,
Trent, Walnwright, Walnut Bend, Westbury H.S.,
W. University, Wadby, E. White, Wilson,
Young Scholars
Aldine I.S.D.
Cerrado, Carroll, Dunn, Harris Academy,
Merced, Stovall M.S.
Alief I.S.D.
Alexander, Best, Fish, Chestnut, Collins,
Cummings, Hoama, Ham, Kerslake, Lands,
Lizakem, Mahoney, Outley, Smith, Sreed, Alief
Community Garden
Charmellew I.S.D.
Harvey Dream Elm
Clear Creek I.S.D.
McWhirter, Wedgwood
Crosby I.S.D.
Drew Elm
Fort Bend I.S.D.
Blue Ridge, Briargate, Nizzon Wood, Ridgemont
Galena Park I.S.D.
Cimarron, Pylburn, Woodland Acres
Georgi Creek C.I.S.D.
Harlem Elm
Huffman I.S.D.
Huffman Elm
Humble I.S.D.
Fall Creek Elm, Lakethru
Katy I.S.D.
Fritz, Memorial Parkway, Winters
Klein I.S.D.
Kilow Elm
Pasadena I.S.D.
Bailey, Freeman, Garfield, Hancock, Jitters,
Krusa, Mallory, Meador, Patis
Stedman I.S.D.
Cerrit, Royalwood
Spring Branch I.S.D.
Bendwood, Cedar Brook, Kuttao Creek,
Hillbrook, Meadow Wood, Kalingham,
Kuilbrook M.S., Pine Shadows, Ridgewood,
Shadow Oaks, Sherwood, Spring Forest M.S.,
Spring Shadows, Spring Woods M.S., Tanager,
Treasure Forest, Valley Oaks, Woodlawn
Tomball I.S.D.
Grand Oaks
Waller I.S.D.
Schultz M.S.
Charter Schools
The Lawson Academy, YES Prep East End, VHS
Pine-Gulfon, Yzaguirre Schools for Success



April 1, 2021

Montrose Redevelopment Authority
City of Houston TIRZ No. 27
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Attention: Chair

SPARK is certifying that contractors and sub-contractors have been paid in full except where noted on the attached Arabic Immersion Magnet School park ledger. Please reimburse SPARK \$150,000 for park construction.

Cordially,

Kathleen Ownby
Executive Director



SPARK PARK FINANCIAL LEDGER
Arabic Immersion Magnet School

Date	Check Number	Name	Amount of Deposit	Amount of Expense	Balance	Category	School District	Participating School	County	Private	Park District
2/17/20	6268	Lore Star Reception	\$	\$ (4,956.25)	\$ (4,956.25)	Park Construction					\$ (4,956.25)
8/15/20	6337	Private Donation-BBVI Bhandaal	\$ 285.00	\$	\$ (4,671.25)	Individual contribution				\$ 285.00	\$ (4,671.25)
8/22/20	6339	Coach CHRIS GINGER BAL Plus LLC	\$	\$ (3,820.10)	\$ (8,491.35)	Park Construction				\$	\$ (8,491.35)
6/23/20	6340	Keystone Ridge Designs	\$	\$ (13,799.55)	\$ (22,290.90)	Park Construction				\$	\$ (22,290.90)
6/25/20	6340	GameTire	\$ 500.00	\$ (36,803.77)	\$ (79,094.67)	Park Construction				\$	\$ (79,094.67)
6/25/20	DEP	Private donation-Sally Vaughlin	\$	\$	\$ (78,594.67)	Individual contribution				\$ 500.00	\$ (78,594.67)
6/25/20	DEP	Private donation-C. Addington	\$ 150.00	\$	\$ (78,444.67)	Individual contribution				\$ 150.00	\$ (78,444.67)
6/25/20	DEP	Private donation-Ronald W. Boyd	\$ 50.00	\$	\$ (78,394.67)	Individual contribution				\$ 50.00	\$ (78,394.67)
6/25/20	DEP	Private donation-Bruce Clark	\$ 500.00	\$	\$ (77,894.67)	Individual contribution				\$ 500.00	\$ (77,894.67)
6/25/20	DEP	Private donation-Shine Chang	\$ 500.00	\$	\$ (77,394.67)	Individual contribution				\$ 500.00	\$ (77,394.67)
6/25/20	DEP	Private donation-Jean L. Turner	\$ 1,500.00	\$	\$ (75,894.67)	Individual contribution				\$ 1,500.00	\$ (75,894.67)
8/25/20	DEP	Council District Service funds	\$ 18,000.00	\$	\$ (57,894.67)	Individual contribution				\$ 18,000.00	\$ (57,894.67)
8/25/20	6342	Xg 8988	\$	\$ (85,284.58)	\$ (343,179.25)	Kanin's funds				\$	\$ (343,179.25)
6/26/20	DEP	AIMS PTO	\$ 25,000.00	\$	\$ (118,179.25)	Park Construction		\$ 25,000.00		\$	\$ (118,179.25)
7/27/20	DEP	First Montrose Commons Civic Assoc.	\$ 7,500.00	\$	\$ (110,679.25)	Individual contribution				\$ 7,500.00	\$ (110,679.25)
7/27/20	DEP	PD-Gary Hillman, 401 W. Alabama LLC	\$ 250.00	\$	\$ (110,429.25)	Individual contribution				\$ 250.00	\$ (110,429.25)
7/27/20	DEP	PD-Michael & Michelle Ayers	\$ 1,000.00	\$	\$ (109,429.25)	Individual contribution				\$ 1,000.00	\$ (109,429.25)
7/27/20	DEP	PD-Cornelia Williams	\$ 50.00	\$	\$ (109,379.25)	Individual contribution				\$ 50.00	\$ (109,379.25)
7/27/20	DEP	PD-Hannes M. Wheeler, MD - Con. For WMC	\$ 1,000.00	\$	\$ (108,379.25)	Individual contribution				\$ 1,000.00	\$ (108,379.25)
8/3/20	DEP	PD-Karen S. Hurwitz	\$ 200.00	\$	\$ (108,179.25)	Individual contribution				\$ 200.00	\$ (108,179.25)
8/3/20	DEP	PD-Donna Brennan	\$ 300.00	\$	\$ (108,079.25)	Individual contribution				\$ 300.00	\$ (108,079.25)
8/3/20	DEP	PD-Melgar Garner Frazer	\$ 500.00	\$	\$ (107,579.25)	Individual contribution				\$ 500.00	\$ (107,579.25)
8/10/20	DEP	PD-Richard A. Peoples, Jr.	\$ 500.00	\$	\$ (107,079.25)	Individual contribution				\$ 500.00	\$ (107,079.25)
8/20/20	DEP	PD-William Stewart	\$ 500.00	\$	\$ (106,579.25)	Individual contribution				\$ 500.00	\$ (106,579.25)
8/31/20	6370	Angel Quesada	\$	\$ (3,000.00)	\$ (109,579.25)	Art				\$	\$ (109,579.25)
8/31/20	DEP	PD-Joseph R. McInnes May	\$ 500.00	\$	\$ (109,079.25)	Individual contribution				\$ 500.00	\$ (109,079.25)
9/8/20	DEP	PD-Donna Brennan	\$ 300.00	\$	\$ (108,779.25)	Individual contribution				\$ 300.00	\$ (108,779.25)
9/14/20	DEP	PD-Zachary & Jessica Brown	\$ 2,000.00	\$	\$ (106,779.25)	Individual contribution				\$ 2,000.00	\$ (106,779.25)
9/15/20	6388	Dere	\$	\$ (1,615.00)	\$ (108,394.25)	Park Construction				\$	\$ (108,394.25)
10/5/20	DEP	PD-Christan Gibson	\$ 100.00	\$	\$ (108,294.25)	Individual contribution				\$ 100.00	\$ (108,294.25)
10/5/20	DEP	PD-Hajeh Adwanay	\$ 250.00	\$	\$ (108,044.25)	Individual contribution				\$ 250.00	\$ (108,044.25)
10/5/20	DEP	PD-Rafael Leal	\$ 100.00	\$	\$ (107,944.25)	Individual contribution				\$ 100.00	\$ (107,944.25)
10/5/20	DEP	PD-Gary Lynn Jackson	\$ 50.00	\$	\$ (107,894.25)	Individual contribution				\$ 50.00	\$ (107,894.25)
10/5/20	DEP	PD-Spencer Slicer	\$ 500.00	\$	\$ (107,394.25)	Individual contribution				\$ 500.00	\$ (107,394.25)
10/26/20	6408	Angel Quesada	\$	\$ (5,000.00)	\$ (112,394.25)	Art				\$	\$ (112,394.25)
10/26/20	DEP	North County Pct. 1	\$ 10,000.00	\$	\$ (102,394.25)	County contribution		\$ 10,000.00		\$	\$ (102,394.25)
10/26/20	DEP	PD-Scott & Anna Osnes	\$ 2,000.00	\$	\$ (100,394.25)	Individual contribution				\$ 2,000.00	\$ (100,394.25)
10/26/20	DEP	PD-Walter Hittelman	\$ 100.00	\$	\$ (100,294.25)	Individual contribution				\$ 100.00	\$ (100,294.25)

FUNDING SOURCE

SPARK PARK FINANCIAL LEDGER
Arabic Immersion Magnet School

Date	Account	Description	Amount	Balance	Category	Amount	Balance	Total
10/29/20	6409	Wade Contractors			Park Construction			\$113,719.25
11/23/20	6421	Houston Sign Company	\$ 137,425.00	\$ (117,719.25)	Park Construction			\$118,391.48
12/8/20	6426	Wade Contractors	\$ (612.18)	\$ (118,331.43)	Park Construction			\$1154,494.09
12/17/20	6435	Bradley Lau	\$ (36,162.60)	\$ (154,494.03)	Individual Contribution			\$1154,294.03
12/29/20	6435	Ryla and Victor a Simons	\$ 200.00	\$ (154,194.03)	Individual Contribution			\$1154,494.03
1/22/21	6435	Landscape Art	\$ 100.00	\$ (154,094.03)	Individual Contribution			\$1154,594.03
2/7/21	6471	McLach Morrison	\$ (89,561.10)	\$ (243,655.13)	Individual contribution			\$1193,785.13
2/12/21	6471	Ehna and Robert Northrup	\$ 1,000.00	\$ (242,655.13)	Individual contribution			\$1192,655.13
2/16/21	6467	Anonymous	\$ 190.00	\$ (242,465.13)	Individual contribution			\$1192,155.13
3/8/21	6478	Gateman	\$ (3,870.00)	\$ (200,835.13)	Park Construction			\$1200,835.13
3/11/21	6482	BTS Welding	\$ (85,284.27)	\$ (287,969.40)	Park Construction			\$1202,685.13
3/11/21	6483	Xgrass	\$ (4,034.15)	\$ (292,003.55)	Park Construction			\$1228,719.40
3/29/21	6493	Helaine Markley	\$ 100.00	\$ (291,903.55)	Individual contribution			\$1229,1903.55
			\$ 75,575.00	\$ (367,578.55)				\$ 46,675.00
								\$ 291,503.55

Handwritten: HSD paying for park design by Lauren Griffith of ASO2, \$45,500.

Account	Description	Amount	Balance
Park Desart Initiative Funding		\$ 791,903.55	79.4%
Arabic Immersion Magnet School		\$ 75,000.00	6.8%
Council District Funds-Alble Kamin		\$ 18,000.00	4.9%
First Monitors Commemors		\$ 7,500.00	2.0%
Private Donations		\$ 15,175.00	4.1%
TIR 2.77		\$ -	0.0%
Harris County Pct. 1		\$ 10,000.00	2.7%
Houston ISD		\$ 367,578.55	0.0%

Still owe Wade Contractors about \$19,000.

Still owe artist Rosalinda Toro \$4,500. to complete student the installation.

Still owe ETS welding for installation of student silhouettes and fence \$1,850.







سبحان





Montrose Tax Reinvestment Zone 27

3200 Southwest Frwy # 2600
Houston, TX 77027
(713) 860-6400

April 6, 2021

The Honorable Sylvester Turner
P.O. Box 1562
Houston, TX 77002

Dear Honorable Mayor Turner,

This letter is written on behalf of the Projects and Planning Committee of Reinvestment Zone 27 (the Montrose TIRZ).

It is our understanding the City has received proposals for digital kiosks to be placed in the City's rights of way, has selected a vendor, and is in the process of negotiating a final contract to be brought before City Council. While this may be a revenue generator for the City, the Montrose TIRZ is concerned about certain proposal aspects and have questions related to impacts on the pedestrian environment.

Montrose is working on new sidewalk improvements increasing the sidewalk width to as much as 6 feet where ROW is available. These kiosks could impact the ADA compliance ability in areas where ROW is insufficient. Is there a criterion on placement based on sufficient sidewalk clearance? How will the City address the impacts of the Digital Kiosks on contiguous property owners and their properties? Will the location process incorporate input related to access to doorways or sales windows or sidewalk cafés? How will the unintended negative impacts to the Montrose streetscape be considered? Is there a standard for these devices including materials, color, noise, etc.? Also, what impacts will the advertising have on the City of Houston Off-Premise Sign Code? If advertising is substantial, how do we protect the City Sign Code? Lastly, how would advertisement content not in keeping with the adjacent property owners' or the community's taste or opinion be handled?

We are requesting that the City defer taking action on a contract for digital kiosks until we can visit with your office on these concerns.

Your commitment to Houston is always appreciated and we look forward to visiting with you on these questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Webb", with a large, stylized flourish at the end.

Joe Douglas Webb, AIA
Chair of The Projects and Planning Committee
Montrose Reinvestment Zone 27

cc: P&P Committee
Joe Webb – P&P Committee
Sherry Weesner – P&P Committee
Abby Noebels – P&P Committee
Andy Icken
Gwen Tillotson
Councilmember Abbie Kamin
Julia Retta - Chief of Staff Council District C
At-Large Councilmember Mike Knox
At-Large Councilmember David W. Robinson
At-Large Councilmember Michal Kubosh
At-Large Councilmember Letitia Plummer
At-large Councilmember Sallie Alcorn Sanjay
Bapat, ABHR
Alia Vinson, ABHR
Patricia Knudson Joiner, FAICP

MONTROSE TIRZ QUESTIONS

- Is there a criterion on placement based on sufficient sidewalk clearance?

Response:

- a. Vendor will comply with all requirements outlined in Chapter 40 and 42 of the City Code, as well as any applicable requirements in the Houston Building and Fire Codes. However, rule of thumb standards is:
 - i. Maintain setback placement from face-of-curb:
 1. Ensure there is sufficient space in sidewalk for wheelchairs to pass
 2. Maintain at least 4' from face of curb where bus doors unload
 3. Make sure kiosks are not placed on streets that are predominantly occupied by single family residences
 - ii. Accessibility requirements:
 1. Maintain minimum 4' unobstructed walkway
 2. Required slope along the path of travel is maximum 5% running slope (in direction of travel) and 2.08% cross slope
 3. Level landing and turnaround area

- How will the City address the impacts of the Digital Kiosks on contiguous property owners and their properties?

Response:

The city will work through the council offices or other neighborhood organizations to engage the community, including property owners adjacent to proposed kiosks to educate and inform of the features and functionality of the digital kiosks.

- a. IKE kiosks are highly likely to provide a strong benefit to adjacent property owners by providing them a place for free promotion. By function of being close to an IKE kiosk, businesses will be listed first when their category is searched because all listings are displayed based on proximity.
- b. IKE kiosks will be placed in the public right-of-way on sidewalks, not on private property.
- c. The vendor will work with the City or applicable neighborhood groups to identify any property owners who may be sensitive to kiosk placement.
- d. The vendor will alert the aforementioned property owners that are adjacent to kiosk sites to communicate placement, construction scope, and timeline. We will work to resolve any issues prior to beginning technical due diligence or construction/installation.

- Will the location process incorporate input related to access to doorways or sales windows or sidewalk cafés?

Response:

The digital kiosks placements will not block access to doorways/sales windows or obstruct sidewalk cafés. We will work with property owners where this is a concern to ensure that placement will not negatively impact their business operations.

- How will the unintended negative impacts to the Montrose streetscape be considered?

Response:

The siting assessment to determine specific locations for the kiosks will consider existing street furniture and other physical streetscape structures. Section III of the Siting Criteria describes that kiosks cannot block street furniture. Sidewalks will be restored to its existing condition at minimum and the vendor typically avoid sidewalks with special pavers as to not disrupt the aesthetics present or encouraged by the Montrose streetscape plan. However, if special pavers are impacted, they will be replaced and restored which will require a coordination with the special district or the entity responsible for maintaining “upgraded” improvements. As an example, the vendor stored and replaced commemorative pavers in Berkeley, CA. The vendor also tries to avoid heavily landscaped areas or areas with significant street furniture and do not place kiosks in locations that would impact trees. The Montrose streetscape plan for new or planned improvements should consider the kiosks locations to minimize conflicts or negative consequences.

- Is there a standard for these devices including materials, color, noise, etc.?

Response:

The standard IKE model is made of aluminum and glass, is finished with a charcoal gray powder coating, and is fitted with two 65” LED touchscreens. The kiosks do not have sound (other than the microphone/speaker required for the two-way calling functionality on the Emergency Call Button).

- Also, what impacts will the advertising have on the City of Houston Off-Premise Sign Code?

Response:

The interactive kiosk project does not require any changes to the City of Houston Sign Code, as the kiosks are a separate category of structure under Chapter 40 of the Code of Ordinances. They are not defined as signs under the Sign Code; they are kiosks with interactive capabilities.

- If advertising is substantial, how do we protect the City Sign Code?

Response:

The interactive kiosk project does not require any changes to the City of Houston Sign Code, as the kiosks are a separate category of structure under Chapter 40 of the Code of Ordinances. They are not defined as signs under the Sign Code; they are kiosks with interactive capabilities.

- How would advertisement content not in keeping with the adjacent property owners’ or the community’s taste or opinion be handled?

Response:

The vendor will adhere to its advertising policy which has been reviewed by City Legal, Communications Office, Special Events and other departments. The policy is included in the presentation made to the Economic Development Committee (presentation available on the website). Each kiosk may have a unique content profile; however, advertising on the kiosks cannot violate the advertising policy.

SITING CRITERIA ATTACHMENT

In order for an IKE location to be economically viable and deliver maximum service to the public, it must meet several criteria listed in Section I and all the technical requirements listed in Section II, while avoiding all the elements in Section III. If a site does not meet this formula, then the location does not meet the requirements of the business model and will receive a grade lower than a B-. If a location can satisfy all the Section II Technical Criteria but fails to meet several Section I criteria and exhibits Section III characteristics, then it will be graded a C+ or lower and qualify as a social equity location.

Section I

A. Visibility

- i. IKE should be placed perpendicular to traveled path
- ii. Locations must be visible to vehicles
 - a. IKE should be on the passenger side of vehicles driving by
 - b. Road should have at least two lanes of traffic in both directions
- iii. Location must be visible to pedestrians
- iv. Placement at location must lead to visibility free of obstructions
 - a. Minimal tree, infrastructure, street furniture, building, or other blockage
 - b. Located at least 10 feet from nearest object in right of way

B. Location

- i. IKEs must be located on heavily trafficked streets. Placement at or near one of the below provides evidence of meeting this requirement
 - a. Heart of downtown
 - b. Entertainment District
 - c. Sports District
 - d. Pedestrian-oriented district with several retailers, restaurants, and street-facing storefronts
 - e. Event venues
 - f. Transit-oriented development that includes heavily used mass transit stops
 - g. Financial districts
 - h. Densely populated areas with multi-family residential units
- ii. IKEs should be placed at intersections

Section II (Technical Criteria)

A. Maintain setback placement from face-of-curb as identified by local jurisdiction. Rule of thumb standards are:

- i. 2' from face of curb minimum (to minimize likelihood of vehicular impact).
- ii. 3' from face of curb, where parallel parking occurs
- iii. 3' from face of curb, where traffic is fast moving (>30mph) so users feel comfortable
- iv. Minimum 4' from face of curb where bus doors unload

B. Accessibility requirements:

- i. Maintain minimum 4' unobstructed walkway
- ii. Code required slope along the path of travel is maximum 5% running slope (in direction of travel) and 2.08% cross slope
- iii. Level landing and turnaround area

iv. Conform to all Public Works guidelines

C. Proximity to available power & fiber networks to avoid long trenches and invasive construction

i. Maximum distance from power source of 25'

Section III

A. Location

- i. Outside of Urban Core
- ii. Street with only one or two lanes of traffic
- iii. One-way streets with few lanes of travel
- iv. On small side walks
- v. Location inside parks, inside and outside parking lots, on bridges or highway ramps
- vi. High crime areas
- vii. Sparsely populated areas
- viii. Neighborhood of single-family homes
- ix. Close to churches, schools or other institutions that may have problems with advertisement content
- x. In neighborhood with too many IKEs

B. Visibility

- i. Blocked by street furniture or some other obstruction
- ii. Located mid-block instead of near an intersection
- iii. Too close to other advertisement assets such as billboards
- iv. Road is too large with high-speed traffic, such as a highway or parkway

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

Committee Name: Affordable Housing Committee **Date of Meeting:** 4/9/2021

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Joe Webb</u>
<u>Ray Valdez</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Discuss amount of money to allocate to the CIP list

Meeting Notes

- The Committee discussed the timeline of the GLO grant
- The Committee discussed the budget allocation for the CIPs
- Patti offered her recommendation on amount to allocate to housing

Actionable Items

- Conference call with Andy Icken and Joe Webb
- Get cip draft approved

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

Committee Name: Finance Committee Meeting **Date of Meeting:** 4/12/2021

Chairperson: Joe Webb

Attendees:

<u>Joe Webb</u>	<u>Paul Dickerson</u>
<u>Abby Noebels</u>	<u>Kristin Blomquist</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Discuss the bond information package sent by Kristin Blomquist

Notes

- Kristin Blomquist from Masterson presented her document explaining the bond process
- Kristin discussed the timeline and benchmarks of the bond process
- The committee discussed the costs involved with the bond process

Action Items

- Set a meeting with Andy Icken to start the bond process



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P. O. Box 73109, Houston, Texas 77273
tel 281.444.4866 fax 281.440.8304
Customer Service 281.444.3946

March 5, 2021

Board of Directors
Tax Increment Reinvestment Zone No. 27
(TIRZ No. 27 – Montrose)
Alia Vinson
Allen Boone Humphries Robinson LLP
Suite 2600
3200 Southwest Freeway
Houston, Texas 77027

Dear Board of Directors,

The vast majority of HCAD properties have been certified for 2020. This is the time of year when we utilize the work we have completed for your TIRZ and compare it to the numbers the City of Houston provides to us. We have verified all the parcel totals and then adjusted accounts which have split jurisdictions and current value reductions per HCAD. In preparation for your incremental payment, true-up work with the City has been finalized and we have concurred with their numbers.

Enclosed are new inserts to add to your **TIRZ 27 – Montrose** binder behind the tab entitled **2020 True-Up**. The values in these reports represent the Zone's Certified and Uncertified values for year 2020, as of January 2021. Included are:

- **Updated Value Comparison Year-over-Year Report**
- **2020 Certified and Uncertified Values Increment Report**

As always, we are working with HCAD to ensure your TIRZ has all parcels correctly coded and any annexations have been noted and included.

Please contact us with questions or additional requests.

Equi-Tax Inc.
281-444-4866

TIRZ 27
 2020 Certified Value Incremental Report
 based on HCAD Values as of January 2021

		2020 CERTIFIED VALUE	2020 CERTIFIED TAXABLE VALUE	BASE YEAR	2020 INCREMENT	2020 TAX RATES /\$100	TAX INCREMENT LEVY	LEVY WITH COLLECTION RATE @ 97%
Original Area JUR 872	2015 City	2,014,383,106	1,916,196,471	1,098,766,790	817,429,681	0.561840	4,592,646.92	4,454,867.51
Harris County does not participate in the TIRZ.								
HISD does not participate in the TIRZ.								
2015 was the Base Year								

TIRZ 27
Value Comparison Year over Year

		Tax Year 2018 - Taxable Value			Tax Year 2019 - Taxable Value			Tax Year 2020 - Taxable Value			
		Preliminary as of June 2018	Certified as of August 2018	True-up as of Jan 2019	Preliminary as of May 2019	Certified as of August 2019	True-up as of Jan 2020	Preliminary as of June 2020	Certified as of August 2020	True-up as of Jan 2021	
Original Area	2015										
JUR 872	City	1,630,902,870	1,579,067,219	1,575,275,785	1,630,902,870	1,707,217,719	1,699,186,928	1,920,184,044	1,929,751,222	1,916,196,471	
Total		1,630,902,870	1,579,067,219	1,575,275,785	1,630,902,870	1,707,217,719	1,699,186,928	1,920,184,044	1,929,751,222	1,916,196,471	
Reduction - City Only				55,627,085	Reduction - City Only				-68,284,058	3,987,573	
2018 Prelim vs. 2018 True-Up					2019 Prelim vs. 2019 True-Up					2020 Prelim vs. 2020 True-Up	
				3.41%						0.21%	
										-4.19%	

NOTES:

Value by State Classification Code

		Tax Year 2018 - Taxable Value			Tax Year 2019 - Taxable Value			Tax Year 2020 - Taxable Value		
Type of Property	Class Code	Preliminary as of June 2018	Certified as of August 2018	True-up as of Jan 2019	Preliminary as of May 2019	Certified as of August 2019	True-up as of Jan 2020	Preliminary as of June 2020	Certified as of August 2020	True-up as of Jan 2021
Residential	A1	358,924,836	348,869,369	348,888,940	358,924,836	364,878,616	361,783,585	381,853,618	373,962,621	371,288,259
Multi-Family	B1 - B4	402,460,027	388,601,465	388,625,223	402,460,027	469,511,632	468,360,857	600,627,992	640,466,293	637,382,124
Vacant Land	C1 - C3 - D1 - D2	59,754,422	57,862,662	57,542,767	59,754,422	62,385,183	60,990,697	61,150,215	59,037,200	58,688,416
Commercial	F1 - F2	809,470,335	783,440,473	779,925,605	809,470,335	810,149,038	807,758,539	876,258,969	855,991,858	848,544,422
Utilities	J3	293,250	293,250	293,250	293,250	293,250	293,250	293,250	293,250	293,250
Total		1,630,902,870	1,579,067,219	1,575,275,785	1,630,902,870	1,707,217,719	1,699,186,928	1,920,184,044	1,929,751,222	1,916,196,471

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

March 31, 2021

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>Harris County Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	6,930,062.20	1,320,662.36	0.00	8,250,724.56
Revenue	91.89	21.02	0.00	112.91
Expenditures	18.00	0.00	0.00	18.00
Ending Balance	6,930,136.09	1,320,683.38	0.00	8,250,819.47

NOTES:

General Operating Fund

February 2021

BEGINNING BALANCE:		7,167,492.30
 REVENUE:		
Checking Interest	0.72	
TexPool Interest	74.89	
Harris County Projects	1,320,659.43	
Voided Check (s)	0.00	
Total Revenue:		1,320,735.04
 DISBURSEMENTS:		
Checks Approved at Prior Meeting	96,741.24	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.72	
COH Paid Invoices & Fees	140,763.75	
Due to HC Projects	1,320,659.43	
Total Expenditures		1,558,165.14
 Ending Balance:		 6,930,062.20

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	4,687,281.46
BBVA Compass	*8451	0.1000	11,686.97
TexPool	*0001	0.0500	2,231,093.77
		Total	6,930,062.20

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

General Operating Fund

March 2021

BEGINNING BALANCE: **6,930,062.20**

REVENUE:

Checking Interest	56.43	
TexPool Interest	35.46	
Voided Check (s)	0.00	
Total Revenue:		91.89

DISBURSEMENTS:

Checks Approved at Prior Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Bank Charges	18.00	
Total Expenditures		18.00

Ending Balance: **6,930,136.09**

Location of Assets:

Institution	Investment Number	Interest Rate	
Funds with COH ~	n/a	unknown	0.00
BBVA Compass	*8451	0.1000	4,699,006.86
TexPool	*0001	0.0187	2,231,129.23
		Total	6,930,136.09

TIRZ 27 - Montrose RDA

Checks Presented

April 19, 2021

Num	Name	Description	Amount
1030	Allen, Boone, Humphries, Robinson LLP	Legal Fee	-7,873.91
1031	Equi-Tax Inc.	Tax Roll Management	-1,253.40
1032	ETI Bookkeeping Services	Bookkeeping Fee	-3,100.00
1033	Gauge Engineering, LLC	Engineering Fee	-91,881.08
1034	Knudson, LP	Professional Consultant	-12,000.00
1035	The Goodman Corporation	Planning Consultant	-43,000.00
1036	TML Intergovernmental Risk Pool	Insurance	-635.04
Total			-159,743.43

**Capital Projects Fund
Harris County Waugh & Commonwealth Project**

February 2021

BEGINNING BALANCE		0.00
REVENUE		
Due from GOF	1,320,659.43	
TexPool Interest	2.93	
Voided Check(s)	0.00	
Total Revenue		1,320,662.36
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		1,320,662.36

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	0.0500	1,320,662.36
		Total	1,320,662.36

**Capital Projects Fund
Harris County Waugh & Commonwealth Project**

March 2021

BEGINNING BALANCE		1,320,662.36
REVENUE		
Due from GOF	0.00	
TexPool Interest	21.02	
Voided Check(s)	0.00	
Total Revenue		21.02
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		1,320,683.38

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Projects	*0002	0.0187	1,320,683.38
		Total	1,320,683.38

**Montrose Redevelopment Authority / TIRZ 27
Investment Report
March 31, 2021**

SCHEDULE OF INVESTMENTS

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	BBVA Compass	0.10	1/13/2020	11,686.97	56.43	4,687,263.46	4,699,006.86

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			Market	N.A.V.			Market	N.A.V.
GOF	TexPool	0.0187	2,231,428.43	1,00015	2,231,093.77	(0.00)	2,231,508.52	1,00017
CPF	TexPool	0.0187	1,320,860.46	1,00015	1,320,662.36	0.00	1,320,907.90	1,00017

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
BBVA Compass	4,699,006.86	FHLB-A	5,700,000	CH 155988	5,700,000	5,700,000

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 Kenneth Byrd	Date Assumed Office 1/13/2020	Training Completed 10/14/2020
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TIRZ 27 - Montrose RDA
Profit & Loss Budget vs. Actual
March 2021

	March			Year to Date (9 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	113	4,167	-4,054	1,446	37,500	-36,054	50,000
6-4336 · Grants	0	100,000	-100,000	0	900,000	-900,000	1,200,000
6-4342 · Capital Projects - Restricted	0	686,677	-686,677	0	6,180,097	-6,180,097	8,240,129
6-4452 · Joint Project Reimbursement	0	0	0	1,320,659	0	1,320,659	0
Total Income	113	790,844	-790,731	4,361,696	10,785,619	-6,423,923	13,158,151
Expense							
6-6300 · Salaries and Benefits	6,000	6,000	0	60,278	54,000	6,278	72,000
6-6320 · Legal Fees	7,874	10,000	-2,126	60,853	90,000	-29,147	120,000
6-6321 · Auditing Fees	0	0	0	0	10,000	-10,000	10,000
6-6322 · Engineering Fees	91,881	4,167	87,714	365,891	37,500	328,391	50,000
6-6323 · Planning Consultants	23,500	4,167	19,333	55,220	37,500	17,720	50,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	12,500	52,500	-40,000	70,000
6-6333 · Accounting	1,550	1,583	-33	14,035	14,250	-215	19,000
6-6334 · Tax Roll Management	627	667	-40	5,007	6,000	-993	8,000
6-6350 · Office Administration	0	0	0	331	0	331	0
6-6353 · Insurance / Bonds	635	0	635	627	5,000	-4,373	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	11,250	-6,474	15,000
6-6460 · Board Development	0	417	-417	0	3,750	-3,750	5,000
6-7000 · Capital Expenditure							
6-7202 · Waugh/Commonwealth	0	215,943	-215,943	0	1,943,483	-1,943,483	2,591,310
6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	135,157	-135,157	180,209
6-7206 · Workforce/Affordable Housing	0	16,667	-16,667	0	150,000	-150,000	200,000
6-7209 · Montrose Drainage	0	26,153	-26,153	0	235,380	-235,380	313,840
6-7210 · Walk/Bike Montrose	0	2,417	-2,417	0	21,750	-21,750	29,000
6-7211 · METRO/ Montrose Blvd	0	16,667	-16,667	0	150,000	-150,000	200,000
6-7212 · Hawthorne Safe Street	0	27,917	-27,917	0	251,250	-251,250	335,000
6-7213 · Woodhead Safe Street	0	41,250	-41,250	0	371,250	-371,250	495,000
6-7214 · Dallas Bikeway	0	8,750	-8,750	0	78,750	-78,750	105,000
6-7215 · SPARK Park	0	12,500	-12,500	0	112,500	-112,500	150,000
6-7216 · BCycle	0	11,250	-11,250	0	101,250	-101,250	135,000
Total 6-7000 · Capital Expenditure	0	394,531	-394,531	0	3,550,770	-3,550,770	4,734,359
6-7395 · Miscellaneous Expense	18	0	18	642	0	642	0
Total Expense	132,085	428,615	-296,530	776,706	4,252,467	-3,475,761	5,538,306
Net Income	-131,972	362,229	-494,201	3,584,990	6,533,152	-2,948,162	7,619,845

Knudson Report

General Board Administration:

- General support to all Board related actions and notifications
 - Managed MailChimp
 - Correspondence with Webmaster to keep website updated
 - Retrieval of documents for board members
 - Creating meetings between Board members and outside parties
 - Managing email services for the board members
 - Drafted agendas for all committees
 - Attended and held the monthly Chariman's meeting
 - Correspondence with The City of Houston regarding the digital kiosks
- Sent letter of appreciation to the prior Chairman, Dr. Mitchmore
- Attended the Pre-Construction meeting for the Waugh/Commonwealth project

Housing:

- Attended 1 Housing Committee meeting
- Scheduled meeting with Masterson and members from the City of Houston Housing Department to discuss the furtherance of the Housing agenda
- Scheduled meeting with the Montrose TIRZ's Council Member and her Chief of Staff

P&P:

- Attended and held 1 P&P meeting
- Scheduled meetings between The Goodman Corporation and the P&P Committee to discuss updates related to the CIP list

Finance:

- Attended and Held 1 Finance Meeting
- Invited Masterson to the Finance Committee

Public Engagement:

- Respond to all inquires sent to the Montrose info email
- No Public Engagement Committee Meetings were held

Livable Centers

- Attended the Livable Centers Final Launch Presentation
- Distribution of Livable Centers materials to all board members

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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: April 19, 2021

RE: ABHR Report - February 2021 - April 2021

ABHR Progress report for the time period between the February 21, 2021 board meeting and April 19, 2021 board meeting is as follows:

Completed Tasks

- Assisted in completion of SPARK Park funding process.
- Administrative tasks required for transition of leadership of the Zone.
- Finalized Franchise Tax matters along with bookkeeper.
- 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 projects and planning committee in long term planning of the CIP for the TIRZ.
- Assist affordable housing committee in development of their programs.