

**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 **Thursday, April 28, 2022, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson, 3200 Southwest Freeway, Suite 2400, in the Red River Conference Room, Houston, Texas 77027***, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/36vm7ddv>** 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. Reorganize Board.
5. Reorganize committees.
6. Discuss FY 2023 budget and potential 5-year Capital Improvement Projects and authorize appropriate action.
7. Projects and Planning:
 - a. Projects and Planning Committee report.
 - b. Report from Gauge Engineering, including:
 - i. update on Waugh Drive, Commonwealth, and Yoakum Street project;
 - ii. update on Hawthorne Street and Woodhead Street Neighborhood Safe Street;
 - iii. update on Montrose Boulevard improvements;
 - iv. update on sidewalk improvements along West Gray between Shepherd Drive and Waugh Drive;
 - v. update on Dallas and Mandell Street;
 - vi. update on West Alabama DCR; and
 - vii. proposal for on-call engineering services; and
 - c. Update on project with Montrose Collective Owner, LP, including:

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

- i. review and approve developer reimbursement report for Montrose Collective Owner, LP project.
8. Consider proposal from The Goodman Corp. for ongoing pursuit of grant funding.
9. Ratify commitment letter for fiscal year 2023 Community Project Funding.
10. Public Engagement, including Public Engagement Committee Report.
11. Affordable Housing, including Affordable Housing Committee report and take appropriate action regarding Development Agreement Policy.
12. Financial matters, including report from bookkeeper, review financial information, and authorize payment of invoices.
13. Report from Masterson Advisors, including discuss financial capacity of Zone and the Authority, and authorize action as appropriate.
14. Report from Zone administrator.
15. Report from Attorney.
16. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
17. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
18. 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

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a video and/or telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Members of the Board may participate via videoconference in accordance with the requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person, REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/36vm7ddv>, and upon registration, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.**

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

February 21, 2022

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, on the 21st day of February, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District and the roll was called of the members of the Board being present:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Vacant	Position 4
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 meeting were Patti Joiner and Walter Knudson of Knudson LLP (Knudson”); Jeff Reichman of January Advisors; Kristin Blomquist of Masterson Advisors (“Masterson”); Kara McManus and Robert McHaney and The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); Jennifer Landreville of ETI Bookkeeping Services (“ETI”); John Geiss, Joe Cutrufo, Leah Wolfthal, Greg Pettigrew, Frank Blake, Nelson Vergel, and additional members of the public; and Alia Vinson, Sanjay Bapat, and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:37 p.m.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment.

Joe Cutrufo introduced himself to the Board, noting that he is the Executive Director of Bike Houston. Joe Cutrufo requested that the Board consider that the future construction improvements of Montrose Boulevard are designed in a way so that it is a multi-modal street with space for bicycles and pedestrians in addition to cars. Joe Cutrufo also commented that Bike Houston would be eager to partner with the Authority on future improvements to the Zone and discussed certain requested improvements with the Board. Chair Webb responded noting that the improvements discussed by Joe Cutrufo are included in the Authority's Livable Center Study.

MINUTES

The Board considered approving the minutes of the January 10, 2022, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Hunt seconded the motion, which passed unanimously.

REPORT FROM MASTERSON ADVISORS

Ms. Blomquist reviewed a presentation with the Board members regarding the process for issuance of tax-exempt bonds by the Authority. Ms. Vinson, Ms. Blomquist, and Mr. Bapat responded to questions from Board members. Ms. Blomquist also reviewed a bonding capacity analysis for the Authority.

PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including reports from January and February committee meetings, copies of which are attached.

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 of the Waugh Drive, Commonwealth, and Yoakum Street Improvements project. He reviewed and recommended approval of Pay Estimate No. 10, in the amount of \$244,098.26, payable to Reytec Construction Resources, Inc. ("Reytec"). Following review and discussion, Director Hunt moved to approve Pay Estimate No. 10, in the amount of \$244,098.26, payable to Reytec. Director Noebels seconded the motion, which passed by unanimous vote.

Mr. Ali updated the Board on the installation of trees provided by Trees for Houston, noting that the City has approved Mexican Plum trees for certain

right of way areas.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali updated the Board on the status of construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He stated that R. Miranda Trucking and Construction, LLC (“R. Miranda”), the low bidder, has submitted all required bid documents which are currently under review and once all insurance and bonds are confirmed, the project can proceed.

In connection with the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Bapat reminded the Board that Harris County Precinct One has agreed to finance 50% of the costs of the project pursuant to an interlocal agreement between the Authority and Harris County Precinct One.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of engineering design for Montrose Boulevard.

The Board discussed an upcoming public engagement meeting.

WEST GRAY FROM SHEPHERD TO DUNLAVY STREET

Mr. Ali updated the Board on the construction status of improvements to West Gray from Shepherd to Dunlavy Street. He stated that mobility analysis, drainage analysis, and design work is all ongoing.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements, noting that design and drainage work is ongoing.

WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements. Chair Webb provided an additional update on the proposed project, specifically partnership opportunities with neighboring Zones. Mr. Bapat reviewed the attached commitment letters from the Upper Kirby Redevelopment Authority and the Midtown Redevelopment Authority committing to funding their portion of the local match required in the event a Federal grant is awarded for the project.

APPROVE TITLE VI COMPLIANCE PLAN AND RESOLUTION ADOPTING A TITLE VI COMPLIANCE PLAN FOR AUTHORITY

Ms. McManus introduced herself and reviewed a Title VI Compliance Plan (the “Plan”) for the Authority, noting that it looks at demographics of the Authority and guidance related to discrimination race, national origin, or color. She stated that the Plan will be put into place by adding sections of the Plan onto the Authority website. Mr. McHaney noted that the Plan will be in place for the West Gray improvement project and will remain in place for three years for any additional federally funded project, including Montrose Boulevard and West Alabama Street in the event those projects are awarded federal grants. Following review and discussion, Director Hunt moved to approve and authorize execution of the Title VI Compliance Plan and Resolution Adopting a Title VI Compliance Plan for Authority. Director Noebels seconded the motion, which passed by unanimous vote.

MONTROSE COLLECTIVE OWNER, LP, INCLUDING DEVELOPER REIMBURSEMENT REPORT

Mr. Bapat updated the Board on the status of the developer reimbursement report with Montrose Collective Owner, LP (“Montrose Collective”), noting that the auditor is still awaiting appropriate documentation from Montrose Collective in order to produce a developer reimbursement report.

PUBLIC ENGAGEMENT REPORT

There was no update this month from the Public Engagement Committee.

AFFORDABLE HOUSING REPORT

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

In connection with the ongoing work of the Affordable Housing Report, Mr. Reichman reviewed a proposal from January Advisors in the amount of \$32,000.00, for policy development and community engagement work.

Following review and discussion, Director Noebels moved to approve the proposal submitted by January Advisors, in the amount of \$32,000.00, for policy development and community engagement work. Director Hunt seconded the motion, which passed by unanimous vote.

FINANCIAL MATTERS

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

The Board discussed the invoices submitted by Reytex, Goodman, ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., and Knudson LP. After review and discussion, and based on the recommendation of the Finance Committee, Director Noebels moved to approve and authorize payment of the invoices. Director Hunt seconded the motion, which passed unanimously.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from Knudson, a copy of which is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing work by ABHR.

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

The Board discussed scheduling an upcoming public engagement meeting. The Board noted that the next regular Authority meeting is scheduled for April 18, 2022, at 6:30 p.m., at the offices of ABHR.

RECEIVE PUBLIC COMMENT

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

Kay Warhol reported that the next Neartown Super Neighborhood meeting in tomorrow, February 22, 2022, and noted that a brief update will be provided on the Authority's ongoing improvement projects. Kay Warhol also inquired about funding for the West Alabama improvement project.

Frank Blake inquired about the planting of trees along the right of way on Montrose Boulevard and inquired about whether West Dallas and Allen Parkway are included in this project. Chair Webb and Muhammad Ali responded to Frank Blake.

John Geiss inquired about the Woodhead improvement project and the status of design for same. Mr. Ali responded to John Geiss regarding the status of the project and noted that information for the project will be posted on the Authority website.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET PROFILE

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

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2022):	\$	2,114,522,700
	Current Taxable Value (TY2021):	\$	2,033,194,904
	Acres:		608.13
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/21)	Variance
		Capital Projects:		
	Corridor Improvements	\$ 108,594,133	\$ 1,735,760	\$ 106,858,373
	Workforce/Affordable Housing	39,600,000	-	39,600,000
	Parking Enhancements	4,830,000	-	4,830,000
	Parks, Recreational Facilities, Cultural Amenities	8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 161,024,133	\$ 1,735,760	\$ 159,288,373
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	1,462,874	4,537,126
	Total Project Plan	\$ 167,024,133	\$ 3,198,634	\$ 163,825,499

D E B T	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/21	Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
	<u>Year End Outstanding (Principal)</u>			
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 11,213,300	\$ 11,016,302	\$ 15,194,946
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 11,213,300	\$ 11,016,302	\$ 15,194,946
City tax revenue	\$ 4,544,184	\$ 4,996,172	\$ 5,434,654
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 4,544,184	\$ 4,996,172	\$ 5,434,654
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
Grant Proceeds	\$ 1,200,000	\$ -	\$ 3,670,000
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ 40,000,000
TOTAL AVAILABLE RESOURCES	\$ 17,007,484	\$ 16,065,301	\$ 64,349,600
EXPENDITURES			
Accounting	\$ 19,000	\$ 19,000	\$ 19,000
Administration Salaries & Benefits	\$ 72,000	\$ 72,000	\$ 72,000
Auditor	\$ 10,000	\$ 10,000	\$ 10,000
Board Development	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 5,000	\$ 5,000	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ 8,000	\$ 8,000
TIRZ Administration and Overhead	\$ 119,000	\$ 119,000	\$ 119,000
Engineering Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ 70,000	\$ 70,000
Legal	\$ 120,000	\$ 120,000	\$ 120,000
Planning Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Public Engagement Expenses	\$ 15,000	\$ 15,000	\$ 15,000
Program and Project Consultants	\$ 305,000	\$ 305,000	\$ 305,000
Management consulting services	\$ 424,000	\$ 424,000	\$ 424,000
Capital Expenditures (See CIP Schedule)	\$ 9,479,209	\$ -	\$ 9,522,519

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
TIRZ Capital Expenditures	\$ 9,479,209	\$ -	\$ 9,522,519
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 9,903,209	\$ 424,000	\$ 9,946,519
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 227,209	\$ 249,809	\$ 271,733
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
Total Transfers	\$ 423,755	\$ 446,355	\$ 468,279
Total Budget	\$ 10,326,964	\$ 870,355	\$ 10,414,798
RESTRICTED Funds - Capital Projects	\$ 6,680,520	\$ 15,194,946	\$ 53,934,802
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 6,680,520	15,194,946	53,934,802
Total Budget & Ending Fund Balance	\$ 17,007,484	\$ 16,065,301	\$ 64,349,600

Notes:

2023 - 2027 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							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	3,385,000	-	-	-	-	3,385,000	3,385,000
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	-	-	-	-	-	-	-	-
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	29,000	29,000
C	T-2706	Montrose Blvd - Complete Reconstruction Project	\$ -	-	1,170,000	7,900,000	19,250,000	9,250,000	12,900,000	50,470,000	50,470,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	1,435,000	1,165,000	-	-	-	2,600,000	2,600,000
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	1,395,000	2,080,000	-	-	-	3,475,000	3,475,000
C	T-2709	Dallas Bikeway	\$ -	-	150,000	500,000	-	-	-	650,000	650,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	-	300,000	2,500,000	-	-	2,800,000	2,800,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	250,000	2,300,000	-	-	2,550,000	2,550,000
C	T-2712	Mandell Bikeway	\$ -	-	-	-	225,000	1,500,000	-	1,725,000	1,725,000
C	T-2713	SPARK Parks Partnership Project	\$ -	-	-	-	-	-	-	-	-
C	T-2714	BCycle	\$ -	-	135,000	135,000	135,000	135,000	135,000	675,000	675,000
C	T-2715	Affordable Housing Projects	\$ -	-	500,000	750,000	1,000,000	-	-	2,250,000	2,250,000
C	T-2716	Safe Route to School Sidwalk Program	\$ -	-	250,000	3,250,000	3,000,000	-	-	6,500,000	6,500,000
C	T-2717	W Alabama Street	\$ -	-	293,310	-	-	-	-	293,310	293,310
0	T-2718	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-2719	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-2720	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-2721	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C	T-2799	Safe Sidwalk Program	\$ -	-	600,000	600,000	600,000	600,000	600,000	3,000,000	3,000,000
Totals			\$ -	\$ -	\$ 9,522,519	\$ 16,930,000	\$ 29,010,000	\$ 11,485,000	\$ 13,635,000	\$ 80,582,519	\$ 80,582,519

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2023 - 2027 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								Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027	FY23 - FY27 Total	
TIRZ Funds	-	-	5,852,519	12,730,000	27,425,659	10,485,000	13,635,000	70,128,178	70,128,178
City of Houston	-	-	-	1,000,000	1,000,000	1,000,000	-	3,000,000	3,000,000
Grants	-	-	3,670,000	3,200,000	584,341	-	-	7,454,341	7,454,341
Other	-	-	-	-	-	-	-	-	-
Project Total	-	-	9,522,519	16,930,000	29,010,000	11,485,000	13,635,000	80,582,519	80,582,519

Project: Trip Hazard Removal Project		City Council District		Key Map:				WBS.:		T-2701					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Removal of approximately 147 trip hards on sidewalks along Montrose Boulevard and Westheimer Road within the Zone.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Pedestrian Safety		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -		\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grant Funds		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			

*NOTE:

Project:	Waugh/Commonwealth/Yoakum project	City Council District		Key Map:		WBS.:	T-2702	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Improve mobility, bicycle and pedestrian safety conditions along both corridors by upgrading corridor to be ADA compliant. Project will include milling and overlay of existing deteriorated asphalt pavement, signing and restriping and full sidewalk replacement with ADA compliant ramps along both corridors. Evaluation of potential improvements at intersection of Montrose and Westheimer (crosswalk and lights).	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Asphalt in poor condition, bicycle lanes are inadequate (3-FT wide) and unsafe for bicyclists. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	71,310	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	120,000	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
4	Construction	-	2,400,000	-	3,325,000	-	-	-	-	\$ 3,325,000	\$ 3,325,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 2,591,310	\$ -	\$ 3,385,000	\$ -	\$ -	\$ -	\$ -	\$ 3,385,000	\$ 3,385,000
Source of Funds											
TIRZ Funds		-	2,591,310	-	2,064,341	-	-	-	-	\$ 2,064,341	\$ 2,064,341
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant - Harris County Pct 1		-	-	-	1,320,659	-	-	-	-	\$ 1,320,659	\$ 1,320,659
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 2,591,310	\$ -	\$ 3,385,000	\$ -	\$ -	\$ -	\$ -	\$ 3,385,000	\$ 3,385,000

Project:	Localized Micro-Improvement Project	City Council District	Key Map:		WBS.:	T-2703		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Short-term improvements including: street panels and sidewalks.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	To take advantage of limited increment by planning and implementing short term public improvements consistent with the zone's project plan	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	180,209	-	180,209	-	-	-	-	\$ 180,209	\$ 180,209
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209
Source of Funds											
TIRZ Funds		-	180,209	-	180,209	-	-	-	-	\$ 180,209	\$ 180,209
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 180,209	\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ 180,209

Project:		Walk/Bike Montrose		City Council District		Key Map:		WBS.:		T-2705		
				Location: C		Geo. Ref.:						
				Served: C		Neighborhood:						
Description:	This study evaluates the existing pedestrian and bicycle facilities in the district and provides a comprehensive pedestrian and bicyclist improvements masterplan that fits the needs of the community's residents, businesses and visitors today & tomorrow.	Operating and Maintenance Costs: (\$ Thousands)										
			2023	2024	2025	2026	2027	Total				
Justification:	Sidewalks are of inconsistent quality and some are discontinuous, substandard and in poor condition. Bicyclists also face many distinct challenges such as potholes, narrow travel lanes and ruts in streets.	Personnel	-	-	-	-	-	\$ -				
		Supplies	-	-	-	-	-	\$ -				
		Svcs. & Chgs.	-	-	-	-	-	\$ -				
		Capital Outlay	-	-	-	-	-	\$ -				
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs										
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	29,000	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 29,000	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ 29,000	
Source of Funds												
TIRZ Funds		-	29,000	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 29,000	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ 29,000	\$ 29,000	

*NOTE:

Project:	Montrose Blvd - Complete Reconstruction Project	City Council District	Key Map:		WBS.:	T-2706		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system (dual 10'x10') that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities. Bicycle facilities will be incorporated. Traffic signals will be replaced.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Montrose Blvd is the drainage outfall for the region. By building it first, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Pvmnt is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	200,000	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,170,000	1,200,000	650,000	250,000	-	\$ 3,270,000	\$ 3,270,000
4	Construction	-	-	-	-	6,700,000	18,600,000	9,000,000	12,900,000	\$ 47,200,000	\$ 47,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 200,000	\$ -	\$ 1,170,000	\$ 7,900,000	\$ 19,250,000	\$ 9,250,000	\$ 12,900,000	\$ 50,470,000	\$ 50,470,000
Source of Funds											
TIRZ Funds		-	200,000	-	1,170,000	6,900,000	18,250,000	8,250,000	12,900,000	\$ 47,470,000	\$ 47,470,000
City of Houston		-	-	-	-	1,000,000	1,000,000	1,000,000	-	\$ 3,000,000	\$ 3,000,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 200,000	\$ -	\$ 1,170,000	\$ 7,900,000	\$ 19,250,000	\$ 9,250,000	\$ 12,900,000	\$ 50,470,000	\$ 50,470,000

Project: Hawthorne Neighborhood Safe Street		City Council District		Key Map:		WBS.:		T-2707			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Improve the overall safety conditions along Hawthorne Street. Project will include 2.40 miles of improved sidewalks with 86 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.			Operating and Maintenance Costs: (\$ Thousands)							
		2023	2024	2025	2026	2027	Total				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School			Svcs. & Chgs.	-	-	-	\$ -			
	Capital Outlay	-	-	-	-	-	\$ -				
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	FTEs										
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	35,000	-	35,000	-	-	-	-	\$ 35,000	\$ 35,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	-	100,000	65,000	-	-	-	\$ 165,000	\$ 165,000
4	Construction	-	200,000	-	1,300,000	1,100,000	-	-	-	\$ 2,400,000	\$ 2,400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 335,000	\$ -	\$ 1,435,000	\$ 1,165,000	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,600,000
Source of Funds											
TIRZ Funds		-	335,000	-	435,000	1,165,000	-	-	-	\$ 1,600,000	\$ 1,600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 335,000	\$ -	\$ 1,435,000	\$ 1,165,000	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,600,000

Project:	Woodhead Neighborhood Safe Street	City Council District		Key Map:		WBS.:	T-2708	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	45,000	-	45,000	-	-	-	-	\$ 45,000	\$ 45,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	150,000	-	150,000	80,000	-	-	-	\$ 230,000	\$ 230,000
4	Construction	-	300,000	-	1,200,000	2,000,000	-	-	-	\$ 3,200,000	\$ 3,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 495,000	\$ -	\$ 1,395,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 3,475,000	\$ 3,475,000
Source of Funds											
TIRZ Funds		-	495,000	-	45,659	2,080,000	-	-	-	\$ 2,125,659	\$ 2,125,659
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	1,349,341	-	-	-	-	\$ 1,349,341	\$ 1,349,341
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 495,000	\$ -	\$ 1,395,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 3,475,000	\$ 3,475,000

Project:	Dallas Bikeway	City Council District		Key Map:		WBS.:	T-2709	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, updated sidewalks and 52 improved curb ramps.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	20,000	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	35,000	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
4	Construction	-	50,000	-	100,000	500,000	-	-	-	\$ 600,000	\$ 600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 105,000	\$ -	\$ 150,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000
Source of Funds											
TIRZ Funds		-	105,000	-	150,000	300,000	-	-	-	\$ 450,000	\$ 450,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	200,000	-	-	-	\$ 200,000	\$ 200,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 105,000	\$ -	\$ 150,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000

*NOTE:

Project: Welch Neighborhood Safe Street		City Council District		Key Map:		WBS.:		T-2710			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Improve the overall safety conditions along Welch Street. Project will include 2.50 miles of improved sidewalks with 115 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.			Operating and Maintenance Costs: (\$ Thousands)							
		2023	2024	2025	2026	2027	Total				
	Personnel	-	-	-	-	-	\$ -		-		
	Supplies	-	-	-	-	-	\$ -		-		
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wilson Montessori			Svcs. & Chgs.	-	-	-	\$ -		-	
	Capital Outlay	-	-	-	-	-	\$ -		-		
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		-		
	FTEs								-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	150,000	-	-	-	\$ 150,000	\$ 150,000
4	Construction	-	-	-	-	150,000	2,500,000	-	-	\$ 2,650,000	\$ 2,650,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,500,000	\$ -	\$ -	\$ 2,800,000	\$ 2,800,000
Source of Funds											
TIRZ Funds		-	-	-	-	300,000	1,915,659	-	-	\$ 2,215,659	\$ 2,215,659
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	-	584,341	-	-	\$ 584,341	\$ 584,341
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,500,000	\$ -	\$ -	\$ 2,800,000	\$ 2,800,000

Project: Stanford Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2711											
		Location: C		Geo. Ref.:																	
		Served: C		Neighborhood:																	
Description: Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)																			
				2023		2024		2025		2026		2027		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/21		2022 Budget		2022 Estimate		2023		2024		2025		2026		2027		FY23 - FY27 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		200,000		-		-		-		\$ 200,000		\$ 200,000	
4 Construction		-		-		-		-		50,000		2,300,000		-		-		\$ 2,350,000		\$ 2,350,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ 250,000		\$ 2,300,000		\$ -		\$ -		\$ 2,550,000		\$ 2,550,000	
Source of Funds																					
TIRZ Funds		-		-		-		-		250,000		2,300,000		-		-		\$ 2,550,000		\$ 2,550,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants - Harris County Pct 1		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ 250,000		\$ 2,300,000		\$ -		\$ -		\$ 2,550,000		\$ 2,550,000	

Project:	Mandell Bikeway	City Council District	Key Map:		WBS.:	T-2712		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Create 0.78 miles of new protected Bike lanes w/ green conflict markings at intersections, with 1.14 miles of improved sidewalks and 44 improved curb ramps.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	175,000	-	-	\$ 175,000	\$ 175,000
4	Construction	-	-	-	-	-	50,000	1,500,000	-	\$ 1,550,000	\$ 1,550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 1,500,000	\$ -	\$ 1,725,000	\$ 1,725,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	225,000	1,500,000	-	\$ 1,725,000	\$ 1,725,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 1,500,000	\$ -	\$ 1,725,000	\$ 1,725,000

Project: BCycle		City Council District		Key Map:				WBS.:		T-2714					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Provide equitable access to bike share that fosters recreation, mobility and personal wellness		Operating and Maintenance Costs: (\$ Thousands)													
				2023		2024		2025		2026		2027		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: In alignment with goal 1: Enhance the Montrose transportation network and promote mode choice and goal 4: Develop and enhance open space, parks, plazas; recreational amenities, cultural facilities, and other similar improvements within the Zone's Project Plan.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
4	Construction	-	135,000	-	135,000	135,000	135,000	135,000	135,000	\$ 675,000	\$ 675,000	\$ 675,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Allocations		\$ -	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 675,000	\$ 675,000				
Source of Funds															
TIRZ Funds		-	135,000	-	135,000	135,000	135,000	135,000	135,000	\$ 675,000	\$ 675,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Funds		\$ -	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 675,000	\$ 675,000				

Project:	Affordable Housing Projects	City Council District		Key Map:		WBS.:	T-2715	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Create a data-driven baseline of current conditions.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Affordable development and redevelopment of affordable housing in the Zone.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	200,000	-	500,000	750,000	1,000,000	-	-	\$ 2,250,000	\$ 2,250,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 200,000	\$ -	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,250,000	\$ 2,250,000
Source of Funds											
TIRZ Funds		-	200,000	-	500,000	750,000	1,000,000	-	-	\$ 2,250,000	\$ 2,250,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 200,000	\$ -	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,250,000	\$ 2,250,000

Project: Safe Route to School Sidewalk Program				City Council District		Key Map:				WBS.:		T-2716					
				Location: C		Geo. Ref.:											
				Served: C		Neighborhood:											
Description: Replace the existing deteriorating sidewalks around Wharton Dual Language Acamdey (2.85 miles), Wilson Montessori School (4.34 miles), Lanier Middle School (4.42 miles) and Carnegie Vanguard High School (1.23 miles).				Operating and Maintenance Costs: (\$ Thousands)													
						2023		2024		2025		2026		2027		Total	
				Personnel		-		-		-		-		-		\$ -	
				Supplies		-		-		-		-		-		\$ -	
Justification: Montrose conducted a comprehensive assessment of the sidewalk conditions in the area and developed a list of potential projects and cost to pursue grant opportunities like the Safe Route to School Program.				Svcs. & Chgs.		-		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		-		\$ -	
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs													
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total		Cumulative Total (To Date)					
Phase																	
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -					
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -					
3	Design	-	-	-	250,000	250,000	-	-	-	\$ 500,000		\$ 500,000					
4	Construction	-	-	-	-	3,000,000	3,000,000	-	-	\$ 6,000,000		\$ 6,000,000					
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -					
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -					
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -					
Total Allocations		\$ -	\$ -	\$ -	\$ 250,000	\$ 3,250,000	\$ 3,000,000	\$ -	\$ -	\$ 6,500,000		\$ 6,500,000					
Source of Funds																	
TIRZ Funds		-	-	-	250,000	250,000	3,000,000	-	-	\$ 3,500,000		\$ 3,500,000					
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -					
Grants		-	-	-	-	3,000,000	-	-	-	\$ 3,000,000		\$ 3,000,000					
Other		-	-	-	-	-	-	-	-	\$ -		\$ -					
Total Funds		\$ -	\$ -	\$ -	\$ 250,000	\$ 3,250,000	\$ 3,000,000	\$ -	\$ -	\$ 6,500,000		\$ 6,500,000					

Project:	W Alabama Street	City Council District		Key Map:		WBS.:	T-2717	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Reconstruction of W Alabama St. from Shepherd Dr. to Brandt St. to include utilities, drainage, and dedicated on-street bikeway facilities.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Identified as a Short and Long Term Project by the TIRZ Project Committee, reviewed by The Goodman Corporation as a 4/15 project rank to receive grant funding, high need for stormwater and safety improvements.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	293,310	-	-	-	-	\$ 293,310	\$ 293,310
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 293,310	\$ -	\$ -	\$ -	\$ -	\$ 293,310	\$ 293,310
Source of Funds											
TIRZ Funds		-	-	-	293,310	-	-	-	-	\$ 293,310	\$ 293,310
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 293,310	\$ -	\$ -	\$ -	\$ -	\$ 293,310	\$ 293,310

*NOTE:

Project: FUTURE CIP PROJECT		City Council District		Key Map:				WBS.:		T-2718					
		Location:		Geo. Ref.:											
		Served:		Neighborhood:											
Description:		Operating and Maintenance Costs: (\$ Thousands)													
				2023		2024		2025		2026		2027		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification:		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

Project: FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:	T-2719
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2023	2024	2025	2026	2027	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: FUTURE CIP PROJECT		City Council District		Key Map:		WBS.:		T-2720			
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:				Operating and Maintenance Costs: (\$ Thousands)							
				2023	2024	2025	2026	2027	Total		
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: FUTURE CIP PROJECT		City Council District		Key Map:				WBS.:		T-2721	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
				2023	2024	2025	2026	2027			Total
		Personnel		-	-	-	-	-			\$ -
		Supplies		-	-	-	-	-			\$ -
Justification:		Svcs. & Chgs.		-	-	-	-	-			\$ -
		Capital Outlay		-	-	-	-	-			\$ -
		Total		\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*NOTE:

Project:	Safe Sidewalk Program	City Council District	Key Map:		WBS.:	T-2799		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Replacement of existing deteriorating sidewalks to provide a safer pedestrian realm	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Addresses gaps and problem areas in sidewalks	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 500,000
4	Construction	-	-	-	500,000	500,000	500,000	500,000	500,000	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 3,000,000
Source of Funds											
TIRZ Funds		-	-	-	600,000	600,000	600,000	600,000	600,000	\$ 3,000,000	\$ 3,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 3,000,000

Tax	Tax	Tax	Tax	Total	Total	Total	Current	Average
Year	Rate (1)	Rate (1)	Rate (1)	Base	Current Value	Current Increment	Payment	Growth Rate
2013	0.0063875	0.0063875	0.0000000	0	0	-	-	0.00%
2014	0.0063108	0.0063108	0.0000000	0	0	0	-	0.00%
2015	0.0060112	0.0060112	0.0000000	1,098,766,790	1,098,221,912	-544,878	(3,177)	0.00%
2016	0.0058642	0.0058642	0.0000000	1,098,766,790	1,328,292,183	229,525,393	1,300,758	20.95%
2017	0.0058421	0.0058421	0.0000000	1,098,766,790	1,432,392,378	333,625,588	1,883,585	7.84%
2018	0.0058831	0.0058831	0.0000000	1,098,766,790	1,518,287,904	419,521,114	2,385,157	6.00%
2019	0.0056792	0.0056792	0.0000000	1,098,766,790	1,652,303,578	553,536,788	3,038,020	8.83%
2020	0.0056184	0.0056184	0.0000000	1,112,477,117	1,927,305,041	814,827,924	4,424,207	15.81%
2021	0.0056184	0.0056184	0.0000000	1,112,477,117	2,033,194,904	920,717,787	4,996,172	4.00%
2022	0.0056184	0.0056184	0.0000000	1,112,477,117	2,114,522,700	1,002,045,583	5,434,654	4.00%
2023	0.0056184	0.0056184	0.0000000	1,112,477,117	2,199,103,608	1,086,626,491	5,301,608	4.00%
2024	0.0056184	0.0056184	0.0000000	1,112,477,117	2,287,067,752	1,174,590,635	5,728,444	4.00%
2025	0.0056184	0.0056184	0.0000000	1,112,477,117	2,378,550,463	1,266,073,346	6,172,354	4.00%
2026	0.0056184	0.0056184	0.0000000	1,112,477,117	2,473,692,481	1,361,215,364	6,634,020	4.00%
2027	0.0056184	0.0056184	0.0000000	1,112,477,117	2,572,640,180	1,460,163,063	7,114,153	4.00%
2028	0.0056184	0.0056184	0.0000000	1,112,477,117	2,675,545,788	1,563,068,671	7,613,491	4.00%
2029	0.0056184	0.0056184	0.0000000	1,112,477,117	2,782,567,619	1,670,090,502	8,132,803	4.00%
2030	0.0056184	0.0056184	0.0000000	1,112,477,117	2,893,870,324	1,781,393,207	8,672,887	4.00%
2031	0.0056184	0.0056184	0.0000000	1,112,477,117	3,009,625,137	1,897,148,020	9,234,574	4.00%
2032	0.0056184	0.0056184	0.0000000	1,112,477,117	3,130,010,142	2,017,533,025	9,818,729	4.00%
2033	0.0056184	0.0056184	0.0000000	1,112,477,117	3,255,210,548	2,142,733,431	9,267,778	4.00%
2034	0.0056184	0.0056184	0.0000000	1,112,477,117	3,385,418,970	2,272,941,853	9,829,398	4.00%
2035	0.0056184	0.0056184	0.0000000	1,112,477,117	3,520,835,729	2,408,358,612	10,413,482	4.00%
2036	0.0056184	0.0056184	0.0000000	1,112,477,117	3,661,669,158	2,549,192,041	11,020,930	4.00%
2037	0.0056184	0.0056184	0.0000000	1,112,477,117	3,808,135,924	2,695,658,807	11,652,675	4.00%
2038	0.0056184	0.0056184	0.0000000	1,112,477,117	3,960,461,361	2,847,984,244	12,309,691	4.00%
2039	0.0056184	0.0056184	0.0000000	1,112,477,117	4,118,879,816	3,006,402,699	12,992,987	4.00%
2040	0.0056184	0.0056184	0.0000000	1,112,477,117	4,283,635,008	3,171,157,891	13,703,615	4.00%
2041	0.0056184	0.0056184	0.0000000	1,112,477,117	4,454,980,408	3,342,503,291	14,442,668	4.00%
2042	0.0056184	0.0056184	0.0000000	1,112,477,117	4,633,179,625	3,520,702,508	15,211,283	4.00%
							218,726,946	

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 TIRZ PROGRAM TAX YEAR

FISCAL YEAR 2020 - 2024
 FIVE YEAR PLAN
 2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Estimate	FY2023	FY2024	FY2025	FY2026
City	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,039,591	\$ 4,262,666	\$ 4,996,172	\$ 5,434,654	\$ 5,301,608	\$ 5,728,444	\$ 6,172,354
County	\$ -	\$ -	\$ -	\$ -	\$ 1,320,659	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 1,437,661	\$ 1,890,592	\$ 2,663,264	\$ 3,039,591	\$ 5,583,325	\$ 4,996,172	\$ 5,434,654	\$ 5,301,608	\$ 5,728,444	\$ 6,172,354
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,670,000	\$ 3,200,000	\$ 584,341	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 2,702	\$ (327)	\$ 118,010	\$ 52,827	\$ 1,827	\$ 52,827	\$ 50,000	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 1,440,363	\$ 1,890,265	\$ 2,781,274	\$ 3,092,418	\$ 5,585,202	\$ 5,048,999	\$ 9,154,654	\$ 8,501,608	\$ 6,312,785	\$ 6,172,354
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	\$ 133,163	\$ 285,143	\$ 213,133	\$ 249,809	\$ 271,733	\$ 265,080	\$ 286,422	\$ 308,618
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 71,883	\$ 94,530	\$ 329,709	\$ 481,689	\$ 409,679	\$ 446,355	\$ 468,279	\$ 461,626	\$ 482,968	\$ 505,164
Management Consulting Services	\$ -	\$ 112,380	\$ 145,004	\$ 150,000	\$ 362,001	\$ 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	\$ 362,001	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
CASH FLOW FROM OPERATIONS	\$ 1,368,480	\$ 1,683,355	\$ 2,306,561	\$ 2,460,729	\$ 4,813,522	\$ 4,178,644	\$ 8,262,375	\$ 7,615,982	\$ 5,405,817	\$ 5,243,190
BEGINNING FUND BALANCE (7)	\$ -	\$ 1,368,480	\$ 3,051,835	\$ 5,344,137	\$ 7,547,854	\$ 11,016,302	\$ 15,194,946	\$ 53,934,802	\$ 44,620,784	\$ 21,016,601
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000,000	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 1,368,480	\$ 3,051,835	\$ 5,358,396	\$ 7,804,866	\$ 12,361,376	\$ 15,194,946	\$ 63,457,321	\$ 61,550,784	\$ 50,026,601	\$ 26,259,791

TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Estimate	FY2023	FY2024	FY2025	FY2026
Projects										
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2701 Trip Hazard Removal Project	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2702 Waugh/Commonwealth/Yoakum project	\$ -	\$ -	\$ -	\$ -	\$ 806,273	\$ -	\$ 3,385,000	\$ -	\$ -	\$ -
T-2703 Localized Micro-Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ -	\$ -	\$ -
T-2704 Montrose Drainage Project	\$ -	\$ -	\$ -	\$ -	\$ 85,392	\$ -	\$ -	\$ -	\$ -	\$ -
T-2705 Walk/Bike Montrose	\$ -	\$ -	\$ -	\$ -	\$ 24,438	\$ -	\$ 29,000	\$ -	\$ -	\$ -
T-2706 Montrose Blvd - Complete Reconstruction Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170,000	\$ 7,900,000	\$ 19,250,000	\$ 9,250,000
T-2707 Hawthorne Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 139,486	\$ -	\$ 1,435,000	\$ 1,165,000	\$ -	\$ -
T-2708 Woodhead Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 139,485	\$ -	\$ 1,395,000	\$ 2,080,000	\$ -	\$ -
T-2709 Dallas Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 500,000	\$ -	\$ -
T-2710 Welch Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,500,000	\$ -
T-2711 Stanford Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 2,300,000	\$ -
T-2712 Mandell Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 1,500,000
T-2713 SPARK Parks Partnership Project	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-2714 BCycle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000
T-2715 Affordable Housing Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ -
T-2716 Safe Route to School Sidwalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 3,250,000	\$ 3,000,000	\$ -
T-2717 W Alabama Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293,310	\$ -	\$ -	\$ -
T-2718 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2719 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2720 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2721 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 Sidewalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
General CIP	\$ -	\$ -	\$ -	\$ 257,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ 257,012	\$ 1,345,074	\$ -	\$ 9,522,519	\$ 16,930,000	\$ 29,010,000	\$ 11,485,000
TOTAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ 257,012	\$ 1,345,074	\$ -	\$ 9,522,519	\$ 16,930,000	\$ 29,010,000	\$ 11,485,000
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 1,368,480	\$ 3,051,835	\$ 5,344,137	\$ 7,547,854	\$ 11,016,302	\$ 15,194,946	\$ 53,934,802	\$ 44,620,784	\$ 21,016,601	\$ 14,774,791
Ending Fund Blance	\$ 1,368,480	\$ 3,051,835	\$ 5,344,137	\$ 7,547,854	\$ 11,016,302	\$ 15,194,946	\$ 53,934,802	\$ 44,620,784	\$ 21,016,601	\$ 14,774,791

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 4/4/2022

Chairperson: Joe Webb

Attendees:

Joe Webb	Abby Noebels
Ray Valdez	Muhammad Ali
Sanjay Bapat	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Gauge Status Report
 - Waugh/Commonwealth
 - Woodhead/Hawtorne
 - West Dallas and Dunlavy
 - Montrose
 - Ismaili Center
 - West Alabama
- Waugh/Commonwealth Ribbon Cutting
- The Goodman Corporation Status Report
- Discussion over Mandell Park request

Notes

- Chair Webb called the meeting to order
- Kara McManus updated the Committee on the Title VI process
- Muhammad updated the Committee on the Gauge Project Status Report
- Muhammad discussed the construction changes due to the Ismaili Center
- The Committee discussed the ribbon cutting for the Commonwealth/Waugh drive project

Action Items

- Walter to contact paper to talk about ribbon cutting
 - Notify at-large council members, Council Members, Sherry, and Dr. Mitchmore
- Talk with Lisa regarding ribbon cutting

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Projects and Planning Committee **Date of Meeting:** 4/4/2022

Chairperson: Joe Webb

Attendees:

Joe Webb	Abby Noebels
Ray Valdez	Muhammad Ali
Sanjay Bapat	Jim Webb
Robert McHaney	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Gauge Status Report
 - Waugh Dr/Commonwealth
 - Extending Waugh Dr improvements from Dallas St to Allen Pkwy
 - Hawthorne/Woodhead
 - Construction
 - Montrose Blvd
 - Preliminary Engineering
 - Dallas and Mandell
 - Tech Memo Submitted
 - West Gray – from Shephard Dr & Dunlavy St.
 - Drainage Tech Memo Submitted
 - West Alabama
 - Design Concept Report
- Discussion of recent public engagement regarding the Woodhead/Hawthorne Project
- Status Report from The Goodman Corporation
 - Task Order
 - Funding Commitment

Notes

- Sanjay discussed his correspondence with the new Director for the TIRZ 27 Board
- Joe decided to move The Goodman Corporation
- Robert McHaney discussed the task order funding opportunities
- Joe discussed a conversation regarding funding the Safe Routes to School Program
 - Sanjay gave an overview of the funding timeline for all of the TIRZ projects
- The Committee decided to bring up the funding efforts to the upcoming Board meeting
- Robert McHaney review the scope of the RDA Funding Pursuit
- Muhammad presented the Gauge Status Report
- Muhammad discussed updates to the Ismaili Center Project
- The Committee discussed how to format the next public meeting
 - The Public meetings will continue to be virtual

Action Items

- Walter to format the letter for the Safe Routes to School Program to prepare for the Board Meeting

PROGRESS REPORT

APRIL 2022

MONTROSE/TIRZ 27



TO-2: WAUGH DR/COMMONWEALTH

- Final Completion walk-through – 2/25
- Received final punch list items from the City, Contractor to address in April
- PayApp – \$70,357.83 – partial release of 5% retainage

- Tees for Houston representative (Katherine)
 - Measure all planting areas and provided to Trees for Houston to determine where small and large trees can be installed.

TO-7: MONTROSE BOULEVARD IMPROVEMENTS

- Roadway Schematic – ongoing
- Survey
 - Walked survey and provided surveyor comments
- Drainage Analysis – ongoing
- Ismaili Center Coordination Meeting with Andy Icken and Brian Crimmins
- Dedicated public meeting

TO-8: WEST GRAY – FROM SHEPHARD DR & DUNLAVY ST

- Submitted drainage analysis to the City for review and approval
- Design ongoing

TO-9: DALLAS AND MANDELL IMPROVEMENTS

- Submitted Tech memo (drainage and traffic analysis)
- Conduct a public meeting after June board meeting (early summer)

TO-10: W ALABAMA IMPROVEMENTS

- Drainage Analysis – ongoing
- Traffic Analysis – ongoing

PROGRESS REPORT—APRIL 2022

WAUGH DRIVE, COMMONWEALTH STREET PEDESTRIAN & BICYCLE IMPROVEMENTS

WBS No. N-T27000-0001-4



PROJECT LOCATION

The project is located in west central Houston, Texas, just north of the US 59 highway within the limits of the TIRZ 27 boundary and within City Council District C. The project limits include:

- Waugh Drive: from Westheimer Road to W Dallas Street
- Commonwealth Street: from Yoakum Blvd to Haddon Street
- Yoakum Boulevard: from W Alabama Street to Westheimer Road
- Montrose Boulevard: from Hawthorne Street to Fairview Street

FUNDING PARTNERS

- Harris County Precinct 1– Commissioner Rodney Ellis
 - 50% of Construction Cost
- City of Houston – Council District C
 - \$30,000
 - Sidewalk Improvements



PROJECT OBJECTIVES

- Improve Bicycle Safety & Mobility
- Improve Pedestrian Facilities
- Improve Pedestrian Safety in the Montrose Blvd/Westheimer vicinity

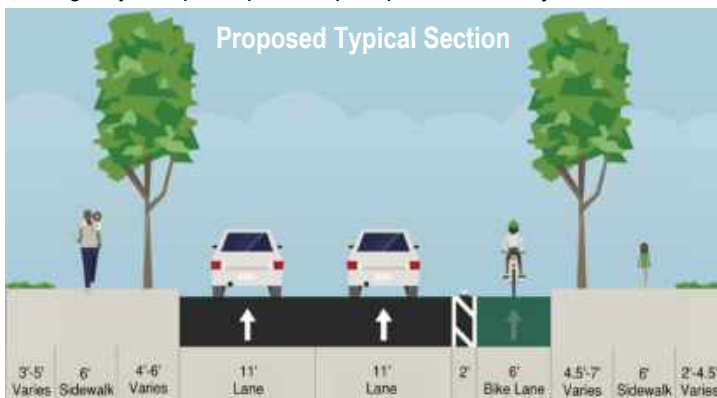
PROJECT DESCRIPTION

- **Improve Bicycle Safety & Mobility:** Mill & overlay existing deteriorated asphalt roadway and re-stripe the roadway to provide a wider street bike lane along the project corridors
- **Improve Pedestrian Facilities:** Promote a pedestrian-friendly environment by incorporating continuous, uninterrupted and wider sidewalks with City compliant curb ramps along the project corridors.
- **Improve Pedestrian Safety in the Montrose Blvd/Westheimer vicinity:** Enhance pedestrian safety along the vicinity of Montrose Blvd and Westheimer intersection, such as reapplying pavement markings, adding City compliant ped ramps, spot fixes of major sidewalk issues.



PROJECT STATUS

- All work completed throughout Commonwealth St, Waugh Dr and Montrose Blvd.
- Contractor demobilized from site.
- **Next Steps:** Waiting for City to conduct a final completion walkthrough and to develop punch list items.



PROGRESS REPORT— APRIL 2022

WAUGH DRIVE, COMMONWEALTH STREET PEDESTRIAN & BICYCLE IMPROVEMENTS



WBS No. N-T27000-0001-4

CONSTRUCTION TIME

- Original Contract Time: 8 Months
- Notice to Proceed Date: April 7, 2021

CONTACT INFORMATION

Construction Manager:

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



Contractor:

Reytec Construction Resources
1901 Hollister St.
Houston, TX 77080



PAYMENT ESTIMATES

Original Contract Amount	\$2,866,700.00
Change Order Amount to Date	\$175,154.74
Current Contract Amount	\$3,041,854.74
Previous Payments	\$2,733,844.16
Current Payment (s) Due	\$70,357.83
Contract Completion Date	01/24/2022
Balance Remaining	\$150,924.85

PROGRESS PHOTOS



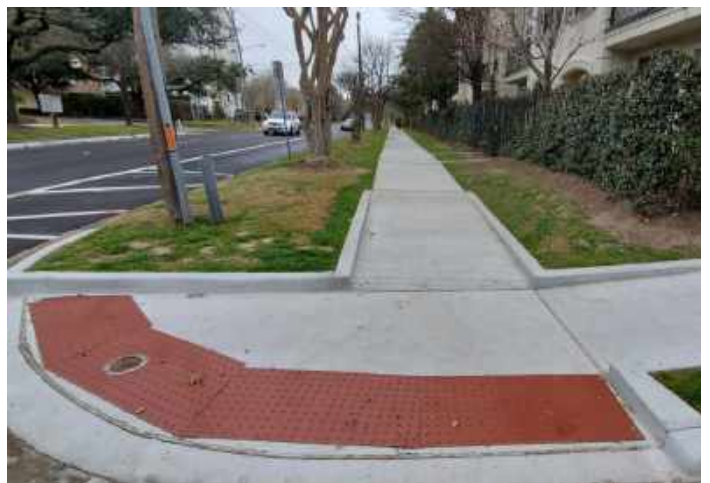
Intersection striping and bicyclist pavement markings



Continuous uninterrupted 6-ft sidewalks.



Striping, Signage and Pre-cast Curb Completed.



ADA compliant ramps.

PROGRESS REPORT—APRIL 2022

HAWTHORNE ST. & WOODHEAD ST. NEIGHBORHOOD SAFE STREETS IMPROVEMENTS

WBS No. N-T27000-0002-7



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

PROJECT LOCATION

The project is located in west central Houston, Texas, just north of the US 59 highway. The project limits include:

- Woodhead Street: from West Clay Street to IH-69
- West Clay Street: from Dunlavy Street to Woodhead Street.
- Hawthorne Street: from Woodhead Street to Spur 527.

FUNDING PARTNERS

- Montrose Redevelopment Authority/TIRZ 27
 - 50% of Construction Cost
 - Design and Construction Oversight Cost
- Harris County Precinct 1– Commissioner Rodney Ellis
 - 50% of Construction Cost



PROJECT BACKGROUND

This project was recommended in the Walk+Bike Montrose plan, which identified these corridors to be developed into Neighborhood Safe Streets. A Neighborhood Safe Street is a corridor designed so that roadway users of all ages and abilities, no matter their mode of travel, will feel safe and comfortable traveling along that corridor



PROJECT OBJECTIVES

Convert Woodhead St. and Hawthorne St. corridors into Neighborhood Safe Streets and making the corridors more walkable and safer for all, recognizing the daily walk trips by parents and kids to Lanier Middle School.

PROJECT DESCRIPTION

• Improve Bicycle Safety & Mobility:

Mill & overlay existing deteriorated asphalt roadway, re-stripe the roadway, replace speed humps with speed cushions, and install curb extensions at intersections to develop a safe, low-stress shared roadway experience for both motorists and bicyclists.

• Improve Pedestrian Facilities:

Promote a pedestrian-friendly environment by incorporating 6-FT wide, continuous, uninterrupted and safe sidewalks accompanied by City compliant curb ramps along the project corridors, within public right-of-way. The sidewalks are only reduced at specific spots to accommodate mature trees. The corridors were physically walked with an Urban Forester to assist with the sidewalk design around any mature trees.



30-FT & 35-FT Curb to Curb Width Section



PROJECT STATUS

- Contractor mobilized March 23th
- Completed demolition of existing sidewalk, forming and installation of new sidewalks and driveways for the following:
 - North side of Hawthorne Street from Woodhead to Mulberry Street.
- Installation of Traffic Control and Tree Protection along Hawthorne Street

NEXT STEPS

- Continue construction heading east of Mulberry Street on the north side of Hawthorne Street.
- Install tree protection on north side of Hawthorne Street from Mulberry Street to Yoakum Blvd.

PROGRESS REPORT—APRIL 2022

HAWTHORNE ST. & WOODHEAD ST. NEIGHBORHOOD SAFE STREETS IMPROVEMENTS

WBS No. N-T27000-0002-7



CONSTRUCTION TIME

- Original Contract Time: 12 Months
- Notice to Proceed Date: March 23, 2022

CONTACT INFORMATION

Construction Manager:

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079



Contractor:

R. Miranda Trucking & Construction
6326 Perch Creek Dr.
Houston, TX 77049

PAYMENT ESTIMATES

Original Contract Amount	\$4,729,510.00
Change Order Amount to Date	-
Current Contract Amount	-
Previous Payments	-
Current Payment (s) Due	-
Contract Completion Date	03/22/2023
Balance Remaining	\$4,729,510.00

PROGRESS PHOTOS



Existing Sidewalk Demolition



Driveway Concrete Pour



Sidewalk Formwork/Reinforcement Steel Installation



Traffic Control Configuration and Tree Protection

TASK ORDER NO. 14



April 11, 2022

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

Re: Proposal to Provide Engineering Consulting Services

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for engineering consulting services. Gauge will provide support services as requested and authorized by the Administrator or as directed by the Board and P & P Committee. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed **\$15,000**. Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Principal

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

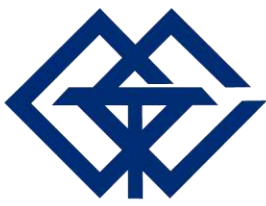
Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print



**THE GOODMAN
CORPORATION**

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

AUSTIN: 911 W. Anderson Lane
Suite 200
Austin, TX 78757

**PROJECT
SCOPE**

PHONE: (713) 951-7951

THEGOODMANCORP.COM

Montrose Redevelopment Authority Ongoing Pursuit of Funding

Background

March 2022 - The Goodman Corp. (TGC) has completed project readiness documentation for several H-GAC Transportation Improvement Program Call for Projects applications and is currently developing funding applications for the West Alabama and Montrose Boulevard projects through that process. Additionally, TGC has successfully pursued approximately \$250,000 in Federal Transit Administration (FTA) funding from METRO and has submitted a follow up application for additional resources through the same program. TGC has also made the Montrose Redevelopment Authority (Authority) aware of other funding opportunities related to sidewalks, connectivity, and access and will have the opportunity to provide additional funding programs to the Authority Board for consideration over the coming year.

This scope of services will facilitate two items:

- It will provide TGC with resources, via a monthly set fee, to scan, research, identify and provide the Montrose Board with monthly reports on funding opportunities and programs that fit within the organizations mission and goals. This set fee will also enable TGC to participate in a variety of Authority committee meetings, ad-hod meetings, and other activities related to understanding new and ongoing projects and initiatives the Authority is endeavoring towards.
- It will provide a budgetary allocation so that upon concurrence of the Projects Committee, TGC can complete individual grant applications and detailed work related to funding pursuit itself. This budgetary amount is meant to provide TGC with the resources, flexibility, and expediency necessary to develop and submit grant pursuit documentation given tight timeframe requirements.

Task 1 – Monitor and Present Funding Opportunities

TGC will actively monitor, review, and synthesize Notices of Funding Opportunity (NOFO) from a variety of regional, state, and federal agencies related to funding programs which the Authority may be interested in pursuing. Entities and opportunities that TGC will monitor include, but are not limited to: Congressionally directed funding opportunities, Economic Development Administration, Environmental Protection Agency, Federal Emergency Management Administration, Federal Highway Administration, Federal Transit Administration, General Land Office, Houston-Galveston Area Council, National Not For Profits (RWJ Foundation), Texas Department of Emergency Management, Texas Department of Transportation, Texas Parks and Wildlife Department, Texas Water Development Board, and others.

TGC will coordinate with the Authority staff, board, committees, and consultants on projects, project development, and activities on a monthly basis or as appropriate to remain engaged on projects and initiatives. This may range from one to three meetings a month, depending on activity and necessity. TGC

will discuss projects, goals, objectives, and other pertinent items with federal, state, regional, and local officials and partners towards funding pursuit as necessary as appropriate.

Finally, TGC will provide a monthly written report to the Authority with information on opportunities and their relevancy to the Authority. TGC will discuss the applicability and relevancy of opportunities with the Authority, staff, and various committees as appropriate. Action on individual opportunities will occur via Task 2.

Task 2 – Pursuit of Funding

Upon concurrence from the Authority Projects Committee, TGC will develop grant applications and related materials inclusive of project narrative documentation, benefits documentation and related appendices, support documentation (and related coordination), technical reports and related graphics and production support. The cost of each effort will be discussed and agreed upon with the Projects Committee based on the individual level of effort, but a general overview is provided in the table below. The resources made available in this task are those that are initially authorized and may be increased or otherwise adjusted upon in the future.

Tier Level (Type of Grant, Per Application)	Approximate Cost Per Application
Tier 1 (Foundation/Philanthropic Letters of Intent or concept papers)	\$2,500
Tier 2 (Partnership applications from other entities, Community Project Funding processes)	\$8,000
Tier 3 (EDA grant [programmatic], FEMA, TP&W)	\$15,000
Tier 4 (EDA grants [infrastructure], H-GAC Call for Projects, TxDOT Discretionary)	\$30,000
Tier 5 (RAISE, and other national discretionary USDOT type grants)	\$50,000

Budget Summary

Task 1 progress payments will be provided monthly per the table below. Task 2 progress payments will be made based on the cost of each individual pursuit of funding effort, as agreed upon prior. Monthly invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (travel, overhead, printing, etc.)

BUDGET SUMMARY		
TASK	DESCRIPTION	COST
1	Monitor and Present Funding Opportunities	Monthly fee of \$1,750 for one year (\$21,000)
2	Pursuit of Funding	Budget Allocation of \$105,500
	Total Authorized	\$126,500

Accepted for Montrose Redevelopment Authority

Signature Date

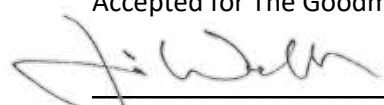
Print

Accepted for City of Houston

Signature Date

Print

Accepted for The Goodman Corporation

 _____
Signature Date
April 7, 2022

Jim Webb

Print



Montrose Tax Reinvestment Zone 273200

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

March 23, 2022

The Honorable Lizzie Fletcher
United States House of Representatives
119 Cannon HOB
Washington, DC 20515

Re: Montrose Redevelopment Authority – Baker Montessori Safe Routes to School

Dear Representative Fletcher,

On behalf of the Montrose Redevelopment Authority, I want to formally document our application, support, and local share commitment for the Baker Montessori Safe Routes to School Project. The project is an outgrowth of our Walk+Bike Montrose Plan and will support the heavy amount of pedestrian activity that takes place in and around the elementary school. In addition to safe school access, the project will facilitate improved connections to transit and to and from major commercial corridors such as Westheimer Road and Shepherd Drive.

The Redevelopment Authority is seeking \$1,600,000 in funding assistance for this approximately \$2,000,000 project. These resources would specifically be applied to the construction phase of the proposed project.

The Redevelopment Authority is committed to providing at least a 20% local share requirement for this federal funding opportunity. If project costs or the amount of funding awarded changes, the Redevelopment Authority remains committed to meeting or exceeding a 20% local share. We are also committed to obligating these funds by the end of Federal Fiscal Year 2023.

I thank you very much for your partnership and collaboration in this very important project to our community.

Sincerely,

Joe Douglas Webb
Board Chair
Montrose Redevelopment Authority

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

Committee Name: Housing Committee Meeting **Date of Meeting:** 3/10/2022

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Jeff Reichman</u>
<u>Alia Vinson</u>	<u>Sanjay Bapat</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- ABHR to discuss progress regarding conversations with City of Houston
- Review invitation list for focus groups
 - Discuss timeline of sending out invitation for focus groups
- Review of focus group questions and format
- Discuss the implications of the Livable Centers Study on the focus group meetings
- Discuss standing Affordable Housing Meeting change to 3:30 PM on the first Thursday of every month

Notes

- The Committee discussed the policy points of the Housing Guidelines
- The Committee discussed the invitee list for the focus groups
- The Committee discussed the developer reimbursement policy
- Jeff reviewed his document overviewing the structure of the focus groups
- The Committee reviewed the invitee list created by Jeff
- The Committee reviewed the invitee list and notice

Important Information

- Policy points
 - AMI will range from 80%-120%

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

Committee Name: Housing Committee Meeting **Date of Meeting:** 4/14/2022

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Jeff Reichman</u>
<u>Alia Vinson</u>	<u>Sanjay Bapat</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
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Meeting Report

Agenda

- Update from Jeff Reichman on Focus Group structure

Notes

- Lisa asked Jeff to start the presentation for the Focus Group Structure
- Jeff started to present his findings
- The Committee discussed what they wanted to get out of the focus groups
- The Committee discussed the TIRZ's incentive funding options
- Committee discussed the time to hold the focus group meetings

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

March 31, 2022

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, 2022

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	7,807,924.28	34,543.86	0.00	7,842,468.14
Revenue	35,541.94	0.00	0.00	35,541.94
Expenditures	303,042.11	34,543.86	0.00	337,585.97
Ending Balance	<u>7,540,424.11</u>	<u>0.00</u>	<u>0.00</u>	<u>7,540,424.11</u>

NOTES:

March 31, 2022

General Operating Fund

BEGINNING BALANCE: **7,807,924.28**

REVENUE:

Due from Projects Fund	34,543.86	
Allegiance Bank Interest	15.36	
TexPool Interest	982.72	
Voided Check (s)	0.00	
Total Revenue:		35,541.94

DISBURSEMENTS:

Checks Presented At Last Meeting	303,042.11	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Total Expenditures		303,042.11

Ending Balance: **7,540,424.11**

Location of Assets:

Institution	Investment Number	Interest Rate	
Allegiance Bank	*5200	0.1000	44,654.16
TexPool	*0001	0.1536	7,495,769.95
Total			7,540,424.11

TIRZ 27 - Montrose RDA
Checks Presented
April 18, 2022

Num	Name	Description	Amount
2057	Allen, Boone, Humphries, Robinson LLP	Legal Fee	-3,350.75
2058	Burton Accounting, PLLC	Financial Statements	-2,696.03
2059	Equi-Tax Inc.	Tax Roll Management	-634.20
2060	ETI Bookkeeping Services	Bookkeeping Fee	-2,027.25
2061	Gauge Engineering, LLC	Engineering Fee	-125,234.85
2062	Knudson, LP	Professional Consultant	-6,011.73
2063	Reytec Construction Resources, Inc	Intersection Improvements	-70,357.83
2064	The Goodman Corporation	Planning Consultant	-500.00
Total			-210,812.84

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

BEGINNING BALANCE		34,543.86
REVENUE		
Due from GOF	0.00	
TexPool Interest	0.00	
Total Revenue		0.00
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	34,543.86	
Total Expenditures		34,543.86
ENDING BALANCE		0.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Projects	*0002	0.1536	0.00
Total			0.00

**Montrose Redevelopment Authority / TIRZ 27
Investment Report
March 31, 2022**

SCHEDULE OF INVESTMENTS

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Allegiance Bank	0.10	8/1/2021	97,680.91	15.36	(53,042.11)	44,654.16

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	0.1536	7,709,086.83	0.99985	7,710,243.37	962.72	7,494,045.92	0.99977
CPF	TexPool	0.1536	34,538.68	0.99985	34,543.86	0.00	0.00	0.99977

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Allegiance Bank	44,654.16	FHLB-Dallas	6,000,000	LOC	6,000,000	6,000,000

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
March 2022

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	4,262,666	4,844,000	-581,334	4,844,000
6-4330 · Interest	998	4,167	-3,169	3,329	37,499	-34,170	50,000
6-4336 · Grants	0	100,000	-100,000	0	900,000	-900,000	1,200,000
6-4342 · Capital Projects - Restricted	0	947,549	-947,549	0	8,527,943	-8,527,943	11,370,590
Total Income	998	1,051,716	-1,050,718	4,265,995	14,309,442	-10,043,447	17,464,590
Expense							
6-6300 · Salaries and Benefits	6,012	6,000	12	55,110	54,000	1,110	72,000
6-6320 · Legal Fees	3,351	10,000	-6,649	80,637	90,000	-9,363	120,000
6-6321 · Auditing Fees	2,596	0	2,596	12,696	13,000	-304	13,000
6-6322 · Engineering Fees	125,235	4,167	121,068	1,117,604	37,499	1,080,105	50,000
6-6323 · Planning Consultants	500	4,167	-3,667	18,575	37,499	-18,924	50,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	52,501	-52,501	70,000
6-6333 · Accounting	1,550	1,583	-33	14,865	14,251	414	19,000
6-6334 · Tax Roll Management	1,268	667	601	6,290	5,999	291	8,000
6-6353 · Insurance / Bonds	0	0	0	868	5,000	-4,132	5,000
6-6420 · City of Houston Admin Fee	0	0	0	0	242,200	-242,200	242,200
6-6430 · COH Municipal Services	0	0	0	409,679	196,546	213,133	196,546
6-6450 · Public Engagement Expenses	0	1,250	-1,250	4,788	11,250	-6,462	15,000
6-6460 · Board Development	0	417	-417	0	3,749	-3,749	5,000
6-7000 · Capital Expenditure							
6-7202 · Waugh/Commonwealth	70,358	49,276	21,082	2,211,321	443,482	1,767,839	591,310
6-7203 · Localized Micro-Improvement	0	15,018	-15,018	0	158,155	-135,155	180,209
6-7206 · Workforce/Affordable Housing	0	41,667	-41,667	0	374,999	-374,999	500,000
6-7209 · Montrose Drainage	0	26,153	-26,153	0	235,381	-235,381	313,840
6-7210 · Walk/Bike Montrose	0	2,417	-2,417	0	21,749	-21,749	29,000
6-7211 · METRO/ Montrose Blvd	0	97,292	-97,292	0	875,624	-875,624	1,167,500
6-7212 · Hawthorne Safe Street	0	102,917	-102,917	0	926,249	-926,249	1,235,000
6-7213 · Woodhead Safe Street	0	99,583	-99,583	0	896,251	-896,251	1,195,000
6-7214 · Dallas Bikeway	0	12,500	-12,500	0	112,500	-112,500	150,000
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
6-7217 · Sidewalk Program/ Safe	0	91,667	-91,667	0	824,999	-824,999	1,100,000
Total 6-7000 · Capital Expenditure	70,358	562,240	-491,882	2,211,321	5,060,139	-2,848,818	6,746,859
6-7395 · Miscellaneous Expense	0	0	0	96	0	96	0
Total Expense	210,970	596,324	-385,354	3,932,329	5,823,633	-1,891,304	7,612,605
Net Income	-209,972	455,392	-665,364	333,666	8,485,809	-8,152,143	9,851,985

Montrose TIRZ 27 Board Meeting April 18th, 2022: Knudson Report

Knudson Activity with the Montrose TIRZ:

General Board:

- Checked the City of Houston Plat Report for new plats within the TIRZ boundaries
 - None to report within or adjacent to the TIRZ boundaries:
- Took meeting minutes and created agendas for all Committee meetings;
- Helped with information sharing between the Montrose TIRZ and the City of Houston;
- Assisted in technical help to the Directors;
- Efforts to make updates to the Montrose TIRZ website with the help of the Webmaster;
- Updated and populated the Montrose TIRZ #27 Shared Folder use for simplified information sharing;
- Attended monthly meetings with the Chairman of TIRZ 27;
- Attended design and pre-meetings for future and current CIP projects;
- Managed the Montrose info email;
- Provided Knudson reports for the TIRZ Board Book.

Affordable Housing Committee:

- Attended 1 Committee meeting and multiple Housing Committee related meetings;
- Attended multiple meetings regarding Housing Guidelines and focus groups for peer review

Projects and Planning Committee:

- Attended 2 Committee meeting;

Finance Committee:

- Correspondence with the City and auditor regarding the finalized TIRZ budget.
- No Board action.

Public Engagement Committee:

- Managed the Montrose info email;
- Managed significant public engagement regarding the Woodhead/Hawthorne Project
- No Board action.