

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

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, May 16, 2022, at 6:30 p.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, in the Guadalupe Conference Room, Houston, Texas***, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/2p97uc57>** 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. Approve 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:
 - 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/2p97uc57>, 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.**

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

	<u>Page</u>
Projects and Planning Committee Reports.....	2
Gauge engineer’s report.....	2
Commitment letters from the Upper Kirby Redevelopment Authority and the Midtown Redevelopment Authority	3
Monthly financial and bookkeeping report	4

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

April 28, 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 28th day of April, 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
Paul Dickerson	Position 4
Eureka Gilkey	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present except Directors Hunt, Tyler, Dickerson and Gilkey. There being only 3 directors present, there was not a quorum and no action was taken on any of the items listed on the agenda.

Also attending the meeting were Brian Walwyn representing the City of Houston; Patti Joiner and Walter Knudson of Knudson LLP (Knudson”); Jeff Reichman of January Advisors; Kristin Blomquist of Masterson Advisors (“Masterson”); Jim Webb of The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); Melissa Lujan, Erin Hinajosa, Christina Cornelius, Flora Yeh, Carolyn Foug, Patrick Jonke, Margo Fendrich, Marc Scott, Sophie Aurelio, Jack Valinski, Amanda Wolfe, Mahassen Ballouili, Abdul Javery, and additional members of the public; and 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 12:05 p.m. and noted that the Board would not be taking action on any agenda items today as there was no quorum.

RECEIVE PUBLIC COMMENT

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

Flora Yeh, a resident of Hawthorne Street, reported on the current status of sidewalk construction near Flora's home. Flora requested that the Board improve the dissemination of information related to the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. Flora informed the Board that Flora opposed the project as currently designed as it has varied sidewalk widths throughout the length of the project and requested that the board complete a feasibility study prior to continuing the project.

Carolyn Foug, a resident of Hawthorne Street, requested that the Board hire a design professional who will coordinate engineering drawings with site conditions for the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project.

Margo Fendrich, a resident of Hawthorne Street, informed the board that the construction had blocked access to the driveway and she was unaware of the construction schedules. Margo noted support for the project, but requested that the Board improve the dissemination of information related to the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project to ensure residents had adequate notice in order to prepare for construction related disruptions.

Patrick Jonke stated that he is a resident who lives on Sul Ross Street and inquired plans to repair drainage at the West Alabama Street and Woodhead Street intersection. Patrick noted that Patrick would forward pictures of recent flooding at the intersection to the Zone's email for the Board's and Gauge's review. Patrick inquired about the status of a collapsed/damaged storm drain at the same intersection. Chair Webb, Mr. Bapat, and Mr. Ali responded to Patrick, stating that W. Alabama Street improvements are being considered by the Board, and that the Board will be working to secure federal grant money for this and other future projects in the Zone.

In a response to earlier public comments and correspondence received from residents, Chair Webb addressed the concerns expressed by residents and members of the public related to increasing public outreach and dissemination of information and status updates of Zone projects, including the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. Chair Webb stated that the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project went through an extensive design and design review process that included seeking input from the local community, City Planning, and disability rights advocates. He informed the attendees that the plans were designed utilizing national standards and local guidelines for best practices and stated that the use of 6 ft sidewalks where possible enables the sidewalks to better accommodate people with disabilities, while also preserving the existing tree cover in Montrose. He informed the community that the Board will work to ensure that communication regarding construction is improved and that while a Gauge representative walked door to door to notify affected residents of the construction, earlier notification will be done for all future projects. Chair Webb added that the construction plans have been approved by the City and follow national standards and have been available on the district's website since October 2021. He

encouraged the public to contact the Board through e-mail at info@montrosehtx.org with further questions/comments.

MINUTES

The Board reviewed the minutes of the February 21, 2022, regular meeting. No action was taken by the Board.

APPOINTMENT OF NEW DIRECTOR

There was no discussion or action taken on this agenda item.

REORGANIZATION OF COMMITTEES

There was no discussion or action taken on this agenda item.

DISCUSS FISCAL YEAR END 2023 BUDGET AND POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)

The Board reviewed the proposed budget for fiscal year end 2023 and potential five-year CIP. Discussion ensued regarding the process of preparing the budget, including the timeline for adoption of same, as well as projects included in the budget and future bond proceed projections. Mr. Bapat noted that the proposed budget will need to be adopted by the Zone at the May regular meeting and by the City Council for the City of Houston prior to becoming effective. The Board noted that the 2023 budget and CIP list has been published on the Zone website for public review and input. No action was taken by the Board.

PROJECTS AND PLANNING

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including reports from April 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 stated that the progress report for this project has been uploaded on the Authority website. He reviewed and recommended approval of Pay Estimate No. 12, in the amount of \$70,357.83, payable to Reytec Construction Resources, Inc. ("Reytec"). Pursuant

to Authority policies, action on approval would be taken at the next meeting of the Projects and Planning Committee meeting which is authorized to approve pay estimates in months where there is no Board meeting.

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. The Board discussed the concerns from residents related to the project and dissemination of information related to construction status of same.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard Improvements project.

The Board further discussed a public engagement meeting regarding the design concept for the Montrose Boulevard improvements will be scheduled for the summer, and that the Board will seek to provide early and advance notice by notifying members of the public related to same, including reaching out to local homeowners associations and neighboring community groups. No action was taken by the Board.

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 Gauge has submitted the drainage analysis to the City for review and approval. Mr. Bapat added that street improvements for the full length of West Gray will be partially financed by awarded grant funds from METRO. No action was taken by the Board.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements, noting that Gauge has submitted the technical memorandum to the City. No action was taken by the Board.

The Board noted that a public engagement meeting will be scheduled for the early summer timeframe, during which the Board and Gauge will discuss the design concept of the Dallas and Mandell Improvements project. No action was taken by the Board.

WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements, noting that the traffic study analysis and drainage analysis are underway. No action was taken by the Board.

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 has just received the appropriate documentation from Montrose Collective in order to produce a developer reimbursement report. Mr. Bapat noted that there should be a report available at the regular May meeting. No action was taken by the Board.

CONSIDER PROPOSAL FROM GOODMAN RELATED TO PURSUIT OF FUNDING

Chair Webb and Mr. Jim Webb discussed the proposal from Goodman related to the pursuit of funding, noting that it authorizes Goodman to pursue and address funding programs as they are released. No action was taken by the Board.

COMMITMENT LETTER

Mr. Jim Webb discussed a commitment letter from the Authority related to the application, support, and local share commitment for the Baker Montessori Safe Routes to School Project. No action was taken by the Board.

PUBLIC ENGAGEMENT REPORT

The Board discussed a public engagement meeting will be scheduled for the early summer timeframe

Chair Webb noted that Director Gilkey will be involved with the Public Engagement Committee and will work to redevelop how communities are notified of projects in the future.

AFFORDABLE HOUSING REPORT

Ms. Joiner reviewed the Affordable Housing Committee reports from March and April, copies of which are attached, and discussed the ongoing work of the Affordable Housing Committee.

FINANCIAL MATTERS

The Board reviewed the monthly financial and bookkeeping report, a copy of which is attached. The Board reviewed the invoices submitted by Burton Accounting, Reytec, Goodman, ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., and

Knudson LP, noting that these invoices will be reviewed and approved at a future Finance Committee meeting.

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 noted that the next regular Authority meeting is scheduled for May 16, 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.

Sophia Aurelio introduced herself to the Board, noting that she is a representative of Bunkhouse, and discussed the design and construction plans of a boutique hotel at the 4100 block of Loretto Street, adjacent to the Menil Collection. Sophia provided information related to the boutique hotel and added that Bunkhouse will be notifying affected residents within 750 feet of the intersection of the hotel.

Flora Yeh requested a copy of plans for the Walk/Bike Montrose project. Mr. Ali responded, noting that the plans are available on the Authority website, and that he would send Flora a copy directly. Flora encouraged the Board to consider hiring a landscape architect. Flora inquired about whether tree surveys have been performed for the Zone's projects. Chair Webb responded, noting that the Authority has completed tree surveys for the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project and will continue to perform tree surveys for future projects.

Patrick Jonke inquired about the status of emergency shelters listed as being located within Lanier Middle School and Lamar High School and whether the Authority can provide funding for the shelters. Chair Webb responded, noting that the Board will seek to obtain information related to the emergency shelters and report back to Patrick.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Projects and Planning Committee Reports.....	3
Gauge engineer’s report.....	3
Affordable Housing Committee reports from March and April	5
Monthly financial and bookkeeping report	5

TAX YEAR	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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,514,056	\$ 4,500,000	\$ 2,200,000	\$ -
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	\$ 7,998,710	\$ 9,801,608	\$ 7,928,444	\$ 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	\$ 7,106,431	\$ 8,915,982	\$ 7,021,476	\$ 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	\$ 52,819,156	\$ 46,200,138	\$ 24,711,614
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	\$ 62,301,377	\$ 61,735,138	\$ 53,221,614	\$ 29,954,804
Projects										
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 27	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Estimate	FY2023	FY2024	FY2025	FY2026
	\$ -	\$ -	\$ -							
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2701 Trip Hazard Removal Project	\$ -	\$ -	\$ 14,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2702 Waugh/Commonwealth/Yoakum project	\$ -	\$ -	\$ -	\$ -	\$ 806,273	\$ -	\$ 65,000	\$ -	\$ -	\$ -
T-2703 Localized Micro-Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,209	\$ -	\$ -	\$ -
T-2704 Montrose Drainage Project	\$ -	\$ -	\$ -	\$ -	\$ 85,392	\$ -	\$ -	\$ -	\$ -	\$ -
T-2705 Walk/Bike Montrose	\$ -	\$ -	\$ -	\$ -	\$ 24,438	\$ -	\$ -	\$ -	\$ -	\$ -
T-2706 Montrose Blvd - Complete Reconstruction Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 7,300,000	\$ 18,925,000	\$ 9,325,000
T-2707 Hawthorne Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 139,486	\$ -	\$ 2,577,256	\$ -	\$ -	\$ -
T-2708 Woodhead Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ 139,485	\$ -	\$ 2,589,756	\$ -	\$ -	\$ -
T-2709 Dallas Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,000	\$ 525,000	\$ -	\$ -
T-2710 Welch Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 300,000	\$ 2,675,000	\$ -
T-2711 Stanford Neighborhood Safe Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ 2,175,000	\$ -
T-2712 Mandell Bikeway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 665,000	\$ 2,175,000	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
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	\$ -	\$ 9,482,221	\$ 15,535,000	\$ 28,510,000	\$ 10,060,000
TOTAL PROJECTS	\$ -	\$ -	\$ 14,259	\$ 257,012	\$ 1,345,074	\$ -	\$ 9,482,221	\$ 15,535,000	\$ 28,510,000	\$ 10,060,000
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	\$ 52,819,156	\$ 46,200,138	\$ 24,711,614	\$ 19,894,804
Ending Fund Balance	\$ 1,368,480	\$ 3,051,835	\$ 5,344,137	\$ 7,547,854	\$ 11,016,302	\$ 15,194,946	\$ 52,819,156	\$ 46,200,138	\$ 24,711,614	\$ 19,894,804

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 5/2/2022

Chairperson: Joe Webb

Attendees:

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

Meeting Report

Agenda

- Review Gauge Status Report
- Discussion of recent public engagement regarding the Woodhead/Hawthorne Project if needed
- Review status report from The Goodman Corporation
 - 5310 Compliance

Notes

- Kara McManus gave an overview of the updates for the 5310 Compliance
- Muhammad presented the Gauge Status Report
- The Committee discussed how to improve with future projects

PROGRESS REPORT

MAY 2022

MONTROSE/TIRZ 27

TO-2: WAUGH DR/COMMONWEALTH

- Final Completion walk-through – 2/25
- Received additional comments from the City, Contractor to address in May
- PayApp – partial release of 5% retainage

- Tees for Houston representative (Katherine)
 - Measured planting area
 - 36, Small Shade Trees (Planted in <5ft areas)
 - 54, Large Shade Trees (Planted in >5ft areas)
 - Optimal tree planting season – November to March
 - Recommend waiting until then to install

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

- City accepted drainage concept
- Design ongoing

TO-9: DALLAS AND MANDELL IMPROVEMENTS

- Submitted Tech memo (drainage and traffic analysis)
 - Had multiple meetings with Public Works to discuss typical sections
- Public meeting date – June 20th

TO-10: W ALABAMA IMPROVEMENTS

- Drainage Analysis – ongoing
- Traffic Analysis – ongoing

PROGRESS REPORT—MAY 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

- Completed demolition of existing sidewalk, forming and installation of new sidewalks and driveways for the following:
 - North side of Hawthorne Street complete from Woodhead Street to Mulberry Street with curb and gutter. South side sidewalk removal is complete with formwork in progress.
 - Install Tree Protection and Traffic Control for south side of Hawthorne Street.

NEXT STEPS

- Continue construction between Woodhead Street to Mulberry Street on the south side of Hawthorne Street.

PROGRESS REPORT—MAY 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	\$4,729,510.00
Previous Payments	-
Current Payment (s) Due	\$381,040.08
Contract Completion Date	03/22/2023
Balance Remaining	\$4,729,510.00

PROGRESS PHOTOS



Existing Sidewalk Demolition



Curb and Gutter Installation



Sidewalk Formwork Installation



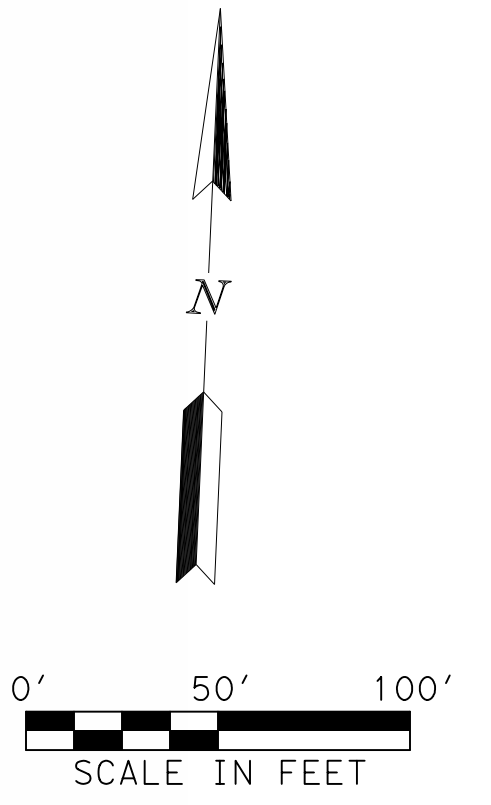
Driveway Demolition



LEGEND

- SIDEWALK INSTALLATION COMPLETED
- SIDEWALK INSTALLATION IN PROGRESS
- SIDEWALK FUTURE PLAN

NOTE:
 MILL & OVERLAY WILL BE DONE ON:
 WOODHEAD - MULBERRY ON JULY 2022
 YOAKUM - BURLINGTON ON OCTOBER 2022



Gauge
 ENGINEERING
 11750 KATY FREEWAY, Suite 400
 Houston, TX 77079
 www.GaugeEngineering.com
 Texas PE Firm Reg. #F-20017

SURVEYED BY:

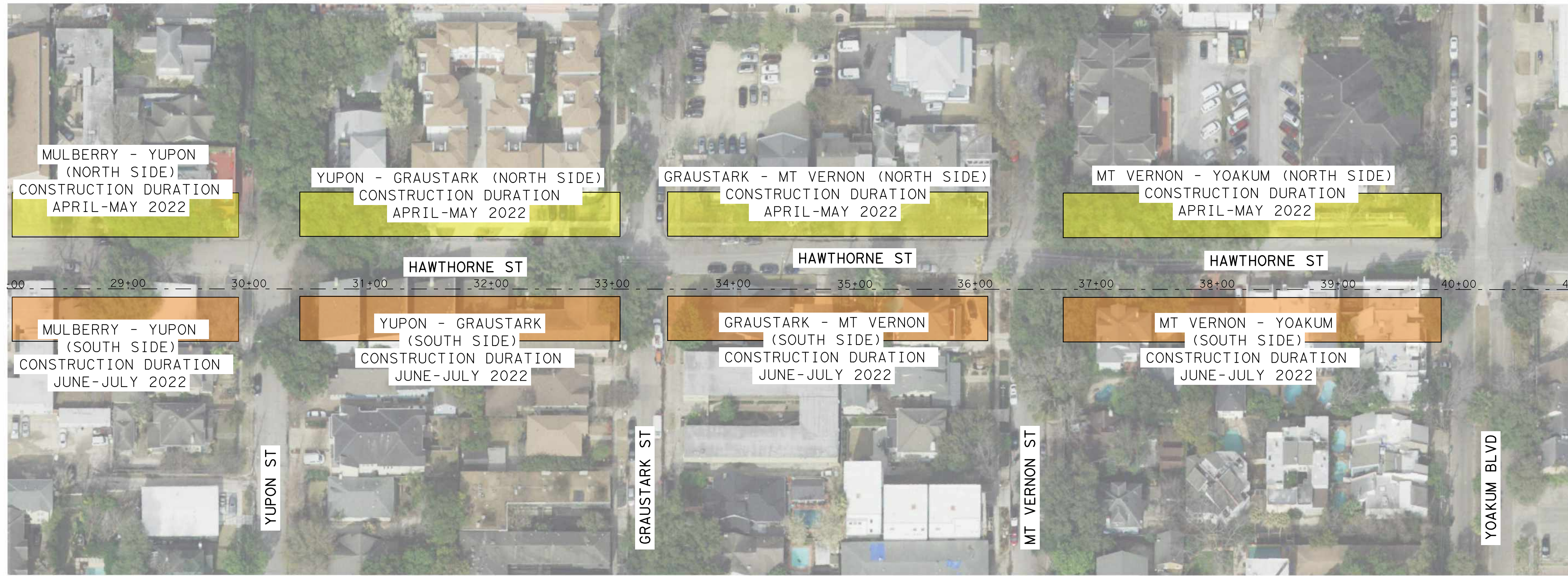
CITY OF HOUSTON
 HOUSTON PUBLIC WORKS

**HAWTHORNE ST. & WOODHEAD ST.
 NEIGHBORHOOD SAFE STREET
 IMPROVEMENTS**

**HAWTHORNE STREET
 CONSTRUCTION SCHEDULE**

SHEET 1 OF 3

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
N-T27000-002-7	
DRAWING SCALE	
AS NOTED	
CITY OF HOUSTON PM	
SHAPOOR GOLSHAN	
SHEET NO.	OF

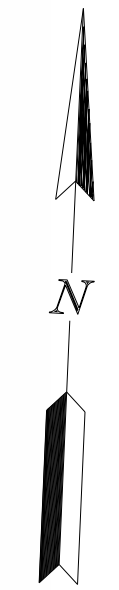


LEGEND

- SIDEWALK INSTALLATION COMPLETED
- SIDEWALK INSTALLATION IN PROGRESS
- SIDEWALK FUTURE PLAN

NOTE:

MILL & OVERLAY WILL BE DONE ON:
 WOODHEAD - MULBERRY ON JULY 2022
 YOAKUM - BURLINGTON ON OCTOBER 2022



Gauge
 ENGINEERING
 11750 KATY FREEWAY, Suite 400
 Houston, TX 77079
 www.GaugeEngineering.com
 Texas PE Firm Reg. #F-20017

SURVEYED BY:

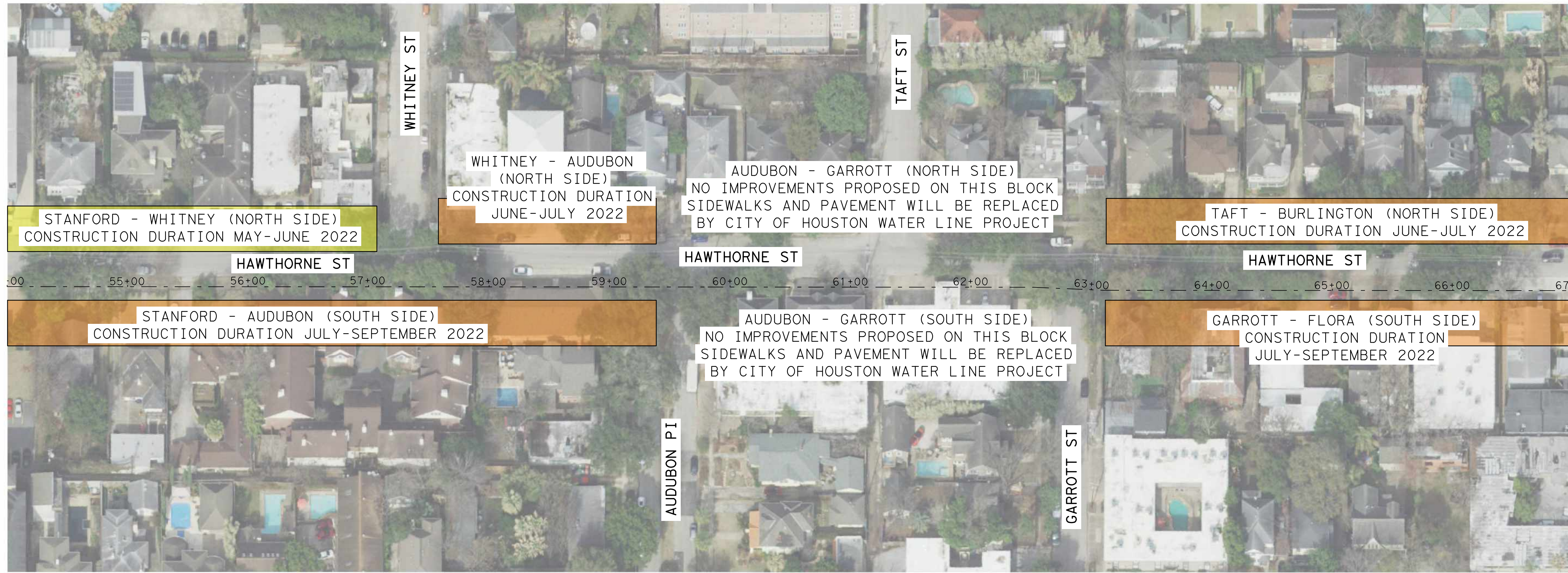
CITY OF HOUSTON
 HOUSTON PUBLIC WORKS

**HAWTHORNE ST. & WOODHEAD ST.
 NEIGHBORHOOD SAFE STREET
 IMPROVEMENTS**

**HAWTHORNE STREET
 CONSTRUCTION SCHEDULE**

SHEET 2 OF 3

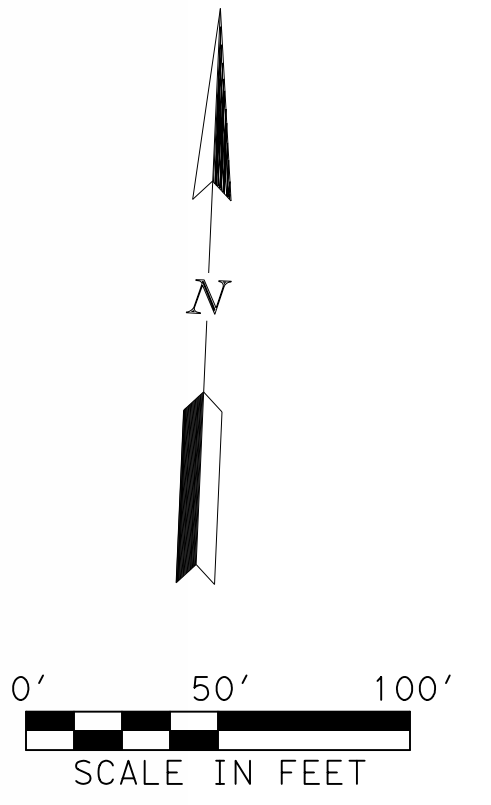
WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
N-T27000-002-7	
DRAWING SCALE	
AS NOTED	
CITY OF HOUSTON PM	
SHAPOOR GOLSHAN	
SHEET NO.	OF



LEGEND

- SIDEWALK INSTALLATION COMPLETED
- SIDEWALK INSTALLATION IN PROGRESS
- SIDEWALK FUTURE PLAN

NOTE:
MILL & OVERLAY WILL BE DONE ON:
WOODHEAD - MULBERRY ON JULY 2022
YOAKUM - BURLINGTON ON OCTOBER 2022



Gauge
ENGINEERING
11750 KATY FREEWAY, Suite 400
Houston, TX 77079
www.GaugeEngineering.com
Texas PE Firm Reg. #F-20017

SURVEYED BY:

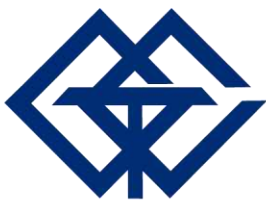
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

HAWTHORNE ST. & WOODHEAD ST.
NEIGHBORHOOD SAFE STREET
IMPROVEMENTS

HAWTHORNE STREET
CONSTRUCTION SCHEDULE

SHEET 3 OF 3

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
N-T27000-002-7	
DRAWING SCALE	
AS NOTED	
CITY OF HOUSTON PM	
SHAPOOR GOLSHAN	
SHEET NO.	OF 247



**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



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:** 5/12/2022

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Jeff Reichman</u>
<u>Alia Vinson</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Update from Jeff Reichman on Focus Group structure

Notes

- The Committee discussed the results of the meetings between Jeff Reichman and the Developers
- The Committee discussed future meetings and schedule
- The Committee discussed potential project outcomes per comments from the meetings had by Jeff Reichman



TIRZ #27 Interview Updates

May 16, 2022

Project recap and key stats:

- Goal is to understand the mix of incentives the TIRZ can provide to real estate developers and remodelers to incentivize affordable housing.
- Interviewed five large home builders / developers as part of the first workshop and follow up interviews.
- In the process of interviewing nonprofits and small builders/remodelers.
- Plan to finish interviews/workshops by end of May.

Summary of what we heard so far:

- Land is too expensive and the tax increment might not be meaningful to property developers.
- As a result, refurbishing older units might be more successful.
- Developer expectations are in line with initial assumptions
 - 80-120% AMI
 - 10-20% affordable units
- Other ideas included infrastructure assistance (e.g. detention) and grant programs for preservation.

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 Redevelopment Authority / TIRZ No. 27

Cash Management Report

April 30, 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	7,540,424.11	0.00	0.00	7,540,424.11
Revenue	2,285,951.73	2,284,413.24	0.00	4,570,364.97
Expenditures	2,494,868.32	0.00	0.00	2,494,868.32
Ending Balance	<u>7,331,507.52</u>	<u>2,284,413.24</u>	<u>0.00</u>	<u>9,615,920.76</u>

NOTES:

General Operating Fund

BEGINNING BALANCE:		7,540,424.11
 REVENUE:		
Due from Projects Fund	0.00	
Allegiance Bank Interest	50.44	
TexPool Interest	1,845.61	
HC Precinct One Deposit	2,284,055.68	
Voided Check (s)	0.00	
Total Revenue:		2,285,951.73
 DISBURSEMENTS:		
Checks Presented At Last Meeting	210,812.64	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Due to HC Projects	2,284,055.68	
Total Expenditures		2,494,868.32
 Ending Balance:		 7,331,507.52

Location of Assets:

Institution	Investment Number	Interest Rate	
Allegiance Bank	*5200	0.1000	8,891.96
TexPool	*0001	0.3042	7,322,615.56
		Total	7,331,507.52

TIRZ 27 - Montrose RDA
Checks Presented
 May 16, 2022

Num	Name	Description	Amount
2065	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-12,106.25
2066	Equi-Tax Inc.	Tax Roll Management	-634.20
2067	ETI Bookkeeping Services	Bookkeeping Fee	-1,550.00
2068	Gauge Engineering, LLC	Engineering Fee	-98,566.98
2069	Knudson, LP	Professional Consultant	-6,067.89
2070	R. Miranda Trucking & Construction, LLC	Hawthorne & Woodhead Safe Street	-381,040.08
2071	Reytec Construction Resources, Inc	Intersection Improvements	-34,494.58
2072	The Goodman Corporation	Planning Consultant	-4,000.00
Total			-538,469.08

**Projects Fund
Joint Project Account**

BEGINNING BALANCE		0.00
REVENUE		
Due from GOF	2,284,055.68	
TexPool Interest	357.56	
Voided Check(s)	0.00	
Total Revenue		2,284,413.24
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
Total Expenditures		0.00
ENDING BALANCE		2,284,413.24

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Precinct One	*0003	0.3042	2,284,413.24
Total			2,284,413.24

**Montrose Redevelopment Authority / TIRZ 27
Investment Report
April 30, 2022**

SCHEDULE OF INVESTMENTS

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		0.3042	7,493,596.18	0.99977	7,495,769.95	(175,000.00)	7,320,492.00	0.99971
CPF TexPool		0.3042	0.00	0.99977	0.00	2,284,056.68	2,283,750.76	0.99971

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	44,654.16	50.44	(35,812.64)	8,891.96

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Allegiance Bank	8,891.96	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 Kenneth Byrd	Date Assumed Office 1/13/2020	Training Completed 10/14/2020
------------------------------------	----------------------------------	----------------------------------

TIRZ 27 - Montrose RDA
Profit & Loss Budget vs. Actual
April 2022

		April			Year to Date (10 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	2,254	4,167	-1,913	5,582	41,666	-36,084	50,000
	6-4336 · Grants	0	100,000	-100,000	0	1,000,000	-1,000,000	1,200,000
	6-4342 · Capital Projects - Restricted	0	947,549	-947,549	0	9,475,492	-9,475,492	11,370,590
	6-4452 · Joint Project Reimbursement	2,284,056	0	2,284,056	2,284,056	0	2,284,056	0
Total Income		2,286,310	1,051,716	1,234,594	6,552,304	15,361,158	-8,808,854	17,464,590
Expense								
	6-6300 · Salaries and Benefits	6,068	6,000	68	61,178	60,000	1,178	72,000
	6-6320 · Legal Fees	12,106	10,000	2,106	92,743	100,000	-7,257	120,000
	6-6321 · Auditing Fees	0	0	0	12,696	13,000	-304	13,000
	6-6322 · Engineering Fees	98,567	4,167	94,400	1,216,171	41,666	1,174,505	50,000
	6-6323 · Planning Consultants	4,000	4,167	-167	22,575	41,666	-19,091	50,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	58,334	-58,334	70,000
	6-6333 · Accounting	2,027	1,583	444	16,693	15,834	859	19,000
	6-6334 · Tax Roll Management	634	667	-33	6,924	6,666	258	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	4,738	12,500	-7,712	15,000
	6-6460 · Board Development	0	417	-417	0	4,166	-4,166	5,000
	6-7000 · Capital Expenditure							
	6-7202 · Waugh/Commonwealth	34,495	49,276	-14,781	2,246,815	492,758	1,753,057	591,310
	6-7203 · Localized Micro-Improvement	0	15,018	-15,018	0	150,173	-150,173	180,209
	6-7206 · Workforce/Affordable Housing	0	41,667	-41,667	0	416,666	-416,666	500,000
	6-7209 · Montrose Drainage	0	26,153	-26,153	0	261,534	-261,534	313,840
	6-7210 · Walk/Bike Montrose	0	2,417	-2,417	0	24,166	-24,166	29,000
	6-7211 · METRO/ Montrose Blvd	0	97,292	-97,292	0	972,916	-972,916	1,187,500
	6-7212 · Hawthorne Safe Street	190,520	102,917	87,603	190,520	1,029,166	-838,646	1,235,000
	6-7213 · Woodhead Safe Street	190,520	99,583	90,937	190,520	995,834	-805,314	1,195,000
	6-7214 · Dallas Bikeway	0	12,500	-12,500	0	125,000	-125,000	150,000
	6-7215 · SPARK Park	0	12,500	-12,500	0	125,000	-125,000	150,000
	6-7216 · BCycle	0	11,250	-11,250	0	112,500	-112,500	135,000
	6-7217 · Sidewalk Program/ Safe	0	91,667	-91,667	0	916,666	-916,666	1,100,000
	Total 6-7000 · Capital Expenditure	415,535	562,240	-146,705	2,626,865	5,622,379	-2,995,524	6,746,859
	6-7396 · Miscellaneous Expense	0	0	0	96	0	96	0
Total Expense		538,937	596,324	-57,387	4,471,266	6,419,957	-1,948,691	7,612,605
Not Income		1,747,373	465,392	1,291,981	2,081,038	8,941,201	-6,860,163	9,851,985

Montrose TIRZ 27 Board Meeting May 16th, 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 1 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.