

**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, September 19, 2022, at 6:30 p.m., at St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas*, with supplementary access via Zoom videoconference; REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/ys8axpv2>** to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
3. Minutes.
4. Projects and Planning:
 - a. Projects and Planning Committee report.
 - b. Report from Gauge Engineering, including:
 - i. final pay estimate and related documents for 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 to Montrose Boulevard;
 - v. update on Dallas and Mandell Street; and
 - vi. update on West Alabama Design Concept Report.
5. Public Engagement, including Public Engagement Committee Report.
6. Affordable Housing, including Affordable Housing Committee report and take appropriate action regarding Development Agreement Policy.
7. Financial matters, including report from bookkeeper, review financial information, and authorize payment of invoices.

8. Approve audit for fiscal year end June 30, 2022, and authorize submittal of same to City of Houston.
9. Report from Masterson Advisors, including discuss financial capacity of Zone and the Authority, and authorize action as appropriate.
10. Report from Zone administrator.
11. Report from Attorney.
12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
13. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
14. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

***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/ys8axpv2>, 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.**

MONTROSE REDEVELOPMENT AUTHORITY
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

August 25, 2022

Mr. Amar Mohite
Director of Planning and Infrastructure
Office of Commissioner Rodney Ellis
Harris County Precinct One
1310 Prairie Street, Suite 370, Houston TX 77002

Re: Harris County Precinct One ("HCP1") Contribution on TIRZ 27 Walking and Biking Projects

Dear Mr. Mohite,

As you are aware, Montrose Redevelopment Authority ("MRA") entered into an agreement in July 2020 with HCP1 to share costs for the implementation of the MRA's Walk/Bike Montrose Study and the construction of pedestrian and bicycle improvements throughout the Montrose area (the "Cost Sharing Agreement"). Pursuant to the Cost Sharing Agreement, HCP1 would provide 50% of the cost of identified projects up to a total contribution of \$4.5 million based on the MRA's estimates of construction costs at the time.

Due to prevailing market conditions, ongoing supply chain issues and the inflationary environment, particularly in the construction sector, the MRA, like all public entities, is experiencing significant escalation in construction costs for projects planned prior to the current market conditions. The cost of concrete and steel has significantly increased, suppliers are only locking their cost for a short period due to the possibility of further increase in materials costs throughout the year which causes added uncertainty, and there is a shortage of skilled labor. The City of Houston has implemented new regulations requiring drainage mitigation for sidewalk projects leading to an increase in the scope of all new projects. These factors have caused the construction budget of the projects included in the Cost Sharing Agreement to exceed the original budget. Additionally, the MRA and HCP1 have identified an extension of the Waugh Drive Bikeway to Buffalo Bayou Park as a key safety project in which the entities have discussed a proposed cost sharing agreement with City of Houston TIRZ No. 5 to complete the extension.

Thus, due to the cost escalations, the new City of Houston drainage requirements, and the additional project to extend the Waugh Drive Bikeway improvements to Buffalo Bayou the MRA is requesting that HCP1 increase its contribution by \$3,325,000 based on the projected escalations in costs as shown in **Exhibit A**. Please note that HCP1's actual contribution will be based on bid prices at the time of construction so it will benefit from any reductions in cost in the future.

We have recomputed the construction cost for the agreed upon walking and biking projects based on current costs and added a 30% contingency to be on the conservative side.

Both Parties continue to recognize the importance and need for bicycle and pedestrian improvements in Montrose and the MRA is grateful for HCP1's commitment to making Montrose a truly walkable community and is kindly requesting HCP1 consider increasing its financial contribution under the Cost Sharing Agreement as described in **Exhibit A** and extending the deadline for completion of the projects.

Thank you and we look forward to continuing our partnership.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Webb', with a long horizontal flourish extending to the right.

Joe Webb, AIA
Chair, Montrose Redevelopment Authority

Exhibit A
Construction Cost Table

The original agreement contemplated \$9 million for the total cost of the projects which was less than the original cost estimate of \$12,401,000. For the request from MRA, we are requesting that HCP1 fund 50% of the difference between the original cost estimate and what was included in the original agreement and also 50% of the change in pricing as shown on the table below for a total of \$3,325,000 added to the agreement.

| Project | Original Cost Estimate | New Estimate/Actual Bid Price | Change in Price | 50% share of Change in Price |
|---|-------------------------------|--------------------------------------|------------------------|-------------------------------------|
| Waugh Dr. /Commonwealth | \$2,589,000.00 | \$2,651,406.66 | \$62,406.66 | \$31,203.33 |
| Hawthorne/Woodhead | \$4,295,000.00 | \$4,433,112.00 | \$138,112.00 | \$69,056.00 |
| Dallas | \$395,000.00 | \$500,000.00 | \$105,000.00 | \$52,500.00 |
| Mandell | \$1,186,000.00 | \$1,580,000.00 | \$394,000.00 | \$197,000.00 |
| Stanford | \$1,802,000.00 | \$3,075,000.00 | \$1,273,000.00 | \$636,500.00 |
| Welch | \$2,134,000.00 | \$2,780,000.00 | \$646,000.00 | \$323,000.00 |
| Waugh Dr. (N. of Dallas St.) [1/3 cost share] | | \$945,000.00 | \$945,000.00 | \$315,000.00 |
| Total | \$12,401,000.00 | \$15,964,518.66 | \$3,563,518.66 | \$1,624,259.33 |

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 9/12/2022

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>Walter Morris</u> |
| <u>Patti Joiner</u> | |
| | |

Meeting Report

Agenda

- Presentation from Gauge on Project Status Report
- Discussion with The Goodman Corporation regarding updates in funding (if needed)
- Discussion of annexation of Mighty Equities properties
- Discussion over Vincent Mandola Site new ownership
- Discussion of overall annexation for October meeting
- Discussion over giving the TIRZ Chapter 380 powers

Notes

- Muhammad presented the Gauge Status Report
- Robert McHaney presented possible funding options for projects
- Patti Joiner discussed the possible annexation of the Mighty Equity properties
- The Committee discussed future plans for annexation
- The Committee postponed the discussion of 380 powers until a member of ABHR could be present

TO-2: WAUGH DR/COMMONWEALTH

- City accepted final work
- Project under budget
- Close out documents included in board packet

TO-7: MONTROSE BOULEVARD IMPROVEMENTS

- Roadway Schematic – completed
- Drainage Analysis – completed
- Ismaili Center Coordination - ongoing
- Design Concept Report Submitted to City – August 15th
- DCR meeting with the City – September 13th
- Dedicated public meeting – Late October/Early November

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

- 90% plans submitted to the City - 9/6

TO-9: DALLAS AND MANDELL IMPROVEMENTS

- 60% plans to be submitted to the City – Sept 23rd

TO-10: W ALABAMA IMPROVEMENTS

- Traffic Analysis – Completed
- Roadway schematic – Completed
- Drainage Analysis – to be completed 9/16
- DCR submittal – 9/23

Document 00650

CERTIFICATE OF FINAL COMPLETION

PROJECT: Waugh Drive, Commonwealth Street and Montrose Boulevard at
Westheimer Intersection Improvement

CONTRACT No.: N/A

PROJECT No.: WBS No. N-T27000-0001-4

TO: Reytec Construction Resources, Inc.

Contractor and 1901 Hollister Street

Address for Written Notice Houston, TX 77080

1.01 DATE OF FINAL COMPLETION

The Work performed under the Contract was inspected on August 02, 2022 and found to be complete. The date of final completion of the Work is hereby established as August 02, 2022.

1.02 PUNCH LIST


Contractor certified in Document 00641 – Contractor's Certification of Final Completion that all Punch List items indicated on Attachment 1 and City of Houston list were completed or corrected. Failure to identify incomplete work items or requirements of the Contract prior to issuance of this Certificate does not alter the responsibility of Contractor to comply with all provisions of the Contract.

1.03 ACCEPTANCE OF THE WORK

Based on inspection and to the best of our knowledge, information and belief, the Work has been completed in accordance with the terms and conditions of the Contract and we recommend acceptance of the Work by Westchase District.

Jesus Prieto

Contractor – Reytec Construction Resources, Inc.



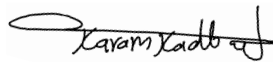
Signature

8/4/2022

Date

Karam Qaddo, P.E.

Construction Manager – Gauge Engineering



Signature

08/04/2022

Date

David Wager

Inspector – Gauge Engineering



Signature

08/04/2022

Date

Muhammad Ali, P.E.

Project Manager – Gauge Engineering



Signature

08/04/2022

Date

TIRZ 27

Signature

Date

END OF DOCUMENT

ATTACHMENT 1

TIRZ 27

FINAL COMPLETION INSPECTION
LIST OF INCOMPLETE OR INCORRECT WORK

Project: Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection Improvement
Owner: TIRZ 27 **Council District:** _____ **Key Map:** _____
Contractor: Reytec Construction Resources, Inc.
WBS No.: N-T27000-0001-4 **File No.:** _____ **Contract No.:** _____

| Item | Required Submittals |
|------|---------------------|
| 1 | None. |

| Date Completed | Listing of Incomplete or Incorrect Work |
|----------------|---|
|----------------|---|

All completed See attached Substantial Completion Inspection Report for list of items.



Field Observation Report

Houston Public Works - Transportation and Drainage Operations

2200 Patterson Street • Houston, Texas 77007 • Phone: (832)395-6686 • FAX: (832)395-6732

| | | | |
|------------------------------------|-----------------------------|---------------------|--------------------------------------|
| REPORT DATE | 5/3/22 | PAGES | 2 |
| SUBJECT | Traffic Signal Construction | CONTRACTOR | Reliable Signal – Signal |
| OBSERVATION DATE & TIME | N/A | PROJECT Loc. | Waugh @ Dallas to Waugh @ Westheimer |
| WEATHER CONDITIONS | N/A | PROJECT No. | N-T27000-0001-4 |
| ATTENDEES | Jeffrey Hunt | PREPARED BY | Jeffrey Hunt |

The following summarizes our observations as of the date of the site visit noted.

This report is a summary of field observations from observable construction. If the observations noted in this report differ from your understanding, please notify us in writing within five days. This site observation is for the express purpose of attempting to determine general compliance by the contractor with the Contract Documents including the Plan Drawings and COH Standards and shall not be construed as construction which the work is being performed.

(Traffic Signal improvements are not part of this project/scope. There wasn't any work done on traffic cabinets. The plans have been reviewed and approved by the City with no proposed signal improvements). Therefore, all the below general comments are not applicable.

General Notes

- A. W. Dallas @ Waugh – The three lanes are now down to two lanes and a bike lane, no bike signal. Still have the three through signals.
- B. Gray @ Waugh – The two lanes are now two lanes and a bike lane, no bike signal.
- C. Commonwealth @ Welch – The three lanes are now down to two lanes and a bike lane with parking on the east side, no bike signal. Still have the three through signals.
- D. Commonwealth @ Fairview – The three lanes and a bike lane are now down to two lanes and a bike lane with parking on the east side, no bike signal. Still have the three through signals.
- E. Commonwealth @ Westheimer – The three lanes are now down to two lanes and bike lane, no bike signal. Still have the three through signals.
- F. Waugh @ Westheimer – The old plans in the cabinet are not clear on how many lanes there used to be. However, there are three phase 8 signals. The lane set up is now 1 lane south, two lanes north with bike lanes on both sides. No bike signals. Also, the south bound bike "lane" has no proper markings and is indistinguishable from the vehicle lane.
- G. Waugh @ Fairview – The old plans show only two lanes. But now two lanes and a bike lane, no bike signal.
- H. Waugh @ Welch – The old lanes where two lanes and a bike lane. No bike signal.

(Traffic Signal improvements are not part of this project/scope. There wasn't any work done on traffic cabinets. The plans have been reviewed and approved by the City with no proposed signal improvements). Therefore, all the above general comments are not applicable.

Curb Ramp and Truncated Dome Deficiencies

1. Waugh @ Gray
 - A) No CRTD deficiencies.
2. Waugh @ Welch
 - A) No CRTD deficiencies.
3. Waugh @ Fairview
 - A) Northeast Corner – West bound ramp is 8% slope, shall be 6.6% or lower. Also, the truncated domes do not follow the flow line as a radius type, as shown in the plans.
 - B) Northwest Corner – East bound ramp is 7.3%, shall be 6.6% or lower. Southbound ramp is 10.55%, shall be 6.6% or lower.
 - C) Southeast Corner – North bound ramp is 7.3%, shall be 6.6% or lower. Also, there is a pull box in the ramp, which is out of our specifications.
4. Waugh @ Westheimer
 - A) Southwest Corner – The landing is 4'x5', shall be 5'x5'.
 - B) Northwest Corner – South bound ramp is 8.55%, shall be 6.6% or lower.
 - C) Northeast Corner – The truncated domes are not the ADA 2', this corner is also missing a cut-out of the curb as show on the plans.
5. Commonwealth @ Westheimer
 - A) Northeast Corner – South bound ramp is 7.15%, shall be 6.6% or lower.
 - B) Southeast Corner – Westbound ramp is 7.05%, shall be 6.6% or lower.
6. Commonwealth @ Fairview
 - A) No CRTD deficiencies.
7. Commonwealth @ Welch
 - A) No CRTD Deficiencies.

Ramp and truncated domes will be replaced

End of Report

3. Waugh @ Fairview

A. Corrected

B. Curb ramps and sidewalks were installed by the private development project. No work was done on this corner by Waugh Drive project

C. Ramp and truncated domes was replaced. The existing signal pull box can't be relocated as there is no traffic signal improvements within the scope. The pull box was adjusted to ramp grade.

4. Waugh @ Westheimer

A. Corrected

B. Corrected

C. Truncated domes were replaced, ramp design was adjusted to accommodate existing condition to avoid disturbing traffic signal.

5. Commonwealth @ Westheimer

A. Corrected

B. Corrected

Substantial Completion Punchlist

All items were corrected

1. General backfill around sidewalks for the entire project.



2. Install truncated domes at Waugh Drive and Hyde Park.



3. Waugh Drive at California Street:
 - a. Install a retaining wall at the northeast side.
 - b. Rotate street name sign at the northeast side to face the correct direction.
 - c. Install step Infront of the property entrance at northeast side (1210 California Street).





4. Adjust water meter box (Commonwealth just south of Westheimer Street).



5. Re-Install the sign that was removed during construction (Waugh Drive just north of California Street at the east side).



6. Install island at Waugh Drive and Fairview Intersection per construction drawings.



7. General comment: Relocate stop signs to align with stop bar.



8. Install asphalt pavement between curb and the milled asphalt (Yoakum Blvd south of Westheimer Street).



9. All ramps at the intersection of Westheimer Road and Commonwealth Street must be at least 5 ft wide.



10. repair broken curbs.



11. Hydromulch the entire area.



12. Widen the crosswalk at the intersection of Commonwealth Street and Michigan Street to be 8 ft min.



13. Install concrete gutters.



14. Relocate sign R3-17 at the intersection of Westheimer Road and Commonwealth to the south (refer to the plans).



15. Finish ramp and connect the proposed ramp with existing sidewalk, match the existing elevation.



16. Install a retaining wall at Waugh Drive and W Clay Street.



17. Install asphalt between new concrete driveway and existing driveway northeast corner of Waugh and Clay.



18. Install pavement marking striping (stop bar and crosswalk) at the intersection of Commonwealth Street and Hyde Park Blvd.
19. Install pavement marking striping (sharrow symbol) at Yoakum Blvd.
20. Install ramp at the intersection of Commonwealth Street and Haddon Street.
21. Precast curbs are still not installed for Waugh Drive, Commonwealth Street and Yoakum Blvd.
22. General cleanup for the whole project.
23. Remove one precast section at Waugh drive – Dallas Street intersection so cars can make U-turns).
24. The concrete precast curb should be installed 12 ft away from the driveway (refer to the details)
25. Relocate sign D11-1 MOD HB-SLR to be closer to the intersection of Waugh drive and Dallas Street
26. Additional comments may be forthcoming after TDLR inspection and Montrose Blvd Walkthrough.

Document 00641

CONTRACTOR'S CERTIFICATION OF FINAL COMPLETION

CERTIFICATE OF FINAL COMPLETION OF: Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection Improvement

Project No.: WBS No. N-T27000-0001-4

Contract Dated: 01/09/2021

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jesus M. Prieto who, being by me duly sworn, on his oath says that he or she represents Reytec Construction Resources, Inc, the Contractor who has performed a contract with the City of Houston for the construction of the Work described above, and is duly authorized to make this affidavit; that he or she has personally examined the Work described above as required by the Contract documents; that said Work and all items thereof have been completed and all known defects made good; that all surplus material, refuse, dirt and rubbish have been cleaned up and removed or disposed of as directed by the City Engineer; that all parts of Work are in a neat, tidy, finished condition and ready in all respects for acceptance by the City; that all gravel or shell roadway surfaces removed during the course of the Work have been replaced in accordance with the Specifications, that rates of pay for all labor employed on said Work have not been below the minimum set out in "Labor Classification and Minimum Wage Scale" in the Contract documents and that within the knowledge of affiant all just bills for labor and material and for the rental or use of any equipment or apparatus, used in, on, or in connection with the Work have been paid in full by the Contractor.

[Signature]

Affiant's Signature

SWORN AND SUBSCRIBED before me on

8/4/22

Date



[Signature]

Notary Public in and for the State of TEXAS

Terri Hardin

Print or type name

My Commission Expires: 9/28/22

Expiration Date

THIS IS TO CERTIFY that I have thoroughly inspected the Work performed by the above named Contractor on the above described Contract and find all things in accordance with the Contract documents governing this Work.

[Signature]

08/04/2022

David Wager – Gauge Inspector

[Signature]

08/04/2022

Karam Qaddo – Gauge Construction Manger

Approved:

TIRZ 27

END OF DOCUMENT

00641-1
02-01-2004



August 2, 2022

Muhammad Ali,
TIRZ27/Gauge Engineering
3200 Wilcrest Drive
Houston, Texas 77042

**Re: Acceptance Letter for Commonwealth and Waugh Drive Bicycle and Pedestrian Improvements
Project ID# WBS# N-T27000-0001-4**

Dear Muhamad Ali

We have reviewed the punch list items for the referenced project. The punch list items have been corrected to the City's satisfaction. The City hereby accepts the work on the referenced project.

If you need any additional information, please contact Jiada Huang at 832 395-2229.

Sincerely,

DocuSigned by:

Patricia Campbell

DD9FE6D20EFB440...

Patricia Campbell, P. E.
Managing Engineering
Transportation & Drainage Operations

JVG:JH

c: Michael T. Wahl, P.E., PTOE

PROGRESS REPORT—SEPTEMBER 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.



PROJECT STATUS

- Completed demolition of existing sidewalk, forming and installation of new sidewalks and driveways for the following:
 - All sidewalk on the north side of Hawthorne St complete from Woodhead St to Audubon Pl, and south side from Woodhead St to Yoakum Blvd and between Montrose Blvd to Roseland St.
- Milling operations completed throughout Hawthorne St.
- Raised intersection at Woodhead St and Hawthorne St completed.

NEXT STEPS

- Continue sidewalk construction on the south side of Hawthorne St heading east of Roseland St and on the north side heading east of Garrot St.
- Begin overlaying asphalt on Hawthorne St from Woodhead St. heading east.
- Begin milling asphalt on Woodhead St starting at Richmond Ave heading north.



30-FT Curb to Curb Width Section

PROGRESS REPORT—SEPTEMBER 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 | \$1,128,476.47 |
| Current Payment(s) Due | \$214,535.27 |
| Contract Completion Date | 03/22/2023 |
| Balance Remaining | \$3,315,813.43 |

PROGRESS PHOTOS



Intersection Construction



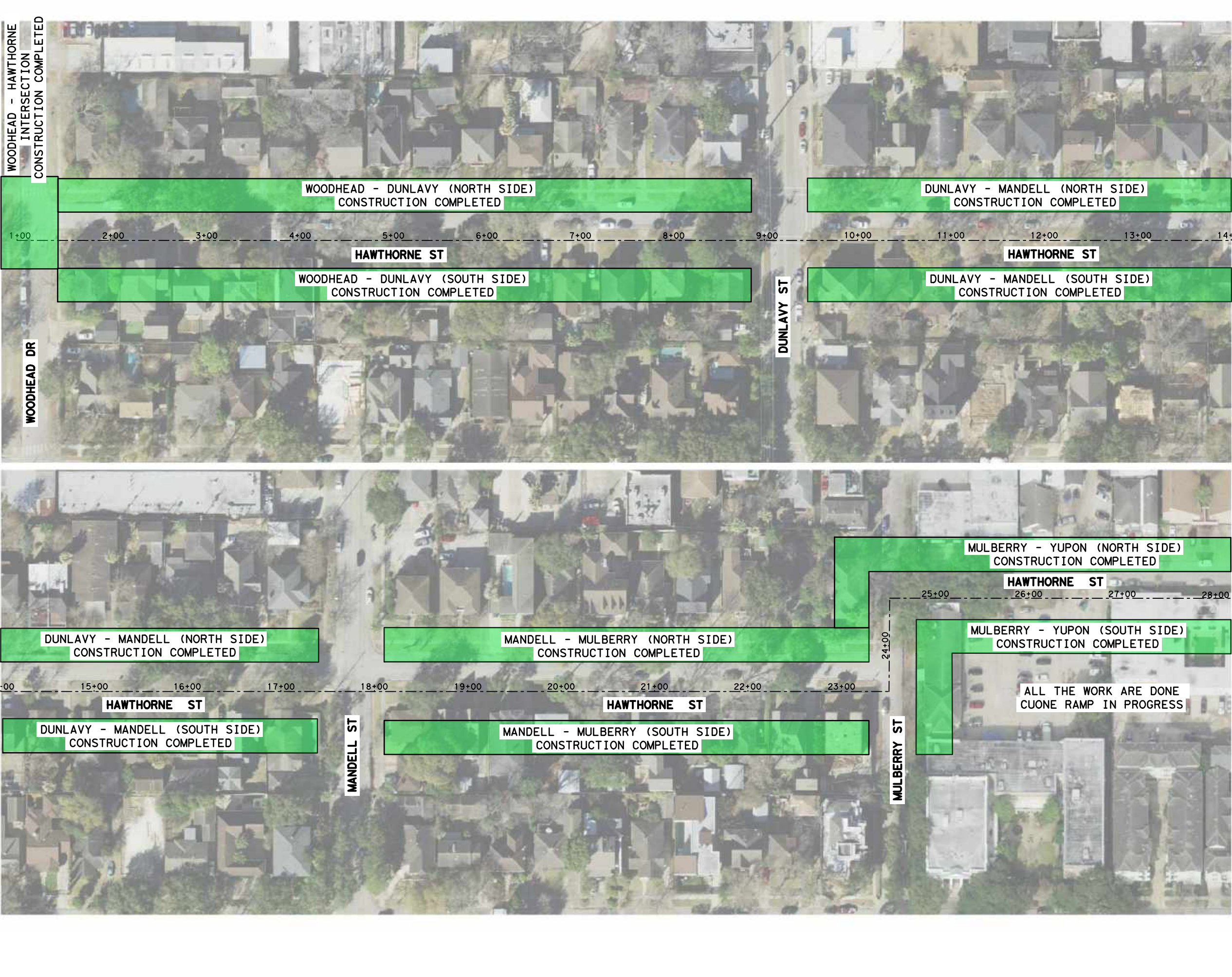
Tree Protection Installation



Driveway Installation



Curb Installation



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

0' 50' 100'
SCALE IN FEET

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

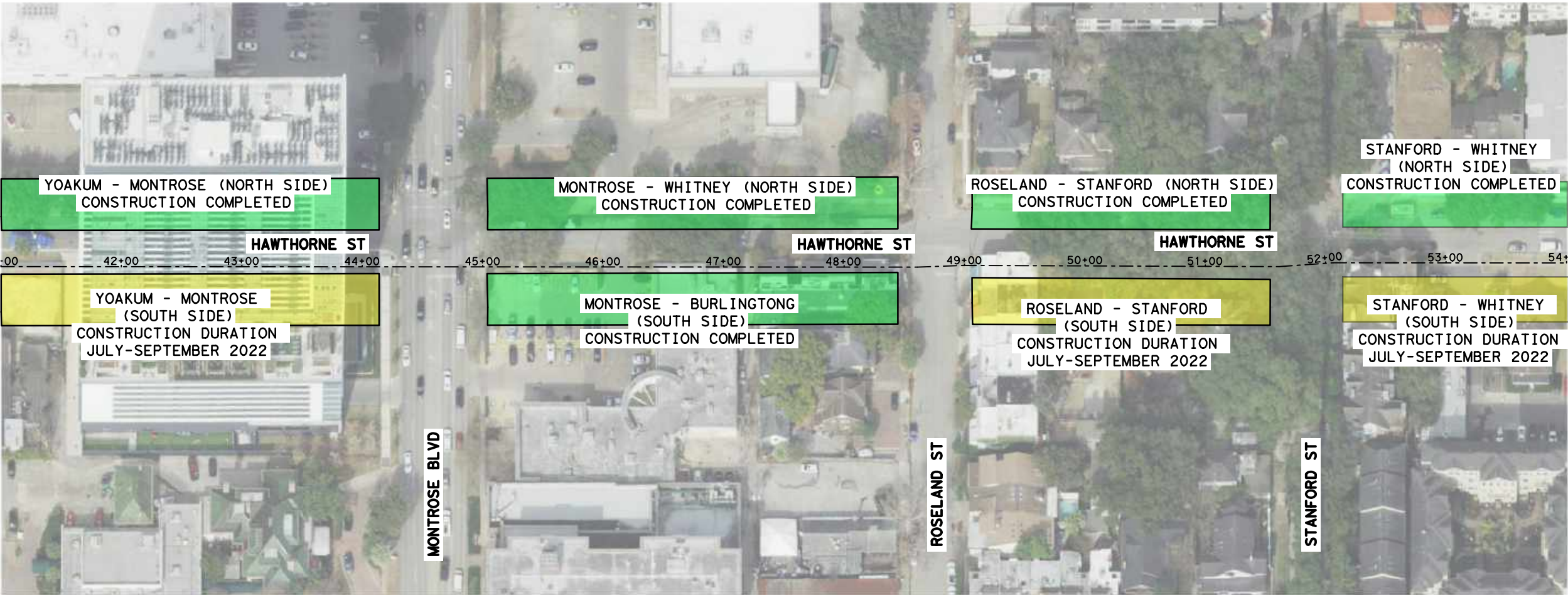
HAWTHORNE ST. & WOODHEAD ST.
NEIGHBORHOOD SAFE STREET
IMPROVEMENTS

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 247 |

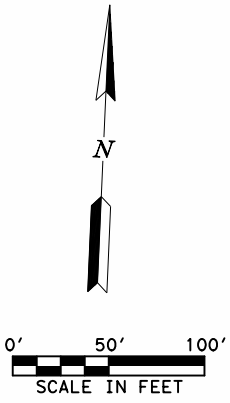
Design File name: P:\TIRZ 27\1090-TO-4-Hawthorne-Woodhead\4-0-Production-Working\4-1-CAD\Exhibit\Hawthorne- EXHBIT-01.dgn




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:

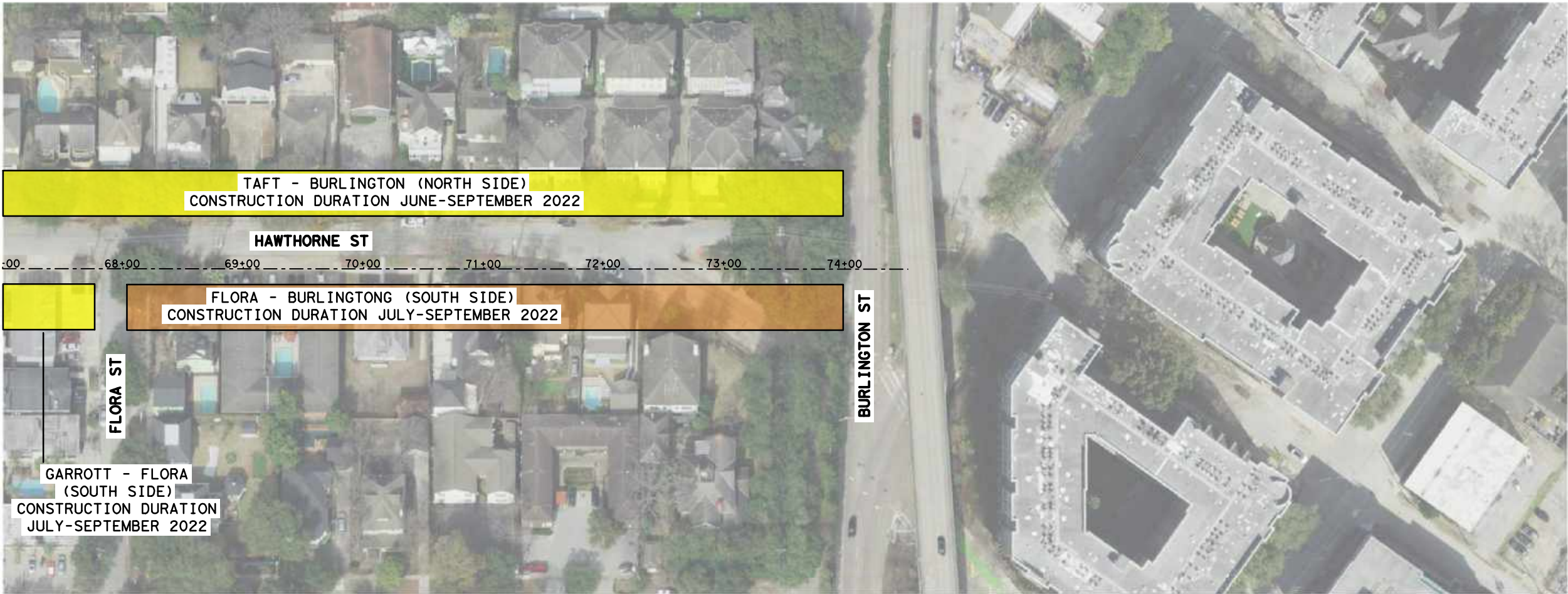
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

HAWTHORNE ST. & WOODHEAD ST.
NEIGHBORHOOD SAFE STREET
IMPROVEMENTS

HAWTHORNE STREET
CONSTRUCTION SCHEDULE

SHEET 2 OF 3

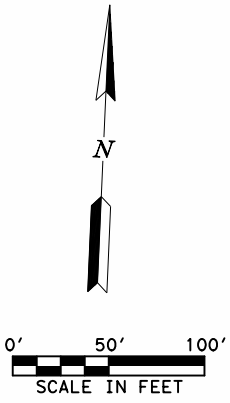
| WBS NUMBER | FOR CITY OF HOUSTON USE ONLY |
|--------------------|------------------------------|
| N-T27000-002-7 | |
| DRAWING SCALE | |
| AS NOTED | |
| CITY OF HOUSTON PM | |
| SHAPOOR GOLSHAN | |
| SHEET NO. | OF 247 |



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 P.E. 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 |

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



Design. Develop. Deliver.

Committee Name: Housing Committee Meeting

Date of Meeting: 9/8/2022

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt

Joe Webb

Jeff Reichman

Patti Joiner

Walter Morris

Meeting Report

Agenda

- Update from Jeff Reichman with January Advisors
- Discussion over most recent meeting with the City of Houston
- Update from Joe Web on meeting with Gwen Tilotson
- Discussion regarding timeline for education of Board and Public on Housing Matters
- Discussion over public participation structure

Notes

- The Committee debriefed on the meeting with the City of Houston
- Joe mentioned that he has not met with Gwen yet and they will have a schedule call on the following week
- The Committee had a discussion over how to educate the Board and Public on housing matters and how to connect that with more public participation
- Walter to reach out to the Planning department

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

August 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, 2023

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 | 10,650,988.50 | 1,863,614.27 | 0.00 | 12,514,602.77 |
| Revenue | 156,877.36 | 3,241.34 | 0.00 | 160,118.70 |
| Expenditures | 599,403.82 | 138,062.00 | 0.00 | 737,465.82 |
| Ending Balance | 10,208,462.04 | 1,728,793.61 | 0.00 | 11,937,255.65 |

NOTES:

August 31, 2022

General Operating Fund

BEGINNING BALANCE: 10,650,988.50

REVENUE:

| | | |
|--------------------------|------------|-------------------|
| Allegiance Bank Interest | 26.38 | |
| TexPool Interest | 18,788.98 | |
| Due from HC Precinct One | 138,062.00 | |
| Voided Check (s) | 0.00 | |
| Total Revenue: | | 156,877.36 |

DISBURSEMENTS:

| | | |
|--------------------------------------|------------|-------------------|
| Checks Presented At Last Meeting | 599,403.82 | |
| Checks Written at/after Last Meeting | 0.00 | |
| Bank Charges | 0.00 | |
| Total Expenditures | | 599,403.82 |

Ending Balance: 10,208,462.04

Location of Assets:

| Institution | Investment Number | Interest Rate | |
|-----------------|-------------------|---------------|----------------------|
| Allegiance Bank | *5200 | 0.1000 | 41,923.42 |
| TexPool | *0001 | 2.1627 | 10,166,538.62 |
| | | Total | 10,208,462.04 |

TIRZ 27 - Montrose RDA
Checks Presented
September 19, 2022

| Num | Name | Description | Amount |
|--------------|---|---------------------------------|--------------------|
| 2113 | Allen, Boone, Humphries, Robinson LLP | Legal Fees | -6,855.22 |
| 2114 | Equi-Tax Inc. | Tax Roll Management | -634.20 |
| 2115 | ETI Bookkeeping Services | Bookkeeping Fee | -1,751.25 |
| 2116 | Gauge Engineering, LLC | Engineering Fee | -182,610.47 |
| 2117 | Knudson, LP | Professional Consultant | -6,011.73 |
| 2118 | R. Miranda Trucking & Construction, LLC | Hawthorn & Woodhead Safe Street | -214,535.27 |
| 2119 | Reytec Construction Resources, Inc | Intersection Improvements | -58,943.90 |
| 2120 | St. Stephen's Episcopal Church | Meeting Facility Fee | -125.00 |
| 2121 | The Goodman Corporation | Planning Consultant | -3,000.00 |
| Total | | | -474,467.04 |

**Projects Fund
Joint Project Account**

BEGINNING BALANCE **1,863,614.27**

REVENUE

| | | |
|----------------------|----------|-----------------|
| Due from GOF | 0.00 | |
| TexPool Interest | 3,241.34 | |
| Voided Check(s) | 0.00 | |
| Total Revenue | | 3,241.34 |

EXPENDITURES

| | | |
|--------------------------------------|------------|-------------------|
| Checks Presented at Last Meeting | 0.00 | |
| Checks Written at/after Last Meeting | 0.00 | |
| Due to GOF | 138,062.00 | |
| Total Expenditures | | 138,062.00 |

ENDING BALANCE **1,728,793.61**

Location of Assets:

| Institution | Investment Number | Interest Rate | Current Balance |
|-------------------------|-------------------|---------------|---------------------|
| TexPool HC Precinct One | *0003 | 2.1627 | 1,728,793.61 |
| | | Total | 1,728,793.61 |

Montrose Redevelopment Authority / TIRZ 27
Investment Report
August 31, 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. | Book | | | Market | N.A.V. | Book |
| GOF | TexPool | 2.1627 | 10,162,878.67 | 0.99964 | 10,166,538.62 | 18,788.98 | (18,788.98) | 10,160,642.03 | 0.99942 | 10,166,538.62 |
| CPF | TexPool | 2.1627 | 1,728,171.24 | 0.99964 | 1,728,793.61 | 3,241.34 | (3,241.34) | 1,727,790.91 | 0.99942 | 1,728,793.61 |

Demand Accounts

| Fund | Location Of Assets | Interest Rate | Purchase Date | Beginning Balance | Interest Earned | Deposits or (Withdrawals) | Ending Balance |
|------|-----------------------|------------------|------------------|----------------------|--------------------|------------------------------|-------------------|
| GOF | Alliance Bank | 0.10 | 8/1/2021 | 4,319,386.28 | 26.38 | (4,277,489.24) | 41,923.42 |

Collateral Pledged in Addition to FDIC

| Depository Institution | Total Funds On Deposit | Custodial Institution | Securities Pledged | Collateral Description | Par Value | Market Value |
|---------------------------|---------------------------|--------------------------|-----------------------|---------------------------|--------------|-----------------|
| Alliance Bank | 41,923.42 | 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
August 2022

| | | August | | | Year to Date (2 Months) | | | Annual |
|---------------|--|----------|----------|----------|-------------------------|-----------|------------|------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | | |
| | 6-4320 · Increment Collections | 0 | 0 | 0 | 4,480,128 | 5,434,654 | -954,526 | 5,434,654 |
| | 6-4330 · Interest | 22,057 | 4,167 | 17,890 | 36,292 | 8,333 | 27,959 | 50,000 |
| | 6-4336 · Grants | 0 | 230,338 | -230,338 | 0 | 460,676 | -460,676 | 2,764,056 |
| | 6-4340 · Bond Proceeds | 0 | 0 | 0 | 0 | 0 | 0 | 40,000,000 |
| Total Income | | 22,057 | 234,505 | -212,448 | 4,516,420 | 5,903,663 | -1,387,243 | 48,248,710 |
| Expense | | | | | | | | |
| | 6-6300 · Salaries and Benefits | 6,012 | 6,000 | 12 | 12,023 | 12,000 | 23 | 72,000 |
| | 6-6320 · Legal Fees | 6,855 | 10,000 | -3,145 | 10,003 | 20,000 | -9,997 | 120,000 |
| | 6-6321 · Auditing Fees | 0 | 6,000 | -6,000 | 0 | 6,000 | -6,000 | 10,000 |
| | 6-6322 · Engineering Fees | 182,610 | 4,167 | 178,443 | 360,195 | 8,333 | 351,862 | 50,000 |
| | 6-6323 · Planning Consultants | 3,000 | 4,167 | -1,167 | 15,775 | 8,333 | 7,442 | 50,000 |
| | 6-6324 · Affordable Housing Consultant | 0 | 5,833 | -5,833 | 0 | 11,667 | -11,667 | 70,000 |
| | 6-6333 · Accounting | 0 | 1,583 | -1,583 | 2,264 | 3,167 | -903 | 19,000 |
| | 6-6334 · Tax Roll Management | 634 | 667 | -33 | 1,268 | 1,333 | -65 | 8,000 |
| | 6-6353 · Insurance / Bonds | 0 | 0 | 0 | 1,888 | 5,000 | -3,112 | 5,000 |
| | 6-6370 · Board Meeting Expense | 125 | 0 | 125 | 250 | 0 | 250 | 0 |
| | 6-6410 · Montrose Collective Reimburse | 0 | 0 | 0 | 118,849 | 0 | 118,849 | 0 |
| | 6-6420 · City of Houston Admin Fee | 0 | 0 | 0 | 0 | 271,733 | -271,733 | 271,733 |
| | 6-6430 · COH Municipal Services | 0 | 0 | 0 | 189,746 | 196,546 | -6,800 | 196,546 |
| | 6-6450 · Public Engagement Expenses | 0 | 1,250 | -1,250 | 0 | 2,500 | -2,500 | 15,000 |
| | 6-6460 · Board Development | 0 | 417 | -417 | 0 | 833 | -833 | 5,000 |
| | 6-7000 · Capital Expenditure | | | | | | | |
| | 6-7202 · Waugh/Commonwealth | 58,944 | 5,417 | 53,527 | 58,944 | 10,833 | 48,111 | 65,000 |
| | 6-7203 · Localized Micro-Improvement | 0 | 15,017 | -15,017 | 0 | 30,035 | -30,035 | 180,209 |
| | 6-7206 · Workforce/Affordable Housing | 0 | 41,667 | -41,667 | 0 | 83,333 | -83,333 | 500,000 |
| | 6-7212 · Hawthorne Safe Street | 107,268 | 214,771 | -107,503 | 245,329 | 429,543 | -184,214 | 2,577,256 |
| | 6-7213 · Woodhead Safe Street | 107,268 | 215,813 | -108,545 | 245,329 | 431,626 | -186,297 | 2,589,756 |
| | 6-7214 · Dallas Bikeway | 0 | 22,500 | -22,500 | 0 | 45,000 | -45,000 | 270,000 |
| | 6-7216 · BCycle | 0 | 2,917 | -2,917 | 0 | 5,833 | -5,833 | 35,000 |
| | 6-7217 · Sidewalk Program/ Safe | 0 | 50,000 | -50,000 | 0 | 100,000 | -100,000 | 600,000 |
| | 6-7218 · Montrose Blvd - Reconstruction | 0 | 100,000 | -100,000 | 0 | 200,000 | -200,000 | 1,200,000 |
| | 6-7219 · Welch Safe Street | 0 | 10,417 | -10,417 | 0 | 20,833 | -20,833 | 125,000 |
| | 6-7220 · Stanford Safe Street | 0 | 10,417 | -10,417 | 0 | 20,833 | -20,833 | 125,000 |
| | 6-7221 · Mandell Bikeway | 0 | 55,417 | -55,417 | 0 | 110,833 | -110,833 | 665,000 |
| | 6-7222 · Safe Route to School Sidewalk | 0 | 20,833 | -20,833 | 0 | 41,667 | -41,667 | 250,000 |
| | 6-7223 · W Alabama Street | 0 | 15,833 | -15,833 | 0 | 31,667 | -31,667 | 190,000 |
| | 6-7224 · West Gray - Dallas to Allen Pky | 0 | 29,167 | -29,167 | 0 | 58,333 | -58,333 | 350,000 |
| | Total 6-7000 · Capital Expenditure | 273,480 | 810,186 | -536,706 | 549,602 | 1,620,369 | -1,070,767 | 9,722,221 |
| Total Expense | | 472,716 | 850,270 | -377,554 | 1,261,863 | 2,167,814 | -905,951 | 10,614,500 |
| Net Income | | -450,659 | -615,765 | 165,106 | 3,254,557 | 3,735,849 | -481,292 | 37,634,210 |



Montrose TIRZ 27 Board Meeting September 19th, 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 multiple meetings with the City;
- 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;
- Correspondence with outside groups/agencies looking to work/partner with the Affordable Housing Committee;

Projects and Planning Committee:

- Attended 1 Committee meetings;

Finance Committee:

- No Board action.

Public Engagement Committee:

- Managed the Montrose info email;
- No Board action.