

**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 15, 2023, 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/yb8f5nde>** 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 committees.
5. Projects and Planning:
 - a. Projects and Planning Committee report;
 - b. report from Gauge Engineering, including:
 - i. update on Hawthorne Street and Woodhead Street Neighborhood Safe Street, including consider Pay Application;
 - ii. update on Montrose Boulevard improvements and consider proposal for bridge over Allen Parkway;
 - iii. update on sidewalk improvements along West Gray between Woodhead Street to Montrose Boulevard;
 - iv. update on Dallas and Mandell Street; and
 - v. consider proposal to support grant administrator with engineering analysis and other miscellaneous tasks for upcoming Traffic Alternatives Applications.
6. Project Scope for 2023 and 2024 Pursuit of Funding submitted by The Goodman Corp.
7. Public Engagement matters, including approval of master services agreement with Hollaway Environmental Services and Public Engagement Committee Report.
8. Montrose Arts project.
9. Affordable Housing, including Affordable Housing Committee report and take appropriate action regarding Development Agreement Policy.

10. Financial matters, including report from Finance Committee, report from bookkeeper, review financial information, and authorize payment of invoices.
11. Discuss FY 2024 budget and potential 5-year Capital Improvement Projects and authorize appropriate action.
12. Series 2023 Tax Increment Contract Revenue Bonds, including:
 - a. review and approve Preliminary Official Statement;
 - b. adopt Resolution Authorizing Sale of Series 2023 Tax Increment Contract revenue Bonds and set parameters for sale;
 - c. approve form of Bond Purchase Agreement;
 - d. approve form of Indenture and appoint Trustee;
 - e. authorize application for rating and bond insurance, if necessary;
 - f. execute Certificate Regarding Provision of Financial Advice;
 - g. approve payment to Attorney General relating to bond issue transcript review;
 - h. authorize attorney, financial advisor and officers of the Authority to execute documents and take actions reasonably necessary to provide for the issuance of the Authority's Series 2023 Tax Increment Contract Revenue Bonds; and
 - i. update on bond sale date.
13. Report from Zone administrator.
14. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
15. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
16. 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/yb8f5nde> 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.**

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 5/1/2023

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>Kristi Miller</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Update from the Goodman Corporation
- Update from the Gauge on the Project Status Report
- Update from Joe Webb regarding conversations with the LGBTQ Chamber
- Review of the TIRZ 27 FY 2024 Updated Budget
 - Addition of a park related category for Mandel Park
- Discussion over the Hyde Park Civic Association Meeting May 2nd at 7 PM
- Discussion over the First Montrose Commons Meeting Attendance on the 3rd Tuesday of each month
- Discussion over the Normal Neartown Meeting on the 4th Tuesday of each month

Notes

- Jim Webb presented the Goodman Status report
- The Committee reviewed the updated budget
- Abby Noebels discussed the recent fatality on Westheimer
 - The Committee decided to create a CIP item to address this
- Walter reviewed the updated budget with the Committee
- Muhammad presented the Gauge Project Status Report



May 1st, 2023

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

Reference: Hawthorne St and Woodhead St Neighborhood Safe Street Improvements Project
WBS No. N-T27000-0002-7
R. Miranda Trucking and Construction LLC. Payment No. 13

Dear Mr. Webb:

R. Miranda Trucking and Construction LLC has submitted estimate No. 13 in the amount of \$200,059.55 for construction services rendered through April 30, 2023. Based on our review, R. Miranda Trucking and Construction has complied with all requirements stated in the estimate and we recommend payment of **\$200,059.55** to R. Miranda Trucking and Construction.

The following billing information is to be used for payment:

R. Miranda Trucking & Construction, LLC
12607 Wallisville Rd,
Houston, TX 77013

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Project Manager

Enclosures: R. Miranda Trucking and Construction Pay Est. No. 13

PROGRESS REPORT—MAY 2023

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

- Project is substantially Complete
- SOD installation completed.
- Precast Curbs installation for bike lanes completed.
- Striping and signs installation on progress

NEXT STEPS

- Complete Striping and Sign Installation.
- Substantial Completion walkthrough
- Closeout the project



30-FT Curb to Curb Width Section

PROGRESS REPORT—MAY 2023

HAWTHORNE ST. & WOODHEAD ST.

NEIGHBORHOOD SAFE STREETS IMPROVEMENTS

WBS No. N-T27000-0002-7



PAYMENT ESTIMATES

Original Contract Amount	\$4,729,510.00
Change Order Amount to Date	-
Current Contract Amount	\$4,729,510.00
Previous Payments	\$4,136,329.62
Current Payment(s) Due	\$200,059.55
Contract Completion Date	03/22/2023
Balance Remaining Excluding Retainage	\$164,889.82

CONSTRUCTION TIME

- Original Contract Time: 12 Months
- Notice to Proceed Date: March 23, 2022
- Extended Contract Time: 1 Month

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

PROGRESS PHOTOS



Pavement Marking



Sidewalk Completion



Bike Lane Precast Curb and Bollard Installation



Sign Installation

PROGRESS REPORT

MAY 2023

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS – SEGMENT I

- Public Comments – Uploaded to Website
- Advancing plans to 60%
- Working with Downtown TIRZ 3 to update Allen Pkwy bridge proposal.
- Ongoing coordination with Ismaili Center

WEST GRAY

- Sent all Pos-bid docs to ABHR and TGC for review.

DALLAS AND MANDELL IMPROVEMENTS

- Completed Final plans.
- Uploaded schematic to website.

TASK ORDER



May 10th, 2023

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

Re: Traffic Alternatives Grant Support Proposal

Dear Mr. Webb

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for supporting the grant administrator with engineering analysis and other miscellaneous tasks for upcoming Traffic Alternatives Applications. We propose to execute this work for a lump sum amount of **\$16,4670**. A detailed breakdown of the scope items and fee can be found under Exhibits A and B. We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8802 if you have any questions.

Sincerely,

A blue ink handwritten signature, appearing to read "Muhammad Ali", is written over a horizontal line.

Muhammad Ali, P.E.
Principal

Attachments:
Exhibit A – Level-of-Effort
Exhibit B – Traffic Analysis

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A
MONTROSE REDEVELOPMENT AUTHORITY/TIRZ 27
TRAFFIC ALTERNATIVES GRANT SUPPORT PROPOSAL
LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS	NO. OF SHEETS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Grant Support								
1 Update Cost Estimates and complete TxDOT Forms		1	4	6			11	\$1,625.00
2 Address TxDOT's comments		1	2	6			9	\$1,285.00
3 Develop layout sheets		1	2	6			9	\$1,285.00
4 Minor Design Modifications		1	2	8			11	\$1,525.00
<i>Total</i>	0	4	10	26	0	0	40	\$5,720.00
TOTAL HOURS		4	10	26	0	0	40	
Contract Labor Rate		\$225.00	\$170.00	\$120.00	\$110.00	\$75.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES		\$900.00	\$1,700.00	\$3,120.00	\$0.00	\$0.00		\$5,720.00

EXPENSES	FEE	MGMT FEE	COST	TOTAL
1 Traffic Engineering Support	\$9,770.00	10%	\$10,747.00	\$10,747.00
TOTAL REIMBURSABLE EXPENSES				\$10,747.00

TOTAL	
Schematic Services	\$5,720.00
Expenses	\$10,747.00
Grand Total	\$16,467.00



Exhibit B

712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

May 10, 2023

Muhammad Ali, PE
Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

Re: Proposal for Pedestrian Crossing Analysis – Stanford Street at West Gray Street

Dear Mr. Ali:

TEI Planning + Design (TEI) is pleased to submit the proposal to prepare a study to evaluate the appropriateness of additional engineering treatments and crossing improvements at three locations described below:

1. Adjacent to Wharton Academy
2. Near the existing pedestrian crossing of West Gray Street at Stanford Street
3. Approximately half way between Stanford Street and Taft Street

Task A: Existing Conditions Review

TEI will collect the following data to use in the analysis:

1. Conduct field observations to assess existing conditions/operations/pedestrian activity
2. Collect 24-hour weekday vehicle speed and volume data at one location in the study area

Task B: Analysis for Recommended Crossing Treatments

TEI will evaluate field conditions along with the data collected in Task A and apply Houston Public Works standards to assess the need for additional safety measures at each of the three locations above.

Task C: Prepare Memo Report with Schematic Figure

TEI will prepare a memo report including the items in Tasks A & B above for all three locations. TEI will include a pedestrian delay analysis (per the Highway Capacity Manual) and recommendation for additional control devices (as warranted per the IDM). TEI will include a schematic figure showing the recommended locations of additional safety measures in plan view.



712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

Compensation

Based on our estimated hours required to complete the items documented above, we request authorization of **\$9,770.00** (fixed fee) as outlined in the attached fee worksheet. If you should have any questions regarding this proposal, you may contact me at (713) 446-4445 or brad.eaves@teiconnects.com.

Sincerely,

A handwritten signature in blue ink that reads 'Bradley G. Eaves PE PTOE PTP'.

Bradley G. Eaves, PE, PTOE, PTP, RSP1
Senior Principal

Attachment

May 10, 2023



ATTACHMENT A

COST SPREADSHEET
SUMMARY OF PERSON-HOURS BY CLASSIFICATION
FOR SCOPED TASKS

Pedestrian Crossing Analysis – West Gray Street (Three Locations)

DESCRIPTION OF WORK TASK**	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS	COST PER TASK
	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	PER TASK	TASK
Hourly Billing Rate	\$255.00	\$210.00	\$180.00	\$165.00	\$150.00	\$135.00	\$120.00		
Task A: Existing Conditions Review				2.0	4.0			6.0	\$930.00
Task B: Analysis for Recommended Crossing Treatments		2.0		6.0	16.0			24.0	\$3,810.00
Task C: Prepare Memo Report with Schematic Figure		2.0		12.0	16.0			30.0	\$4,800.00
Hours Total	0.0	4.0	0.0	20.0	36.0	0.0	0.0	60.0	\$9,540.00
PROJECT TOTALS	0.0	4.0	0.0	20.0	36.0	0.0	0.0	60.0	\$9,540.00
PERCENT OF TOTAL HOURS	0.00%	6.67%	0.00%	33.33%	60.00%	0.00%	0.00%	100.00%	
DIRECT COSTS			COST		TOTAL LABOR COST			\$9,540.00	
Task A - Speed and Volume Traffic Data Collection			\$230.00						
					DIRECT EXPENSES			\$230.00	
DIRECT EXPENSES TOTAL			\$230.00		REQUESTED CONTRACT AMOUNT			\$9,770.00	



National Data & Surveying Services

National Data & Surveying Services

The Leading Traffic Data Collection Company

TO: Bradley Eaves
TEI Planning + Design
712 Main St, Suite 950
Houston, Texas 77002
(281) 606-0269

ESTIMATE

DATE: 05/05/2023

JOB REF: Houston, TX

NDS PROPOSAL: 0233p1

IPO:

Service Type	Rate Description	Rate	Quantity	Total
ATR-23	Machine Count (1-Day, 24hr) w/Volume, Speed * Large Location Weekday	\$205.00	1	\$205.00
FUE-23	Fuel Surcharge	\$25.00	1	\$25.00

Discount:

Discount Description:

TOTAL: \$230.00

Thank you for your business!
To accept this quotation, sign here and return

Email: gustavo@ndsdata.com

Local Office Address

1400 Broadfield Blvd, Suite 200
Houston, TX 77084
(713) 903-3966

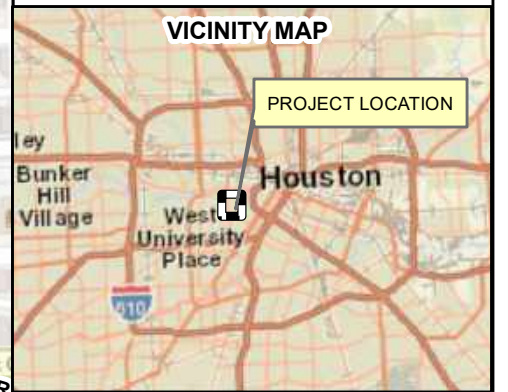
Remittance Office Address

1535 S La Cienega Blvd
Los Angeles, CA 90035
(323) 782-0090

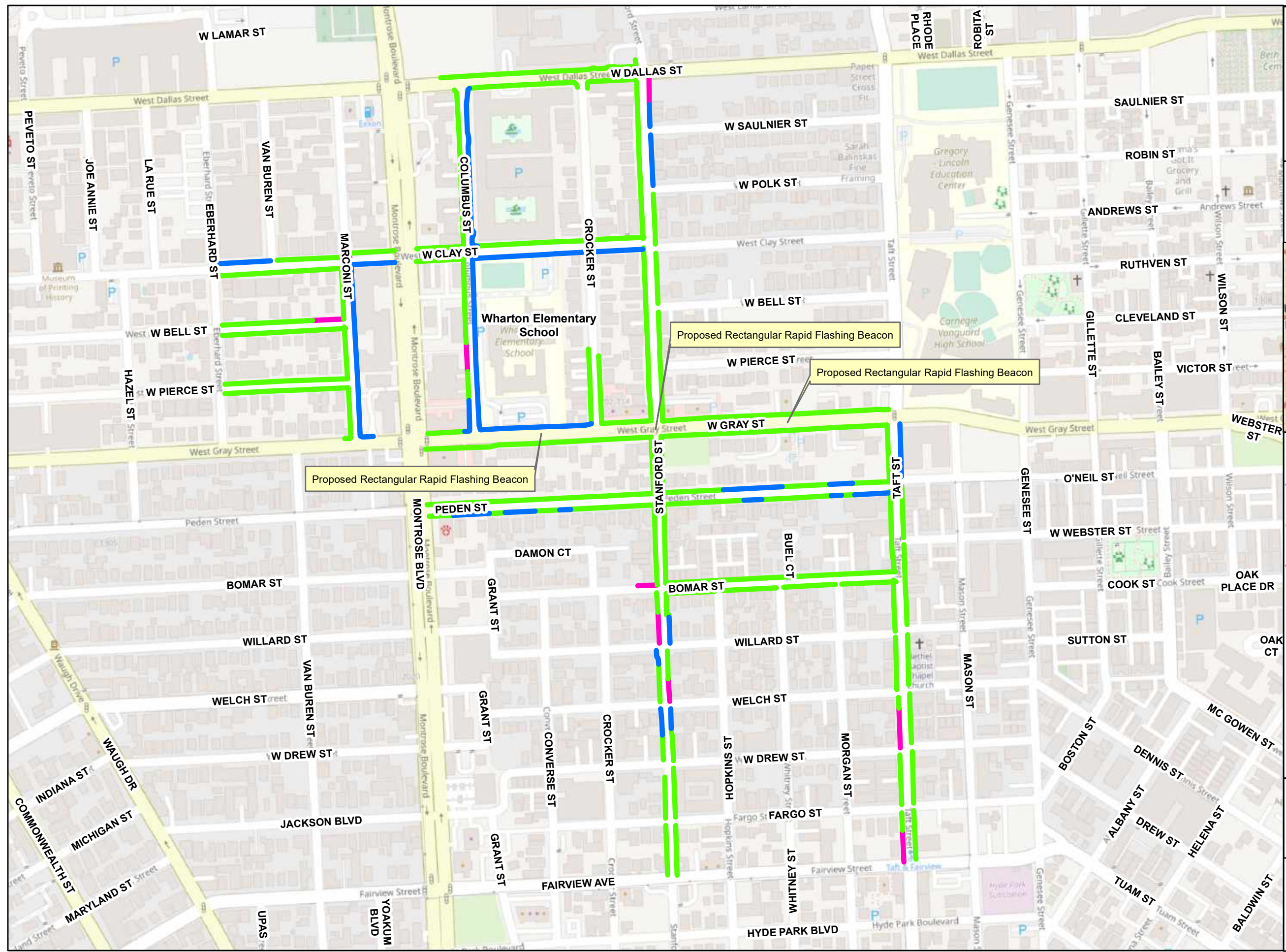
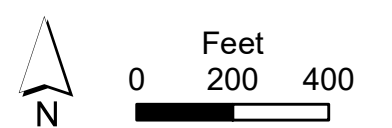
Signature: _____

PO#: _____

WHARTON ELEMENTARY SAFE ROUTES TO SCHOOL SIDEWALK EXHIBIT



- Legend**
- Existing Sidewalk to Remain (5-ft minimum)
 - Remove and Replace with 6-ft Sidewalk
 - Proposed 6-ft Sidewalk (New Location)



Montrose Redevelopment Authority 2023 and 2024 Pursuit of Funding

May 2023

The Goodman Corporation (TGC) has developed and submitted several grant applications for the Montrose Redevelopment Authority in 2022 and 2023. These include submissions through the TxDOT Transportation Alternatives Program, a FY23 USDOT RAISE grant application, as well as FY24 Appropriations application.

This scope of services will facilitate two items:

- It will continue to provide TGC with resources, via a monthly set fee, to scan, research, identify and provide the Montrose Redevelopment Authority Board of Directors with monthly reports on funding opportunities and programs that fit within the organization's mission and goals. This set fee will also enable TGC to participate in a variety of Authority committee meetings, ad-hoc meetings, and other activities related to understanding new and ongoing projects and initiatives the Authority is endeavoring towards.
- It will provide a renewed 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

Description: 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
- Texas Department of Emergency Management
- Texas Department of Transportation

- Texas Parks and Wildlife Department
- Texas Water Development Board

TGC will coordinate with the Authority staff, committees, and consultants on projects, project development, and activities monthly or as appropriate to remain engaged on projects and initiatives. This may range from approximately 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. TGC will discuss the applicability and relevancy of opportunities as appropriate. Action on individual opportunities will occur via Task 2.

Task 2 – Pursuit of Funding

Description: Upon concurrence from the Authority, 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 by the Authority’s designee(s) 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	Grants and opportunities which require only a narrative	\$3,000
Tier 2	Grants which require detailed narrative and a level of basic analysis	\$8,500
Tier 3	Grants which require detailed narrative, coordination related to application portals, basic analysis, project development, and benefits analysis	\$17,500
Tier 4	Grants which require Tier 3 elements along with a more detailed level of analysis and project development. This Tier also requires a higher level of coordination with elected officials and other stakeholders.	\$35,000
Tier 5	Grants which require Tier 4 elements and a higher level of analysis, project development, and benefits analysis. This Tier is inclusive of the highest level of coordination with elected officials and other stakeholders.	\$52,500

Project Schedule

Months												
Task	1	2	3	4	5	6	7	8	9	10	11	12
1												
2												

Project Budget

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

Task	Description	Cost
2	Monitor and Present Funding Opportunities	Monthly fee of \$2,000 for one year (\$24,000)
3	Pursuit of Funding	Initial Budget Allocation of \$116,500
	Total Authorized	\$140,500

Accepted for the Montrose Redevelopment Authority

Signature Date

Print

Accepted for the City of Houston, TX

Signature Date

Print

Accepted for The Goodman Corporation

 May 1, 2023

Signature Date

Jim Webb

Print

SERVICE AGREEMENT

This Service Agreement (this "Agreement") is entered into on this 15th day of May, 2023 (the "Effective Date") by and between Montrose Redevelopment Authority, nonprofit local government corporation, organized and existing under the laws of the State of Texas, acting by and through its governing body, the Board of Directors and acting on behalf of REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS, a reinvestment zone created by the City of Houston pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Owner"), and Hollaway Environmental and Communications Services, Inc. (the "Contractor").

RECITALS

WHEREAS, the Owner has determined it is in the Owner's best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel.

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I. SERVICES

Section 1.01. Services. Contractor shall perform public relations and communication matters services (the "Services") for the Owner as authorized from time to time by written task orders ("Task Orders") approved by Owner's Board of Directors (the "Board"), and Contractor shall be compensated for such Services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Task Orders shall be evidenced by a written proposal or service order, which shall include the Services to be performed, the location, and the fees. Currently approved Task Orders are attached hereto as **Exhibit A**. Nevertheless, all proposals or service orders of the Contractor that are approved by the Board are governed by the terms of this Agreement even if such proposal or service order does not expressly reference or is not attached to this Agreement. Any additional Task Order shall be approved by the Board and shall be added as another exhibit to this Agreement, signed and dated by Owner and Contractor. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and shall be dated when approved by the Board. All fees described in the Task Orders shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. The terms of this Agreement shall supersede any standard or preprinted terms appearing on the face or reverse side of any Task Order, and the

Services authorized by each Task Order shall be subject to the terms and conditions of this Agreement.

II. COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested by the Owner) indicating the Services performed for that month under the terms of this Agreement. Contractor shall submit detailed invoices to the Owner's bookkeeper:

Ms. Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273
jl@equitaxinc.com

Payment shall be made within sixty (60) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III. GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Owner and Contractor. Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Owner approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the

Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 3.03. Insurance. Before commencing any work hereunder, Contractor shall furnish certificates of its insurance and copies of any required endorsements to the Owner evidencing insurance coverage in the coverage amounts shown on **Exhibit C**, which coverage shall be maintained throughout the term of this Agreement. Certified copies of each policy shall be furnished to the Owner upon the Owner's request. Contractor shall not violate or knowingly permit to be violated any condition of the insurance policies required by this Agreement. Nothing contained in this Section shall limit or waive Contractor's legal or contractual responsibilities to the Owner or others. Cancellation or expiration of any of said insurance policies shall not preclude the Owner from recovery thereunder for any liability arising under this Agreement.

Contractor's insurance shall include the following endorsements:

- A. The Owner and the Owner's agents and employees shall be added as additional insureds to all coverage required under this Agreement for all liability arising out of Contractor's work under this Agreement, except for workers' compensation insurance, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).
- B. All required insurance shall be endorsed to provide that coverages afforded under the policy will not be canceled or modified without at least seven (7) days prior written notice to the Owner. Renewal certificates shall be provided at least seven (7) days prior to the termination date of the current certificates of insurance during the term of this Agreement.
- C. Inasmuch as Owner and Contractor intend that all of Contractor's insured loss and liabilities fall upon Contractor's insurers, without recourse against Owner, Contractor agrees to cause all of its policies of insurance maintained in force or procured by Contractor to provide, if necessary by endorsement, that each such insurer fully waives subrogation against the Owner and its agents and employees.
- D. All of the aforesaid policies shall be endorsed to provide that the coverage provided to the Owner as an additional insured will be on a primary basis, and not in excess of other insurance coverage available to the Owner, and that neither Contractor nor its insurer will seek contribution or recovery from the Owner or such other insurance available to the Owner.
- E. Contractor shall cause its subcontractors, including all persons hired by Contractor who are not Contractor's employees, who perform any part of the work hereunder, to be added as additional insureds to all coverage required under this Agreement, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).

Section 3.04. Indemnification.

TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS, FROM EVERY LOSS, DAMAGE, INJURY, COST, EXPENSE, CLAIM, JUDGMENT, OR LIABILITY OF EVERY KIND OR CHARACTER (INCLUDING SPECIFICALLY ATTORNEYS' FEES, COURT COSTS AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION), WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH ARISES DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S WILLFUL, INTENTIONAL, RECKLESS OR NEGLIGENT (WHETHER ACTIVE, PASSIVE, OR GROSS) ACTS OR OMISSIONS RELATED TO OR ARISING FROM THIS AGREEMENT. THIS INDEMNITY AND HOLD HARMLESS PROVISION WILL APPLY WHETHER SUCH ACTS OR OMISSIONS ARE CONDUCTED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENT OF THE CONTRACTOR.

THIS INDEMNITY AGREEMENT IS INTENDED TO MEET THE TEXAS "EXPRESS NEGLIGENCE RULE" BECAUSE CONTRACTOR AGREES THAT IT APPLIES AND IS ENFORCEABLE EVEN AS TO LOSSES, DAMAGES, INJURIES, EXPENSES, CLAIMS, CAUSES OF ACTION, JUDGMENTS OR LIABILITIES JOINTLY OR CONCURRENTLY CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER. THE TERM "FAULT" IN THE PREVIOUS SENTENCE INCLUDES THE VIOLATION OR BREACH BY THE OWNER OF ANY COMMON LAW DUTY, ANY TERM OF THIS AGREEMENT, OR ANY STATUTE OR REGULATION.

THIS INDEMNIFICATION OBLIGATION IS IN ADDITION TO ALL OTHER LEGAL, EQUITABLE, OR INDEMNIFICATION REMEDIES AVAILABLE TO THE OWNER. THIS INDEMNIFICATION OBLIGATION SURVIVES THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

CONTRACTOR DOES HEREBY WAIVE, RELEASE AND FOREVER RELINQUISH AND DISCHARGE THE OWNER FROM ALL OF CONTRACTOR'S CAUSES OF ACTION ARISING FROM BODILY INJURY OR DEATH OR DAMAGE TO ANY PROPERTY ARISING OUT OF THE WORK, REGARDLESS OF WHETHER THE INJURY OR DAMAGE IS CAUSED IN FULL OR IN PART BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER.

Section 3.05. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law.

Section 3.06. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control.

Section 3.07. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any authority having jurisdiction over Contractor's Services.

Section 3.08. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.09. Inspection. The Owner and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate books, payrolls and records satisfactory to the Owner in connection with any and all Services performed hereunder and to maintain such books, payrolls and records for at least four years. The Owner and its duly authorized representatives shall have the right to audit such books, payrolls and records at any reasonable time or times.

Section 3.10. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials, parts, labor and workmanship for one (1) year from the date of completion of the Service. Contractor shall transfer all manufacturers' warranties to the Owner.

Section 3.11. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Owner, which shall be granted or denied in the Owner's sole discretion.

Section 3.12. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.01.

Section 3.13. Force Majeure. In the event either party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military authority (other than a party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that party shall give written notice of such act to the other party as soon as possible after the occurrence of the cause relied

on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.14. Agreement Subject to Applicable Law. This Agreement and the obligations of the Parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.15. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforceable exclusively in the state court in the county in which the Owner is located.

Section 3.16. Waiver. No waiver or waivers of any breach or default by a party hereto of any term, covenant or condition or liability hereunder of performance by the other party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.17. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.18. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

Section 3.19. Statutory Verifications.

A. Contractor represents and warrants that at the time of this Agreement, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

B. By signing and entering into this Agreement, Contractor verifies that:

- a. pursuant to Chapter 2271 and Chapter 2274 (as added by Senate Bill 13, 87th Legislature Regular Session) of the Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy companies during the term of this Agreement. "Boycott Israel" has the meaning assigned by Section 808.001, Government Code. "Boycott energy company" has the meaning assigned by Section 809.001, Government Code; and
- b. pursuant to Chapter 2274 (as added by Senate Bill 19, 87th Legislature Regular Session) of the Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" has the meaning assigned by Section 2274.001(3), Government Code.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

[EXECUTION PAGE FOLLOWS]

MONTROSE REDEVELOPMENT AUTHORITY

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

HOLLOWAY ENVIRONMENTAL AND COMMUNICATIONS SERVICES, INC.

By: _____
Name: _____
Title: _____

THE CITY OF HOUSTON

By: _____
Name: _____
Title: _____



May 11, 2023

Walter Morris
Sanjay Bapat
Montrose Redevelopment Authority
Tax Increment Reinvestment Zone (TIRZ) 27

**Re: TIRZ 27 & Montrose Redevelopment Authority
Public Relations and Communications Services
Task Order 01**

Dear Mr. Morris and Mr. Bapat;

Thank you for allowing Hollaway Environmental + Communications Services, Inc. (Hollaway) this opportunity to support the Montrose Tax Increment Reinvestment Zone (TIRZ) 27 & Montrose Redevelopment Authority (MRA). Approval of this proposal would allow Hollaway to provide public relations and communications services to the Montrose TIRZ 27.

SCOPE OF WORK

To support the public engagement and community outreach goals associated with the Montrose TIRZ 27 & MRA, the tasks to be performed under this Task Order include the following:

1. Public Outreach and Collateral Materials

In lockstep with the MRA Directors, Hollaway will develop key messaging to support the MRA and its projects, utilizing any pre-existing materials and maintaining continuity with the Board of Directors' expectations and desires for MRA communications efforts. This information will serve as the backbone of all public communications efforts going forward (web, media, print, video, etc.).

Hollaway will develop primary and secondary key messaging to support communication with various audiences. Primary messages convey broader, less detailed information, and secondary messages include more detailed information supporting the primary message. Key messaging will be consistent across all communications, and Hollaway will revise and modify this messaging to meet the needs of specific audiences.

Services to be provided:

- Provision of relevant information that reaches community members through their preferred channels and in their preferred languages
- Facilitation of small group briefings and meetings,
- Materials development/graphic and design services (development of print and digital collateral, including fact sheets, newsletters, handouts, etc.)
- Copywriting and editing (to support web communications, among others)
- Website content development to support existing web initiatives
 - Videography and photography
 - Video production and presentation preparation support

- Social media support, as needed
- Success-tracking and public involvement/comment documentation
- Thorough QA/QC of all work products

2. Event Support

Hollaway will plan, organize, and execute community outreach events and meetings (virtual and/or in-person). Appropriate multilingual and multicultural considerations will be made when advertising/noticing, hosting/facilitating, and documenting and synthesizing public comments received.

Hollaway will plan, facilitate set-up/teardown, and document successful community engagement meetings. Hollaway will support the MRA in the maintenance of accurate and dependable records of all community engagement meetings, including documentation of all noticing methods; community engagement meeting attendance and comments record keeping; public comment collection, response tracking, and follow-up; and cataloging and provision of all original feedback documents.

3. Support Services

Hollaway maintains on-staff capability to support the MRA with graphic design, video production, and photography needs.

Hollaway has the capability to create, produce, and mass distribute a wide variety of multilingual print and digital pieces, including newsletters, construction advisories, postcards, posters, maps, and more.

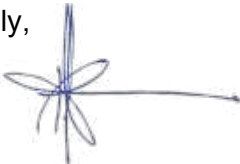
COST PROPOSAL

In coordination with the Montrose TIRZ 27 and the Redevelopment Authority, the tasks outlined in this Scope of Work/Task Order 01 will be performed on a time and materials basis, with a not to exceed the amount of **\$250,000.00**. It is assumed that services will be billed in accordance with Hollaway 2023 Standard Billing Rates.

SCHEDULE

Hollaway is prepared to begin work on this project immediately upon acceptance of this proposal by the Montrose TIRZ 27 and execution of the Master Services Agreement. Thank you for considering this scope of services and cost proposal. Please contact me at (713) 868-1043 or via email at Rosaura@hollawayenv.com should you require any clarification.

Sincerely,



Rosaura "Rosie" Martinez, PMP
Sr. Communications Specialist

Approved and Accepted by:

Montrose TIRZ 27 Representative

Printed Name

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Upstream Brokers 2020 North Memorial Way Houston TX 77007		CONTACT NAME: Cathy Hucker PHONE (A/C, No, Ext): (713) 869-3100 E-MAIL ADDRESS: chucker@upstreambrokers.com		FAX (A/C, No): (713) 869-9920	
INSURED Hollaway Environmental and Communications Services, Inc, 2500 Summer St., Suite 1130 Houston TX 77007		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A: Ohio Security Insurance Company			24082
		INSURER B: Ohio Casualty Insurance Company			24074
		INSURER C: Crum & Forster Specialty Insurance Company			44520
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES

CERTIFICATE NUMBER: CL2271311469

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BZS57436305	07/13/2022	07/13/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BAS57436305	07/13/2022	07/13/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			USO57436305	07/13/2022	07/13/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Professional Liability including Pollution Claims Made			PKC113130	07/15/2022	07/15/2023	Errors & Omissions \$3,000,000 Contractors Poll Ea Even \$3,000,000 General Aggregate \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability, Auto Liability and Excess Liability policies include a Blanket Additional Insured endorsement that provides such status to the certificate holder when it is required by written contract. The General Liability, Auto Liability and Excess Liability policies include a Blanket Waiver of Subrogation endorsement that provides such status to the certificate holder when it is required by written contract. Coverages are Primary and Non-Contributory with 30 Day Notice of Cancellation to Certificate Holders.

CERTIFICATE HOLDER

Montrose Redevelopment Authority
Public Relations and
Communications Services

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

Acct#: 2737565

5/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 3657 Briarpark Dr., Suite 700 Houston, TX 77042	CONTACT NAME: 888-828-8365 PHONE (A/C. No. Ext): FAX (A/C. No): E-MAIL ADDRESS: INSPERITYCERTS@LOCKTONAFFINITY.COM
	INSURER(S) AFFORDING COVERAGE INSURER A: Indemnity Insurance Co. of North America INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED HOLLAWAY ENVIRONMENTAL AND COMMUNICATION DBA: Hollaway Environmental Communications Services 2500 SUMMER ST STE 1130 HOUSTON, TX 77007-3387	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	C51438541	10/1/2022	10/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

MONTROSE REDEVELOPMENT AUTHORITY PUBLIC RELATIONS AND COMMUNICATIONS SERVICES

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

Committee Name: Affordable Housing Committee **Date of Meeting:** 5/8/2023

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt	Eureka Gilkey
Amanda Flores	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Introductions of Committee
 - Why are the new Committee members interested in the issue of affordable housing in Montrose?
- Review all work of the January Advisors
 - Current accuracy of the data in the January Advisors study.
 - Ideas for an incentive structure to promote workforce housing and housing preservation.
 - TIRZ Policies for housing preservation.
 - TIRZ collaboration with the Land Bank.
 - TIRZ collaboration on housing options, rental, ownership, condo, accessory dwelling unit (ADU)
 - TIRZ policy discussion on range of incentives.
- The TIRZ Affordable Housing Committee/Board acting as a convenor of conversation in the community about the Air BNB issue.
- Utilize the Public Engagement Committee and consultants to design the effort and invite key leaders to participate.
- Update the TIRZ Affordable Housing budget request for the Fiscal Year 2024 TIRZ Budget to increase the Affordable Housing Committee’s budget.
- Next Steps in amending the Affordable Housing Committee Policy.
- Timeline for work for the remainder of the year.
- Adjourn.

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

Notes

- The Directors began the meeting by introducing themselves to everyone in the Committee explaining background experience and their purpose for joining the Affordable Housing Committee
- The Committee reviewed the overview of the January Advisors Study
 - How current is the data in the January Advisors Study?
 - The recommendations for preserving housing stock are still accurate information.
 - The amount of Air B&Bs within the zone is no longer an accurate number.
 - What are some ideas for an incentive structure?
 - The Committee agreed that the Houston Community Land Trust was a viable option to have people rent/own in Montrose.
 - The Committee discussed a subsidy program where the TIRZ and/or partners incentivized owners to rent out rooms, garages, duplexes, etc. for a provided subsidy. The amount of an adequate subsidy is unknown currently and will most likely be site specific depending on land costs and remodeling costs.
- The Committee discussed scheduling a large public meeting held by the TIRZ Board, to address the Air B&B issue in Montrose.
 - Potentially, there could be a second public meeting to address Air B&Bs in all of Houston along with other TIRZ's.
 - Funding needs to be increased for public engagement process to accommodate potentially four public meetings a year.
 - This first meeting is meant to convene with all stakeholders in order to start a formal discussion on the Air B&B Meeting. This meeting will aim to share information and ideas on how to develop standards for Air BnB's for Montrose and other Houston communities.
 - The meeting must be scheduled in a timely manner, and the TIRZ must coordinate with the Public Engagement Committee and Holloway on details of the meeting, participation and handouts.
- The Committee discussed what percent of AMI should be used in Montrose.
 - This information will come from the more in-depth January Advisors study from Jeff Reichman.
 - There will be two classifications of AMI when incentivizing builders/homeowners to sell/rent at an affordable price. A lower AMI percentage will be used in order to allow residents to rent at an affordable price and a higher AMI percentage will be used for residents who may be able to buy property in Montrose (rent-to-own).

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

April 30, 2023

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	8,009,928.81	247,913.17	0.00	8,257,841.98
Revenue	278,757.34	553.62	0.00	279,310.96
Expenditures	532,131.24	247,729.45	0.00	779,860.69
Ending Balance	7,756,554.91	737.34	0.00	7,757,292.25

NOTES:

April 30, 2023

General Operating Fund

BEGINNING BALANCE: **8,009,928.81**

REVENUE:

Stellar Bank Interest	20.61	
TexPool Interest	31,007.28	
Due from HC Precinct One	247,729.45	
Voided Check (s)	0.00	
Total Revenue:		278,757.34

DISBURSEMENTS:

Checks Presented At Last Meeting	36,372.33	
Checks Written at/after Last Meeting	495,758.91	

Num	Name	Amount
2178	R. Miranda Trucking & Construction, LLC	-495,758.91
Total		-495,758.91

Bank Charges	0.00	
Total Expenditures		532,131.24

Ending Balance: **7,756,554.91**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	18,196.01
TexPool	*0001	4.7984	7,738,358.90
		Total	7,756,554.91

TIRZ 27 - Montrose RDA

Checks Presented

May 15, 2023

Num	Name	Description	Amount
2179	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-23,518.71
2180	Equi-Tax Inc.	Tax Roll Management	-638.10
2181	ETI Bookkeeping Services	Bookkeeping Fee	-1,935.25
2182	Gauge Engineering, LLC	Engineering	-359,726.92
2183	Knudson, LP	Professional Consultant	-6,015.25
2184	R. Miranda Trucking & Construction, LLC	Hawthorne & Woodhead Safe Streets	-200,059.55
2185	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2186	The Goodman Corporation	Planning Consultant	-14,310.00
Total			-606,328.78

**Projects Fund
Joint Project Account**

BEGINNING BALANCE		247,913.17
REVENUE		
Due from GOF	0.00	
TexPool Interest	553.62	
Total Revenue		553.62
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	247,729.45	
Total Expenditures		247,729.45
ENDING BALANCE		737.34

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Precinct One	*0003	4.7984	737.34
		Total	737.34

**Montrose Redevelopment Authority / TIRZ 27
Investment Report
April 30, 2023**

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	4.7984	0.99993	7,989,622.17	7,989,062.90	31,007.28	(282,270.55)	7,737,507.68	0.99989
CPF	TexPool	4.7984	0.99993	247,913.17	247,895.82	553.62	(247,729.45)	737.26	0.99989
									737.34

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Stellar Bank	0.10	8/1/2021	20,306.64	20.61	(2,131.24)	18,196.01

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	18,196.01	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
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TIRZ 27 - Montrose RDA
Profit & Loss Budget vs. Actual
April 2023

	April			Year to Date (10 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	31,582	4,167	27,415	282,229	41,667	240,562	50,000
6-4336 · Grants	0	230,338	-230,338	0	2,303,380	-2,303,380	2,764,056
6-4340 · Bond Proceeds	0	0	0	0	0	0	40,000,000
Total Income	31,582	234,505	-202,923	4,762,357	7,779,701	-3,017,344	48,248,710
Expense							
6-6300 · Salaries and Benefits	6,015	6,000	15	62,264	60,000	2,264	72,000
6-6320 · Legal Fees	23,519	10,000	13,519	102,370	100,000	2,370	120,000
6-6321 · Auditing Fees	0	0	0	14,000	10,000	4,000	10,000
6-6322 · Engineering Fees	5,441	4,167	1,274	17,096	41,667	-24,571	50,000
6-6323 · Planning Consultants	14,310	4,167	10,143	160,965	41,667	119,298	50,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	58,333	-58,333	70,000
6-6333 · Accounting	1,550	1,583	-33	16,933	15,833	1,100	19,000
6-6334 · Tax Roll Management	638	667	-29	5,720	6,667	-947	8,000
6-6353 · Insurance / Bonds	0	0	0	868	5,000	-4,132	5,000
6-6370 · Board Meeting Expense	125	0	125	1,000	0	1,000	
6-6410 · Montrose Collective Reimburse	0	0	0	118,849	0	118,849	
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	12,500	-12,500	15,000
6-6460 · Board Development	0	417	-417	0	4,167	-4,167	5,000
6-7000 · Capital Expenditure							
6-7202 · Waugh/Commonwealth	0	5,417	-5,417	81,609	54,167	27,442	65,000
6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	150,174	-150,174	180,209
6-7204 · Storm Water Management	0	0	0	11,598	0	11,598	
6-7206 · Workforce/Affordable Housing	0	41,667	-41,667	0	416,667	-416,667	500,000
6-7212 · Hawthorne Safe Street	141,639	214,771	-73,132	1,908,054	2,147,713	-239,659	2,577,256
6-7213 · Woodhead Safe Street	141,639	215,813	-74,174	1,908,054	2,158,130	-250,076	2,589,756
6-7214 · Dallas Bikeway	22,057	22,500	-443	127,303	225,000	-97,697	270,000
6-7216 · BCycle	0	2,917	-2,917	0	29,167	-29,167	35,000
6-7217 · Sidewalk Program/ Safe	0	50,000	-50,000	2,510	500,000	-497,490	600,000
6-7218 · Montrose Blvd - Reconstruction	238,099	100,000	138,099	706,702	1,000,000	-293,298	1,200,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	104,167	-104,167	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	104,167	-104,167	125,000
6-7221 · Mandell Bikeway	0	55,417	-55,417	114,767	554,167	-439,400	665,000
6-7222 · Safe Route to School Sidewalk	0	20,833	-20,833	39,850	208,333	-168,483	250,000
6-7223 · W Alabama Street	0	15,833	-15,833	93,310	158,333	-65,023	190,000
6-7224 · West Gray - Dallas to Allen Pky	10,912	29,167	-18,255	136,789	291,667	-154,878	350,000
Total 6-7000 · Capital Expenditure	554,346	810,186	-255,840	5,130,546	8,101,852	-2,971,306	9,722,221
Total Expense	605,944	844,270	-238,326	5,820,357	8,925,965	-3,105,608	10,614,500
Net Income	-574,362	-609,765	35,403	-1,058,000	-1,146,264	88,264	37,634,210

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

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

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2023):	\$	2,244,299,180
	Current Taxable Value (TY2022):	\$	2,031,714,658
	Acres:		608.13
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
		Capital Projects:		
	Corridor Improvements	\$ 108,594,133	\$ 6,454,329	\$ 102,139,804
	Workforce/Affordable Housing	39,600,000	-	39,600,000
	Parking Enhancements	4,830,000	-	4,830,000
	Parks, Recreational Facilities, Cultural Amenities	8,000,000	-	8,000,000
	-	-	-	-
	-	-	-	-
	-	-	-	-
	Total Capital Projects	\$ 161,024,133	\$ 6,454,329	\$ 154,569,804
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	2,397,509	3,602,491
	Total Project Plan	\$ 167,024,133	\$ 8,851,838	\$ 158,172,295

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/22	Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
	<u>Year End Outstanding (Principal)</u>			
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 12,068,464	\$ 12,594,183	\$ 57,185,664
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 12,068,464	\$ 12,594,183	\$ 57,185,664
City tax revenue	\$ 5,434,654	\$ 5,820,586	\$ 6,279,270
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 5,434,654	\$ 5,820,586	\$ 6,279,270
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
Grant Proceeds	\$ 2,764,056	\$ 5,974,650	\$ 15,770,000
Grant Proceeds	\$ 2,764,056	\$ 5,974,650	\$ 15,770,000
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ 40,000,000	\$ 40,000,000	\$ -
Contract Revenue Bond Proceeds	\$ 40,000,000	\$ 40,000,000	\$ -
TOTAL AVAILABLE RESOURCES	\$ 60,317,174	\$ 64,442,246	\$ 79,284,934
EXPENDITURES			
Accounting	\$ 19,000	\$ 19,000	\$ 19,000
Administration Salaries & Benefits	\$ 72,000	\$ 72,000	\$ 72,000
Auditor	\$ 10,000	\$ 10,000	\$ 10,000
Board Development	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 5,000	\$ 5,000	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ 8,000	\$ 8,000
TIRZ Administration and Overhead	\$ 119,000	\$ 119,000	\$ 119,000
Engineering Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ 70,000	\$ 70,000
Legal	\$ 120,000	\$ 120,000	\$ 120,000
Planning Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Public Engagement Expenses	\$ 15,000	\$ 15,000	\$ 15,000
Program and Project Consultants	\$ 305,000	\$ 305,000	\$ 305,000
Management consulting services	\$ 424,000	\$ 424,000	\$ 424,000
Capital Expenditures (See CIP Schedule)	\$ 9,722,221	\$ 6,345,007	\$ 12,243,209
TIRZ Capital Expenditures	\$ 9,722,221	\$ 6,345,007	\$ 12,243,209
Construction Audit	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 10,146,221	\$ 6,769,007	\$ 12,667,209
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 271,733	\$ 291,029	\$ 313,964
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
Total Transfers	\$ 468,279	\$ 487,575	\$ 510,510
Total Budget	\$ 10,614,500	\$ 7,256,582	\$ 13,177,719
RESTRICTED Funds - Capital Projects	\$ 49,702,674	\$ 57,185,664	\$ 66,107,215
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 49,702,674	\$ 57,185,664	\$ 66,107,215
Total Budget & Ending Fund Balance	\$ 60,317,174	\$ 64,442,246	\$ 79,284,934

Notes:

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY24 - FY28 Total	Cumulative Total (To Date)
			Through 2022	Projected 2023	2024	2025	2026	2027	2028		
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ 3,416,285	81,609	-	-	-	-	-	-	3,497,894
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	11,598	-	-	-	-	-	-	11,598
C	T-2705	Walk/Bike Montrose	\$ 211,224	-	-	-	-	-	-	-	211,224
C	T-2706	Montrose Blvd - Complete Reconstruction Project Phase 1	\$ -	718,263	7,410,000	6,460,000	-	-	-	13,870,000	14,588,263
C	T-2707	Hawthorne Neighborhood Safe Street	\$ 464,998	2,390,000	-	-	-	-	-	-	2,854,998
C	T-2708	Woodhead Neighborhood Safe Street	\$ 1,057,970	2,390,000	-	-	-	-	-	-	3,447,970
C	T-2709	Dallas Bikeway	\$ -	164,000	434,000	1,060,000	-	-	-	1,494,000	1,658,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	125,000	309,000	2,650,000	-	-	3,084,000	3,084,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	125,000	521,000	2,120,000	-	-	2,766,000	2,766,000
C	T-2712	Mandell Bikeway	\$ -	164,000	434,000	1,060,000	-	-	-	1,494,000	1,658,000
C	T-2713	SPARK Parks Partnership Project	\$ -	150,000	-	-	-	-	-	-	150,000
C	T-2714	BCycle	\$ 15,000	-	105,000	-	-	-	-	105,000	120,000
C	T-2715	Affordable Housing Projects	\$ -	-	750,000	750,000	1,000,000	-	-	2,500,000	2,500,000
C	T-2716	Safe Route to School Sidwalk Program	\$ -	39,850	350,000	3,530,000	3,180,000	-	-	7,060,000	7,099,850
C	T-2717	W Alabama Street	\$ -	93,310	750,000	1,500,000	12,000,000	12,000,000	6,000,000	32,250,000	32,343,310
C	T-2718	West Gray from Woodhead to Montrose Blvd.	\$ -	125,877	1,330,000	-	-	-	-	1,330,000	1,455,877
0	T-2719	Parks - Mandell Park Improvement	\$ -	16,500	-	-	-	-	-	-	16,500
0	T-2720	Westheimer Corridor Study	\$ -	-	250,000	-	-	-	-	250,000	250,000
0	T-2721	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0022	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0023	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
0	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C	T-2799	Safe Sidwalk Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ 5,165,477	\$ 6,345,007	\$ 12,243,209	\$ 15,190,000	\$ 20,950,000	\$ 12,000,000	\$ 6,000,000	\$ 66,383,209	\$ 77,893,693

* NOTE:

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*** NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total	
TIRZ Funds	970,197	5,998,780	9,068,944	14,215,000	30,470,000	23,720,000	19,780,000	97,253,944	104,222,921
City of Houston	-	-	-	1,000,000	1,000,000	1,000,000	-	3,000,000	3,000,000
Grants	-	-	5,974,650	15,770,000	9,860,000	7,660,000	7,660,000	46,924,650	46,924,650
Other	-	-	-	-	-	-	-	-	-
Project Total	970,197	5,998,780	15,043,594	30,985,000	41,330,000	32,380,000	27,440,000	147,178,594	154,147,571

Project:	Waugh/Commonwealth/Yoakum project	City Council District	Key Map:		WBS.:	T-2702		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Improve mobility, bicycle and pedestrian safety conditions along both corridors by upgrading corridor to be ADA compliant. Project will include milling and overlay of existing deteriorated asphalt pavement, signing and restriping and full sidewalk replacement with ADA compliant ramps along both corridors. Evaluation of potential improvements at intersection of Montrose and Westheimer (crosswalk and lights).	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Asphalt in poor condition, bicycle lanes are inadequate (3-FT wide) and unsafe for bicyclists. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	297,442								\$ -	\$ 297,442
4	Construction	2,821,402	65,000	81,609						\$ -	\$ 2,903,011
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	297,442	-	-	-	-	-	-	-	\$ -	\$ 297,442
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		297,442	-	-	-	-	-	-	-	\$ -	\$ 297,442
Total Allocations		\$ 3,416,285	\$ 65,000	\$ 81,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,497,894
Source of Funds											
TIRZ Funds		806,273	(1,255,659)	81,609	-	-	-	-	-	\$ -	\$ 887,882
City of Houston			-	-	-	-	-	-	-	\$ -	\$ -
Grant - Harris County Pct 1/ TxD			1,320,659	-	1,160,000	-	-	-	-	\$ 1,160,000	\$ 1,160,000
Other			-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 806,273	\$ 65,000	\$ 81,609	\$ 1,160,000	\$ -	\$ -	\$ -	\$ -	\$ 1,160,000	\$ 2,047,882

Project: Localized Micro-Improvement Project				City Council District		Key Map:				WBS.:		T-2703					
				Location: C		Geo. Ref.:											
				Served: C		Neighborhood:											
Description: Short-term improvements including: street panels and sidewalks.				Operating and Maintenance Costs: (\$ Thousands)													
						2024		2025		2026		2027		2028		Total	
				Personnel		-		-		-		-		-		\$ -	
				Supplies		-		-		-		-		-		\$ -	
Justification: To take advantage of limited increment by planning and implementing short term public improvements consistent with the zone's project plan				Svcs. & Chgs.		-		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		-		\$ -	
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs													
Fiscal Year Planned Expenses																	
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total		Cumulative Total (To Date)					
Phase																	
1	Planning	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
2	Acquisition	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
3	Design	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
4	Construction	-	180,209	-	-	-	-	-	-	-\$ -		-\$ -					
5	Equipment	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
7	Other	-	-	-	-	-	-	-	-	-\$ -		-\$ -					
Other Sub-Total:		-	-	-	-	-	-	-	-	-\$ -		-\$ -					
Total Allocations		\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ -		-\$ -					
Source of Funds																	
TIRZ Funds		-	180,209	-	-	-	-	-	-	-\$ -		-\$ -					
City of Houston		-	-	-	-	-	-	-	-	-\$ -		-\$ -					
Grants		-	-	-	-	-	-	-	-	-\$ -		-\$ -					
Other		-	-	-	-	-	-	-	-	-\$ -		-\$ -					
Total Funds		\$ -	\$ 180,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ -		-\$ -					

Project: Montrose Drainage Project				City Council District		Key Map:				WBS.:		T-2704					
				Location: C		Geo. Ref.:											
				Served: C		Neighborhood:											
Description: Develop a comprehensive drainage study for the Montrose area. The project will study localized stormwater drainage issues and identify capital improvement projects with critical storm water improvements.				Operating and Maintenance Costs: (\$ Thousands)													
						2024		2025		2026		2027		2028		Total	
				Personnel		-		-		-		-		-		\$ -	
				Supplies		-		-		-		-		-		\$ -	
Justification: Objective - develop a cohesive plan to improve the regions drainage infrastructure, and to provide key information to guide the development of TIRZ's 5-year Capital Improvement Plan.				Svcs. & Chgs.		-		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		-		\$ -	
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs													
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total		Cumulative Total (To Date)					
Phase																	
1	Planning	-	-	11,598	-	-	-	-	-	-		\$ 11,598					
2	Acquisition	-	-	-	-	-	-	-	-	-		\$ -					
3	Design	-	-	-	-	-	-	-	-	-		\$ -					
4	Construction	-	-	-	-	-	-	-	-	-		\$ -					
5	Equipment	-	-	-	-	-	-	-	-	-		\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	-		\$ -					
7	Other	-	-	-	-	-	-	-	-	-		\$ -					
Other Sub-Total:		-	-	-	-	-	-	-	-	-		\$ -					
Total Allocations		\$ -	\$ -	\$ 11,598	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ 11,598					
Source of Funds																	
TIRZ Funds		-	-	11,598	-	-	-	-	-	-		\$ 11,598					
City of Houston		-	-	-	-	-	-	-	-	-		\$ -					
Grants		-	-	-	-	-	-	-	-	-		\$ -					
Other		-	-	-	-	-	-	-	-	-		\$ -					
Total Funds		\$ -	\$ -	\$ 11,598	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ 11,598					

Project:	Walk/Bike Montrose	City Council District	Key Map:		WBS.:	T-2705		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	This study evaluates the existing pedestrian and bicycle facilities in the district and provides a comprehensive pedestrian and bicyclist improvements masterplan that fits the needs of the community's residents, businesses and visitors today & tomorrow.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Sidewalks are of inconsistent quality and some are discontinuous, substandard and in poor condition. Bicyclists also face many distinct challenges such as potholes, narrow travel lanes and ruts in streets.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	211,224	29,000	-	-	-	-	-	-	\$ -	\$ 211,224
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 211,224	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,224
Source of Funds											
TIRZ Funds		24,438	29,000	-	-	-	-	-	-	\$ -	\$ 24,438
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,438	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,438

*NOTE:

Project:	Montrose Blvd - Complete Reconstruction Project Phase 1	City Council District	Key Map:		WBS.:	T-2706		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system (dual 10'x10') that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities. Bicycle facilities will be incorporated. Traffic signals will be replaced.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Montrose Blvd is the drainage outfall for the region. By building it first, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Pvm is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	1,170,000	718,263	950,000	-	-	-	-	\$ 950,000	\$ 1,668,263
4	Construction	-	-	-	6,000,000	6,000,000	-	-	-	\$ 12,000,000	\$ 12,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	460,000	460,000	-	-	-	\$ 920,000	\$ 920,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	460,000	460,000	-	-	-	\$ 920,000	\$ 920,000
Total Allocations		\$ -	\$ 1,170,000	\$ 718,263	\$ 7,410,000	\$ 6,460,000	\$ -	\$ -	\$ -	\$ 13,870,000	\$ 14,588,263
Source of Funds											
TIRZ Funds		-	1,170,000	718,263	7,410,000	6,460,000	-	-	-	\$ 13,870,000	\$ 14,588,263
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 1,170,000	\$ 718,263	\$ 7,410,000	\$ 6,460,000	\$ -	\$ -	\$ -	\$ 13,870,000	\$ 14,588,263

Project:	Montrose Blvd - Complete Reconstruction Project Phase 2	City Council District	Key Map:		WBS.:	T-2706 (a)		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system (dual 10'x10') that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities. Bicycle facilities will be incorporated. Traffic signals will be replaced.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Montrose Blvd is the drainage outfall for the region. By building it first, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Pvm is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,000,000	1,500,000	-	-	-	\$ 2,500,000	\$ 2,500,000
4	Construction	-	-	-	-	3,000,000	12,000,000	12,000,000	13,000,000	\$ 40,000,000	\$ 40,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	180,000	720,000	720,000	780,000	\$ 2,400,000	\$ 2,400,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	180,000	720,000	720,000	780,000	\$ 2,400,000	\$ 2,400,000
Total Allocations		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,680,000	\$ 12,720,000	\$ 12,720,000	\$ 13,780,000	\$ 44,900,000	\$ 44,900,000
Source of Funds											
TIRZ Funds		-	-	-	1,000,000	3,680,000	11,720,000	11,720,000	13,780,000	\$ 41,900,000	\$ 41,900,000
City of Houston		-	-	-	-	1,000,000	1,000,000	1,000,000	-	\$ 3,000,000	\$ 3,000,000
Grants		-	-	-	-	6,020,000	7,660,000	7,660,000	7,660,000	\$ 29,000,000	\$ 29,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 10,700,000	\$ 20,380,000	\$ 20,380,000	\$ 21,440,000	\$ 73,900,000	\$ 73,900,000

Project:	Hawthorne Neighborhood Safe Street	City Council District	Key Map:		WBS.:	T-2707		
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Improve the overall safety conditions along Hawthorne Street. Project will include 2.40 miles of improved sidewalks with 86 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning			-		-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	217,500		-						\$ -	\$ 217,500
4	Construction	-	2,577,256	2,360,000	-	-	-	-	-	\$ -	\$ 2,360,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	247,498	-	30,000						\$ -	\$ 277,498
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		247,498	-	30,000	-	-	-	-	-	\$ -	\$ 277,498
Total Allocations		\$ 464,998	\$ 2,577,256	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,854,998
Source of Funds											
TIRZ Funds		139,486	435,000	2,390,000	(1,142,028)	-	-	-	-	\$ (1,142,028)	\$ 1,387,458
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	1,000,000	-	1,142,028	-	-	-	-	\$ 1,142,028	\$ 1,142,028
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 139,486	\$ 1,435,000	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,529,486

Project: Woodhead Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2708					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-		-	-	-	-	-	-	\$ -	-	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
3	Design	217,500		-	-	-	-	-	-	\$ -	-	\$ 217,500			
4	Construction	592,972	2,394,756	2,360,000	-	-	-	-	-	\$ -	-	\$ 2,952,972			
5	Equipment	-		-	-	-	-	-	-	\$ -	-	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
7	Other	247,498	-	30,000	-	-	-	-	-	\$ -	-	\$ 277,498			
Other Sub-Total:		247,498	-	30,000	-	-	-	-	-	\$ -	-	\$ 277,498			
Total Allocations		\$ 1,057,970	\$ 2,394,756	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447,970			
Source of Funds															
TIRZ Funds		-	45,659	2,390,000	(1,142,028)	-	-	-	-	\$ (1,142,028)	\$	1,247,972			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$	-			
Grants - Harris County Pct 1		-	1,349,341	-	1,142,028	-	-	-	-	\$ 1,142,028	\$	1,142,028			
Other		-	-	-	-	-	-	-	-	\$ -	\$	-			
Total Funds		\$ -	\$ 1,395,000	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,390,000			

Project: Dallas Bikeway	City Council District		Key Map:		WBS.:	T-2709	
	Location:	C	Geo. Ref.:				
	Served:	C	Neighborhood:				
Description: Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, updated sidewalks and 52 improved curb ramps.	Operating and Maintenance Costs: (\$ Thousands)						
		2024	2025	2026	2027	2028	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-		-	-	-	-	-	-	\$ -	\$ -
3	Design	-	270,000	164,000	10,000	-	-	-	-	\$ 10,000	\$ 174,000
4	Construction	-			400,000	1,000,000	-	-	-	\$ 1,400,000	\$ 1,400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	24,000	60,000	-	-	-	\$ 84,000	\$ 84,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	24,000	60,000	-	-	-	\$ 84,000	\$ 84,000
Total Allocations		\$ -	\$ 270,000	\$ 164,000	\$ 434,000	\$ 1,060,000	\$ -	\$ -	\$ -	\$ 1,494,000	\$ 1,658,000
Source of Funds											
TIRZ Funds		-	270,000	164,000	374,000	860,000	-	-	-	\$ 1,234,000	\$ 1,398,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	60,000	200,000	-	-	-	\$ 260,000	\$ 260,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 270,000	\$ 164,000	\$ 434,000	\$ 1,060,000	\$ -	\$ -	\$ -	\$ 1,494,000	\$ 1,658,000

*NOTE:

Project: Mandell Bikeway		City Council District		Key Map:		WBS.:		T-2712			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Create 0.78 miles of new protected Bike lanes w/ green conflict markings at intersections, with 1.14 miles of improved sidewalks and 44 improved curb ramps.			Operating and Maintenance Costs: (\$ Thousands)							
		2024	2025	2026	2027	2028	Total				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway			Svcs. & Chgs.	-	-	-	\$ -			
	Capital Outlay	-	-	-	-	-	\$ -				
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	FTEs										
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	665,000	164,000	10,000	-	-	-	-	\$ 10,000	\$ 174,000
4	Construction	-	-	-	400,000	1,000,000	-	-	-	\$ 1,400,000	\$ 1,400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	24,000	60,000	-	-	-	\$ 84,000	\$ 84,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	24,000	60,000	-	-	-	\$ 84,000	\$ 84,000
Total Allocations		\$ -	\$ 665,000	\$ 164,000	\$ 434,000	\$ 1,060,000	\$ -	\$ -	\$ -	\$ 1,494,000	\$ 1,658,000
Source of Funds											
TIRZ Funds		-	-	-	264,000	60,000	-	-	-	\$ 324,000	\$ 324,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	170,000	1,000,000	-	-	-	\$ 1,170,000	\$ 1,170,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 434,000	\$ 1,060,000	\$ -	\$ -	\$ -	\$ 1,494,000	\$ 1,494,000

Project: Welch Neighborhood Safe Street		City Council District		Key Map:		WBS.:		T-2710			
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Improve the overall safety conditions along Welch Street. Project will include 2.50 miles of improved sidewalks with 115 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.			Operating and Maintenance Costs: (\$ Thousands)							
				2024	2025	2026	2027	2028	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wilson Montessori.										
				Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	125,000	-	125,000	150,000	-	-	-	\$ 275,000	\$ 275,000
4	Construction	-	-	-	-	150,000	2,500,000	-	-	\$ 2,650,000	\$ 2,650,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	9,000	150,000	-	-	\$ 159,000	\$ 159,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	9,000	150,000	-	-	\$ 159,000	\$ 159,000
Total Allocations		\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 309,000	\$ 2,650,000	\$ -	\$ -	\$ 3,084,000	\$ 3,084,000
Source of Funds											
TIRZ Funds		-	-	-	125,000	184,000	1,450,000	-	-	\$ 1,759,000	\$ 1,759,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	125,000	1,200,000	-	-	\$ 1,325,000	\$ 1,325,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 125,000	\$ 309,000	\$ 2,650,000	\$ -	\$ -	\$ 3,084,000	\$ 3,084,000

Project: Stanford Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2711					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
3	Design	-	125,000	-	125,000	150,000	-	-	-	\$ 275,000	\$ 275,000	\$ 275,000			
4	Construction	-	-	-	-	350,000	2,000,000	-	-	\$ 2,350,000	\$ 2,350,000	\$ 2,350,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
7	Other	-	-	-	-	21,000	120,000	-	-	\$ 141,000	\$ 141,000	\$ 141,000			
Other Sub-Total:		-	-	-	-	21,000	120,000	-	-	\$ 141,000	\$ 141,000	\$ 141,000			
Total Allocations		\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 521,000	\$ 2,120,000	\$ -	\$ -	\$ 2,766,000	\$ 2,766,000	\$ 2,766,000			
Source of Funds															
TIRZ Funds		-	-	-	125,000	346,000	1,120,000	-	-	\$ 1,591,000	\$ 1,591,000	\$ 1,591,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Grants - Harris County Pct 1		-	-	-	-	175,000	1,000,000	-	-	\$ 1,175,000	\$ 1,175,000	\$ 1,175,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 125,000	\$ 521,000	\$ 2,120,000	\$ -	\$ -	\$ 2,766,000	\$ 2,766,000	\$ 2,766,000			

Project: BCycle		City Council District		Key Map:		WBS.:		T-2714			
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:							
Description:	Provide equitable access to bike share that fosters recreation, mobility and personal wellness.	Operating and Maintenance Costs: (\$ Thousands)									
			2024	2025	2026	2027	2028	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
		FTEs							-		
Justification:		In alignment with goal 1: Enhance the Montrose transportation network and promote mode choice and goal 4: Develop and enhance open space, parks, plazas; recreational amenities, cultural facilities, and other similar improvements within the Zone's Project Plan.									
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	15,000	-	-	105,000	-	-	-	-	\$ 105,000	\$ 120,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 15,000	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 120,000
Source of Funds											
TIRZ Funds		-	-	-	105,000	-	-	-	-	\$ 105,000	\$ 105,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 105,000

Project: Affordable Housing Projects		City Council District		Key Map:				WBS.:		T-2715					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Create a data-driven baseline of current conditions.		Operating and Maintenance Costs: (\$ Thousands)													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Affordable development and redevelopment of affordable housing in the Zone.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	500,000	-	750,000	750,000	1,000,000	-	-	\$ 2,500,000	\$ 2,500,000				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 500,000	\$ -	\$ 750,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000				
Source of Funds															
TIRZ Funds		-	500,000	-	750,000	750,000	1,000,000	-	-	\$ 2,500,000	\$ 2,500,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 500,000	\$ -	\$ 750,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000				

Project:	Safe Route to School Sidewalk Program	City Council District		Key Map:		WBS.:	T-2716	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Replace the existing deteriorating sidewalks around Wharton Dual Language Acamdey (2.85 miles), Wilson Montessori School (4.34 miles), Lanier Middle School (4.42 miles) and Carnegie Vanguard High School (1.23 miles).	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Montrose conducted a comprehensive assessment of the sidewalk conditions in the area and developed a list of potential projects and cost to pursue grant opportunities like the Safe Route to School Program.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	39,850	-	-	-	-	-	\$ -	\$ 39,850
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	250,000	-	350,000	350,000	-	-	-	\$ 700,000	\$ 700,000
4	Construction	-	-	-	-	3,000,000	3,000,000	-	-	\$ 6,000,000	\$ 6,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	180,000	180,000	-	-	\$ 360,000	\$ 360,000
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 250,000	\$ 39,850	\$ 350,000	\$ 3,530,000	\$ 3,180,000	\$ -	\$ -	\$ 7,060,000	\$ 7,099,850
Source of Funds											
TIRZ Funds		-	250,000	-	350,000	250,000	3,180,000	-	-	\$ 3,780,000	\$ 3,780,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	1,400,000	3,000,000	-	-	-	\$ 4,400,000	\$ 4,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 250,000	\$ -	\$ 1,750,000	\$ 3,250,000	\$ 3,180,000	\$ -	\$ -	\$ 8,180,000	\$ 8,180,000

Project:	W Alabama Street	City Council District		Key Map:		WBS.:	T-2717	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:				
Description:	Reconstruction of W Alabama St. from Shepherd Dr. to Brandt St. to include utilities, drainage, and dedicated on-street bikeway facilities.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Identified as a Short and Long Term Project by the TIRZ Project Committee, reviewed by The Goodman Corporation as a 4/15 project rank to receive grant funding, high need for stormwater and safety improvements.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	190,000	93,310	750,000	1,500,000	-	-	-	\$ 2,250,000	\$ 2,343,310
4	Construction	-	-	-	-	-	12,000,000	12,000,000	6,000,000	\$ 30,000,000	\$ 30,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 190,000	\$ 93,310	\$ 750,000	\$ 1,500,000	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ 32,250,000	\$ 32,343,310
Source of Funds											
TIRZ Funds		-	250,000	93,310	750,000	1,500,000	12,000,000	12,000,000	6,000,000	\$ 32,250,000	\$ 32,343,310
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	5,000,000	-	-	-	\$ 5,000,000	\$ 5,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 250,000	\$ 93,310	\$ 750,000	\$ 6,500,000	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ 37,250,000	\$ 37,343,310

*NOTE:

Project: West Gray from Woodhead to Montrose Blvd.		City Council District		Key Map:				WBS.:		T-2718					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: This project would replace deteriorated sidewalks and curb ramps along West Gray from Shepherd Dr to Montrose Blvd. TIRZ 27 was able to secure federal money through METRO's 5310 Program to help implement this project.		Operating and Maintenance Costs: (\$ Thousands)													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Montrose conducted a comprehensive assessment of the sidewalk conditions in the area and developed a list of potential projects and cost to pursue grant opportunities like the METRO 5310 plan.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
4	Construction	-	350,000	125,877	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,125,877	\$ 1,125,877			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
6	Close-Out	-	-	-	330,000	-	-	-	-	\$ 330,000	\$ 330,000	\$ 330,000			
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Allocations		\$ -	\$ 350,000	\$ 125,877	\$ 1,330,000	\$ -	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,455,877	\$ 1,455,877			
Source of Funds															
TIRZ Funds		-	-	-	100,000	125,000	-	-	-	\$ 225,000	\$ 225,000	\$ 225,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Grants		-	-	-	900,594	250,000	-	-	-	\$ 1,150,594	\$ 1,150,594	\$ 1,150,594			
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 1,000,594	\$ 375,000	\$ -	\$ -	\$ -	\$ 1,375,594	\$ 1,375,594	\$ 1,375,594			

Project:	Parks - Mandell Park Improvement	City Council District	Key Map:		WBS.:	T-2719		
		Location:	Geo. Ref.:					
		Served:	Neighborhood:					
Description:	Allocation of Money in case the TIRZ decides to make improvements to Mandell Park.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	15,000	-	-	-	-	-	\$ -	\$ 15,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	1,500	-	-	-	-	-	\$ -	\$ 1,500
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	1,500	-	-	-	-	-	\$ -	\$ 1,500
Total Allocations		\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project:	Westheimer Corridor Study	City Council District	Key Map:		WBS.:	T-2720		
		Location:		Geo. Ref.:				
		Served:		Neighborhood:				
Description:	Infrastructure, traffic, and safety study for the Westheimer corridor.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Residents have asked for improvements on the Westheimer corridor because of continuous accident rates.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: FUTURE CIP PROJECT		City Council District		Key Map:		WBS.:	T-2721	
		Location:		Geo. Ref.:				
		Served:		Neighborhood:				
Description:		Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*NOTE:

Project: Safe Sidewalk Program		City Council District		Key Map:				WBS.:		T-2799					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Replacement of existing deteriorating sidewalks to provide a safer pedestrian realm		Operating and Maintenance Costs: (\$ Thousands)													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Addresses gaps and problem areas in sidewalks		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Source of Funds															
TIRZ Funds		-	600,000	-	-	-	-	-	-	\$ -	-	\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Funds		\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

Tax	Tax	Tax	Total	Total	Total	Current	Growth	Growth	Growth	Growth	Average
Year	Rate (1)	Rate (1)	Base	Current Value	Current Increment	Payment	Jun 1	Jun 2	Jun 3	Jun 4	Growth Rate
2013	0.0063875	0.0063875	0	0	-	-	0.00%	0.0%	0.0%	0.0%	0.00%
2014	0.0063108	0.0063108	0	0	0	-	0.00%	0.0%	0.0%	0.0%	0.00%
2015	0.0060112	0.0060112	1,098,766,790	1,098,221,912	0	-	0.00%	0.0%	0.0%	0.0%	0.00%
2016	0.0058642	0.0058642	1,098,766,790	1,328,292,183	229,525,393	1,300,758	20.95%	0.0%	0.0%	0.0%	20.95%
2017	0.0058421	0.0058421	1,098,766,790	1,432,312,378	333,545,588	1,883,133	7.83%	0.0%	0.0%	0.0%	7.83%
2018	0.0058831	0.0058831	1,098,766,790	1,517,304,200	418,537,410	2,379,564	5.93%	0.0%	0.0%	0.0%	5.93%
2019	0.0056792	0.0056792	1,098,766,790	1,646,614,445	547,847,655	3,006,795	8.52%	0.0%	0.0%	0.0%	8.52%
2020	0.0056184	0.0056184	1,112,477,117	1,877,625,036	765,147,919	4,154,464	13.20%	0.0%	0.0%	0.0%	13.20%
2021	0.0055083	0.5508300	1,112,477,117	2,031,714,658	919,799,516	4,879,070	8.30%	-4.10%	0.0%	0.0%	8.30%
2022	0.0053364	0.5336400	1,112,477,117	2,244,299,180	1,132,640,333	5,820,586	10.54%	-1.95%	0.0%	0.0%	10.54%
2023	0.0053364	0.5336400	1,112,477,117	2,333,684,385	1,221,896,618	6,279,270	4.00000%	1.0%	0.0%	0.0%	4.00%
2024	0.0053364	0.5336400	1,112,477,117	2,426,641,132	1,314,723,154	6,756,301	4.00000%	1.0%	0.0%	0.0%	4.00%
2025	0.0053364	0.5336400	1,112,477,117	2,523,312,241	1,411,262,752	7,252,413	4.00000%	1.0%	0.0%	0.0%	4.00%
2026	0.0053364	0.5336400	1,112,477,117	2,623,846,250	1,511,663,934	7,768,370	4.00000%	1.0%	0.0%	0.0%	4.00%
2027	0.0053364	0.5336400	1,112,477,117	2,728,397,634	1,616,081,163	8,304,965	4.00000%	1.0%	0.0%	0.0%	4.00%
2028	0.0053364	0.5336400	1,112,477,117	2,837,127,049	1,724,675,081	8,863,025	4.00000%	1.0%	0.0%	0.0%	4.00%
2029	0.0053364	0.5336400	1,112,477,117	2,950,201,576	1,837,724,459	9,443,980	4.00000%	1.0%	0.0%	0.0%	4.00%
2030	0.0053364	0.5336400	1,112,477,117	3,067,794,978	1,955,317,861	10,048,287	4.00000%	1.0%	0.0%	0.0%	4.00%
2031	0.0053364	0.5336400	1,112,477,117	3,190,087,969	2,077,610,852	10,676,745	4.00000%	1.0%	0.0%	0.0%	4.00%
2032	0.0053364	0.5336400	1,112,477,117	3,317,268,493	2,204,791,376	11,330,320	4.00000%	1.0%	0.0%	0.0%	4.00%
2033	0.0053364	0.5336400	1,112,477,117	3,449,532,007	2,337,054,890	12,010,016	4.00000%	1.0%	0.0%	0.0%	4.00%
2034	0.0053364	0.5336400	1,112,477,117	3,587,081,789	2,474,604,672	12,716,878	4.00000%	1.0%	0.0%	0.0%	4.00%
2035	0.0053364	0.5336400	1,112,477,117	3,730,129,248	2,617,652,131	13,451,992	4.00000%	1.0%	0.0%	0.0%	4.00%
2036	0.0053364	0.5336400	1,112,477,117	3,878,894,247	2,766,417,130	14,216,488	4.00000%	1.0%	0.0%	0.0%	4.00%
2037	0.0053364	0.5336400	1,112,477,117	4,033,605,444	2,921,128,327	15,011,542	4.00000%	1.0%	0.0%	0.0%	4.00%
2038	0.0053364	0.5336400	1,112,477,117	4,194,500,644	3,082,023,527	15,838,375	4.00000%	1.0%	0.0%	0.0%	4.00%
2039	0.0053364	0.5336400	1,112,477,117	4,361,827,161	3,249,350,044	16,698,258	4.00000%	1.0%	0.0%	0.0%	4.00%
2040	0.0053364	0.5336400	1,112,477,117	4,535,842,204	3,423,365,087	17,592,513	4.00000%	1.0%	0.0%	0.0%	4.00%
2041	0.0053364	0.5336400	1,112,477,117	4,716,813,268	3,604,336,151	18,522,515	4.00000%	1.0%	0.0%	0.0%	4.00%
2042	0.0053364	0.5336400	1,112,477,117	4,905,018,548	3,792,541,431	19,489,693	4.00000%	1.0%	0.0%	0.0%	4.00%
						265,696,316					

Montrose TIRZ 27 Board Meeting May 15th, 2023: Knudson Report

Knudson Activity with the Montrose TIRZ:

General Board:

- Checked the City of Houston Plat Report for new plats within the TIRZ boundaries
 - 3 Single Family Replat
 - Subdivision Replat
- 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;
- Managed the Montrose info email;
- Provided Knudson reports for the TIRZ Board Book.

Affordable Housing Committee:

- Attended 1 Committee Meeting;
- Updated Affordable Housing Committee budget

Projects and Planning Committee:

- Attended 1 Committee meeting;

Finance Committee:

- Updated Budget and CIP Document for submission to the City

Public Engagement Committee:

- Managed the Montrose info email;
- Worked with ABHR to draft agreement with Public Engagement Consultant