

**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, August 21, 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/3jjpsc2k>**, 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. Montrose Boulevard Public Presentation.
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;
 - iii. update on sidewalk improvements along West Gray, including consider Pay Application; and
 - iv. update on Dallas and Mandell Street.
6. Receive update from The Goodman Corp.
7. Public Engagement matters, including Public Engagement Committee Report and receive update from Hollaway.
8. Montrose Arts project, including authorize appropriate action.

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. Report from Zone administrator.
12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
13. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
14. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a video and/or telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Members of the Board may participate via videoconference in accordance with the requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person, REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/3jjpsc2k> and upon registration, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.**



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

MONTROSE BOULEVARD IMPROVEMENTS

From Allen Parkway to W Clay Street

August 2023



tei Planning + Design



MEETING AGENDA



01 Montrose Blvd – Segment 1

02 Public Concerns Incorporated

03 Next Steps



MONTROSE BLVD – SEGMENT 1



MONTROSE BLVD – SEGMENT 1

ALLEN PARKWAY TO W CLAY STREET



TYPE

FULL ROADWAY RECONSTRUCTION
0.5 miles



COST ESTIMATE

\$14 Million



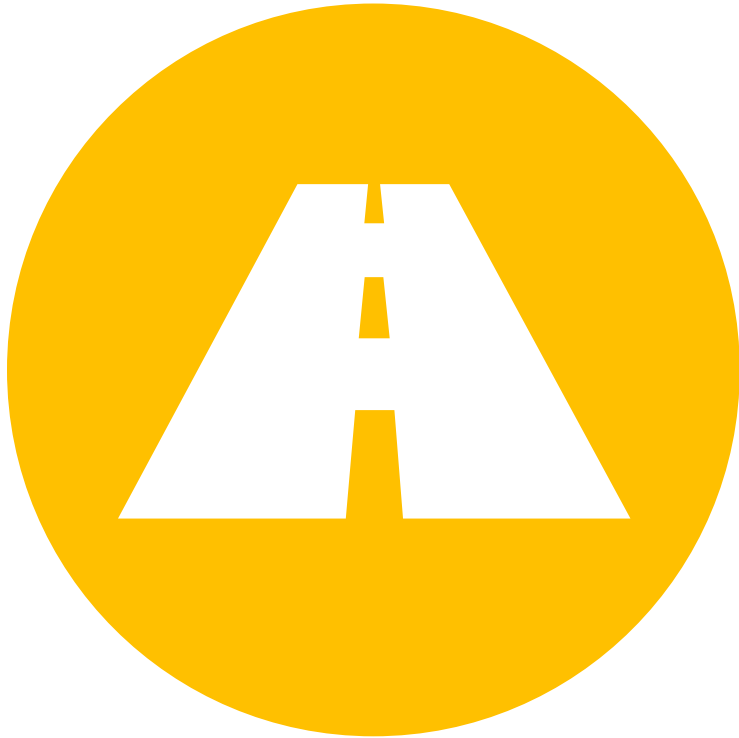
PHASE

DESIGN (90% IN PROGRESS)
90% design to be submitted by Aug. 2023



PROJECT OBJECTIVES

Proposed conditions will achieve the following



Improve Roadway
Mobility & Safety for all users



Promote a Pedestrian &
Bicycle Friendly Environment



Drainage
Improvements

PROJECT SCOPE



Full Roadway Reconstruction



Improve Pedestrian Realm



Upgrade Intersection Safety



Improve Traffic Signal



Improve Storm Sewer System



Utility Replacement, as required



METRO Improvements



Street Lighting



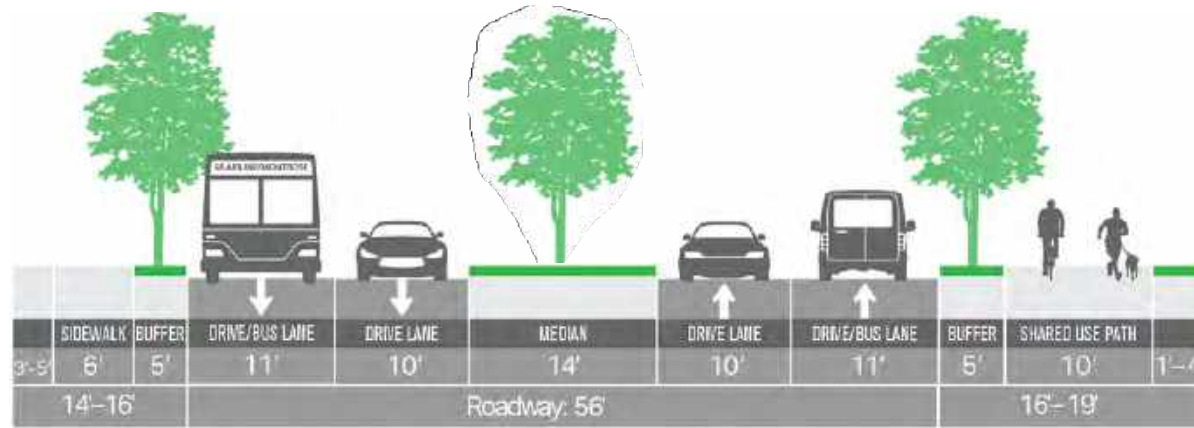
Tree Protection & Preservation



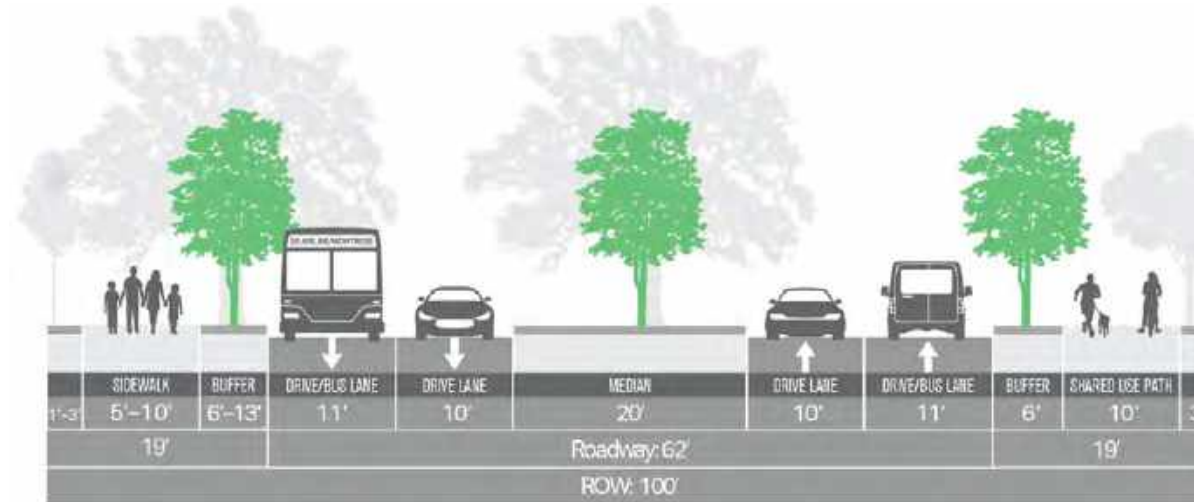
Improve Multimodal Transportation



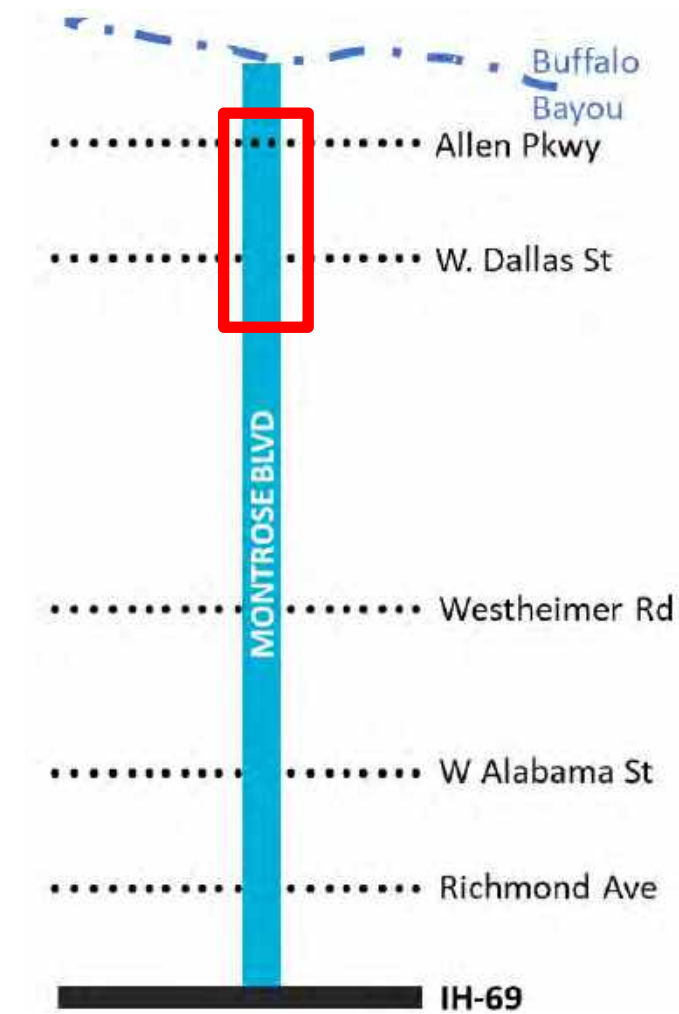
PROPOSED TYPICAL SECTIONS



DALLAS STREET TO ALLEN PARKWAY



W CLAY STREET TO DALLAS STREET



PROPOSED STREETScape CHARACTER

W DALLAS STREET TO ALLEN PARKWAY

PROTOTYPICAL STREET SECTION

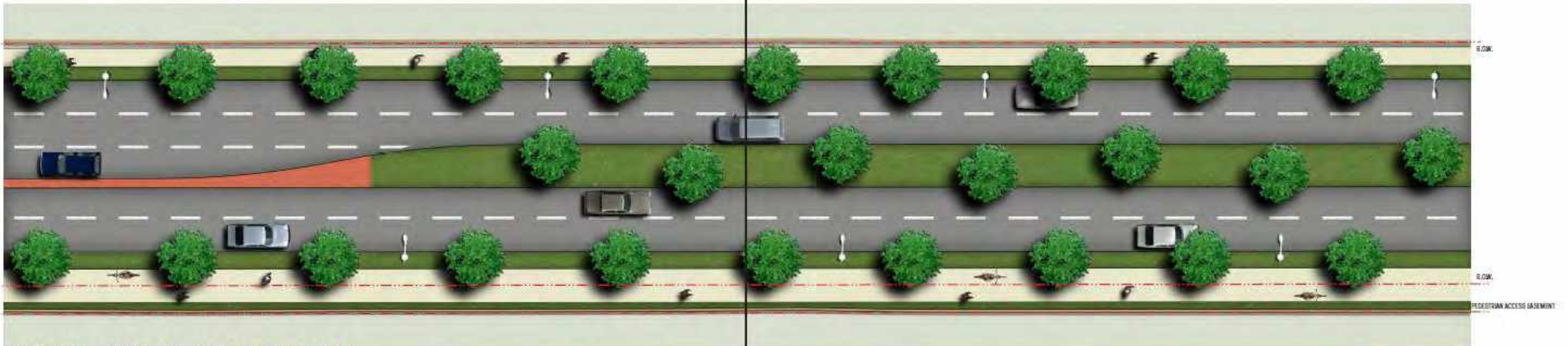
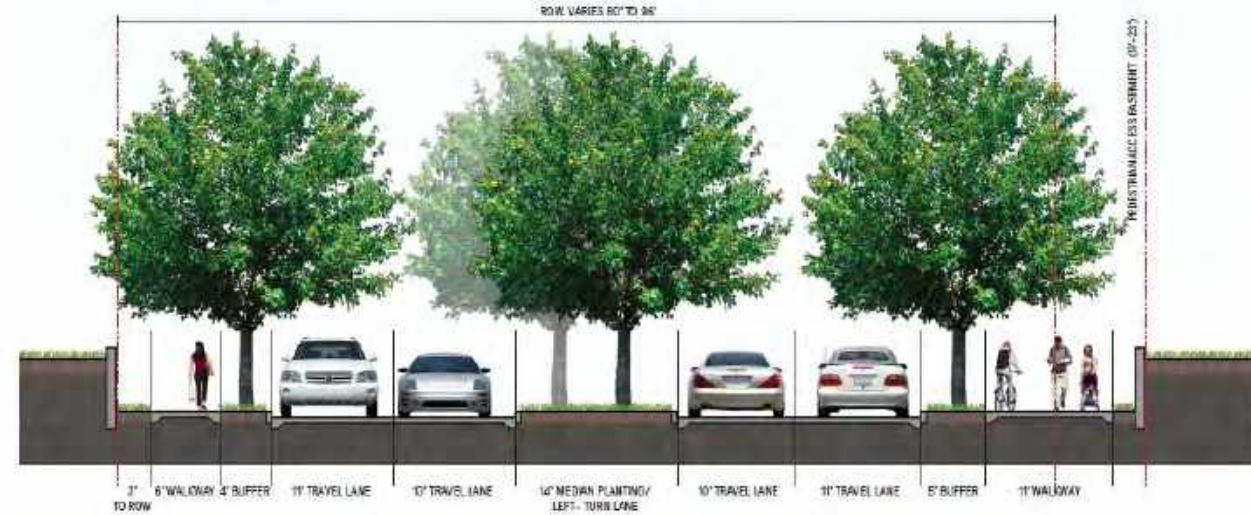
LEGEND



NEW TREES

NOTE: PRELIMINARY DESIGN CONCEPT ONLY NOT FOR CONSTRUCTION

TREES ARE SHOWN AT APPROXIMATE SIZE FOR EXISTING AND AT TIME OF PARTIAL MATURITY FOR NEW TREES



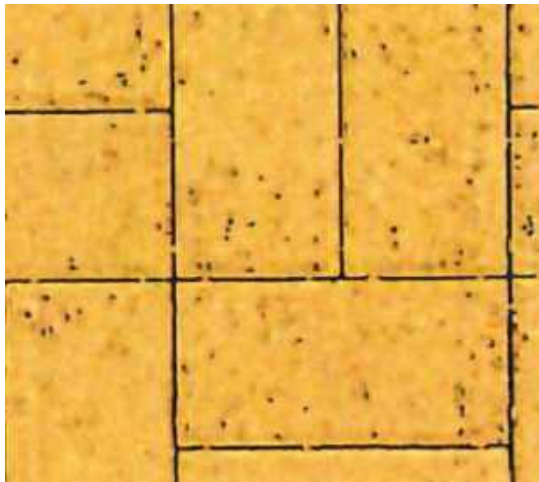
PROTOTYPICAL STREET PLAN



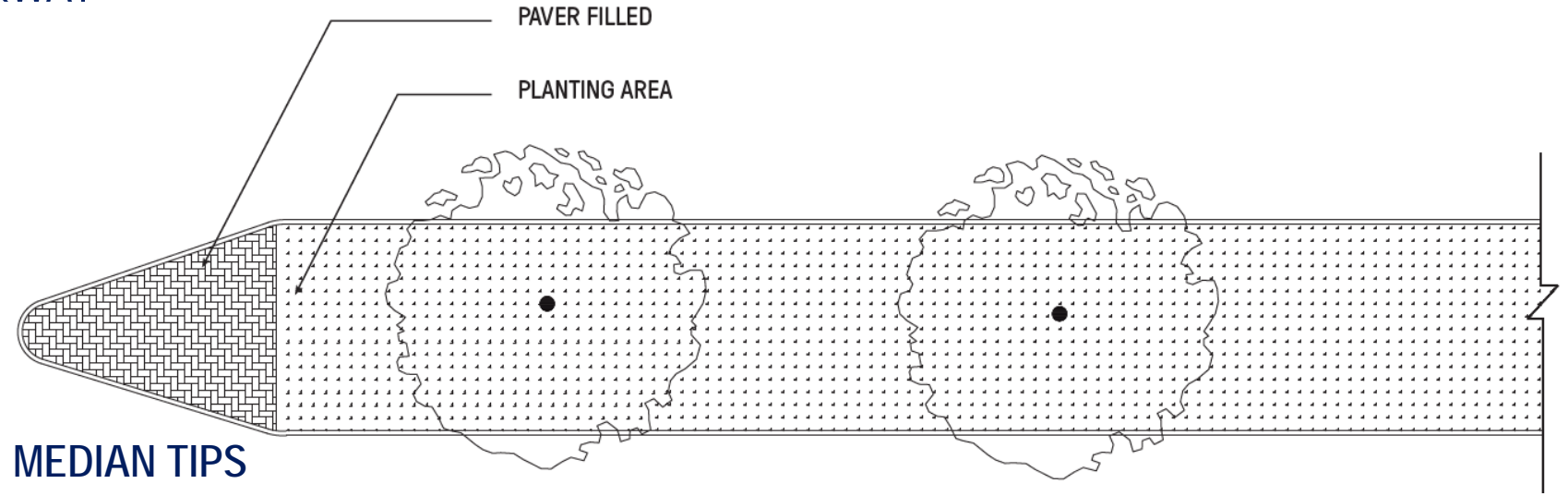
NOT TO SCALE

HARDSCAPE PALETTE CONCEPT

W DALLAS STREET TO ALLEN PARKWAY

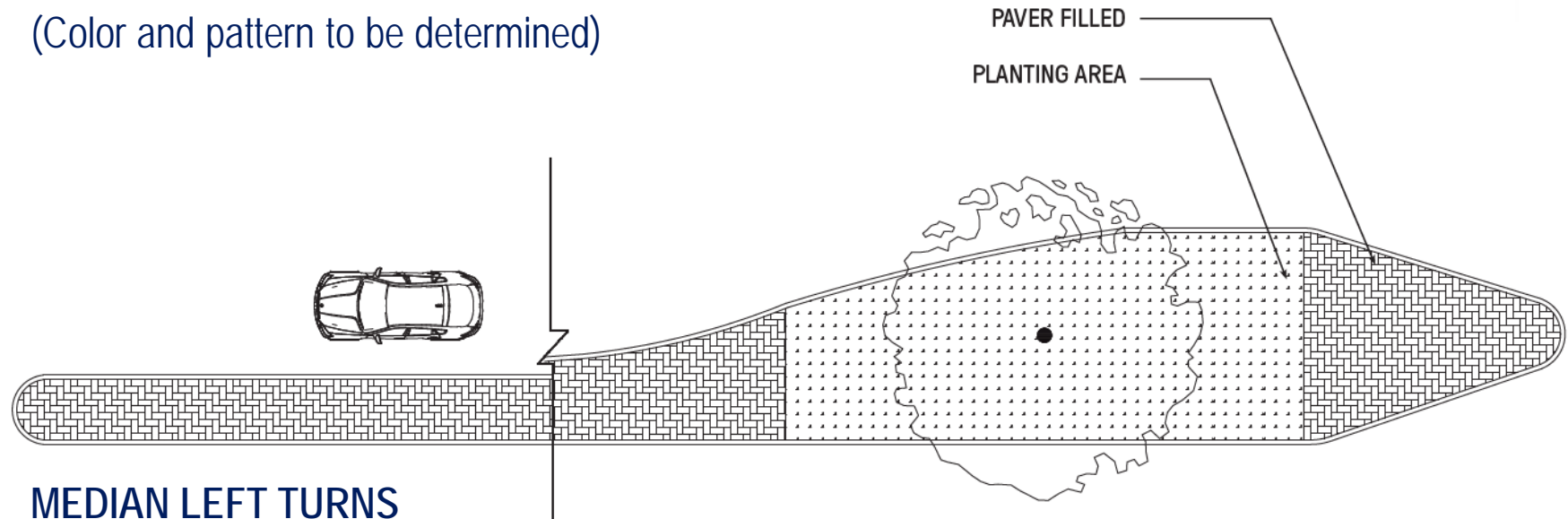


BUFF CONCRETE UNIT PAVER
(OPTIONAL)



MEDIAN TIPS

(Color and pattern to be determined)



MEDIAN LEFT TURNS

(Color and pattern to be determined)

DESIGN CONSIDERATIONS

W DALLAS STREET TO ALLEN PARKWAY

MEDIAN TREES (CYPRESS)



BALD CYPRESS IN WINTER



MONTEZUMA CYPRESS



LANANA CYPRESS

MEDIAN ACCENT PAVING

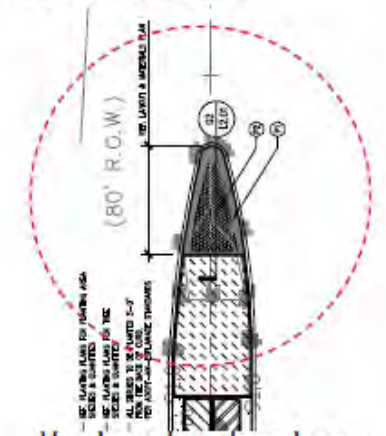


MEMORIAL DRIVE.

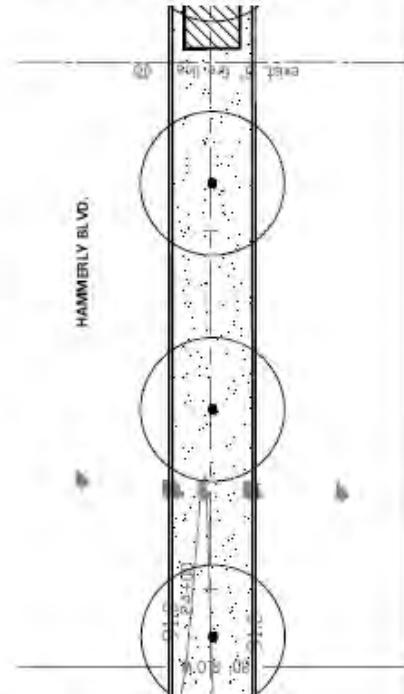


RIVER OAKS BLVD.

MEDIAN CURBS



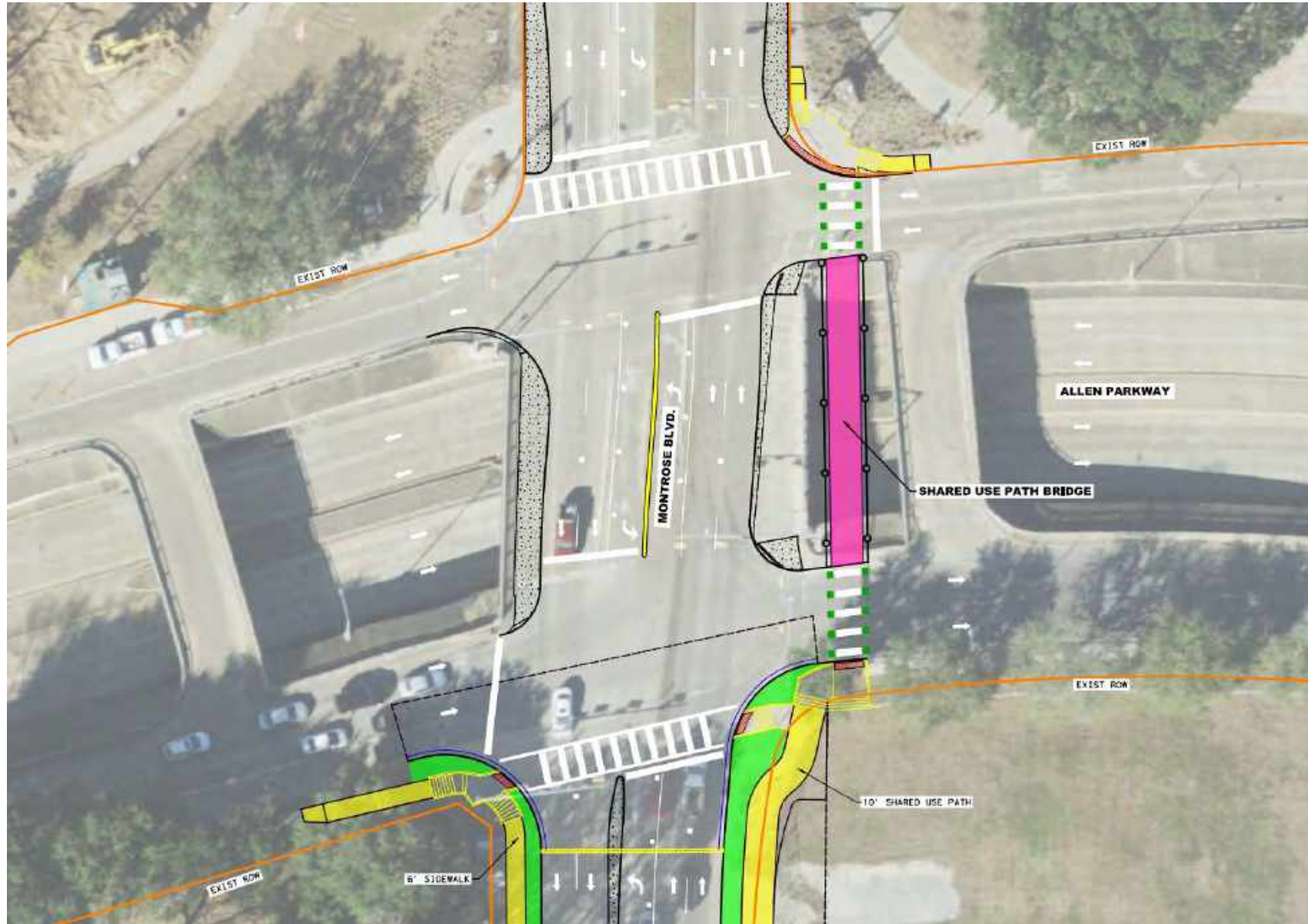
Hardened curb reduces long-term maintenance from damage by vehicles



HARDENED CURBING

PROPOSED PEDESTRIAN AND BICYCLIST BRIDGE

OVER ALLEN PARKWAY UNDERPASS



PROPOSED PEDESTRIAN AND BICYCLIST BRIDGE

OVER ALLEN PARKWAY UNDERPASS



PROPOSED DRAINAGE SYSTEM

REPLACE 48" AND 54" PIPES WITH 10'X10' BOX



PROPOSED SCHEDULE

Segment I: West Clay St to Allen Parkway



Segment II: US-59 to West Clay St To Be Determined



**Timeline subject to change based on funding*

PREVIOUS PUBLIC
MEETINGS COMMENTS
INCORPORATED



PUBLIC COMMENTS INCORPORATED



Bicycle Facility:

Incorporated as a Shared Use Path on east side.



Shaded Pedestrian Realm:

Many trees will be planted for shade.



Pedestrian Safety at Intersections:

Leading Pedestrian Intervals for signalized intersections.



Rectangular Rapid Flashing Beacons (RRFB) are not effective enough:

Signals at intersections with closed medians are being used in lieu of the RRFBs.



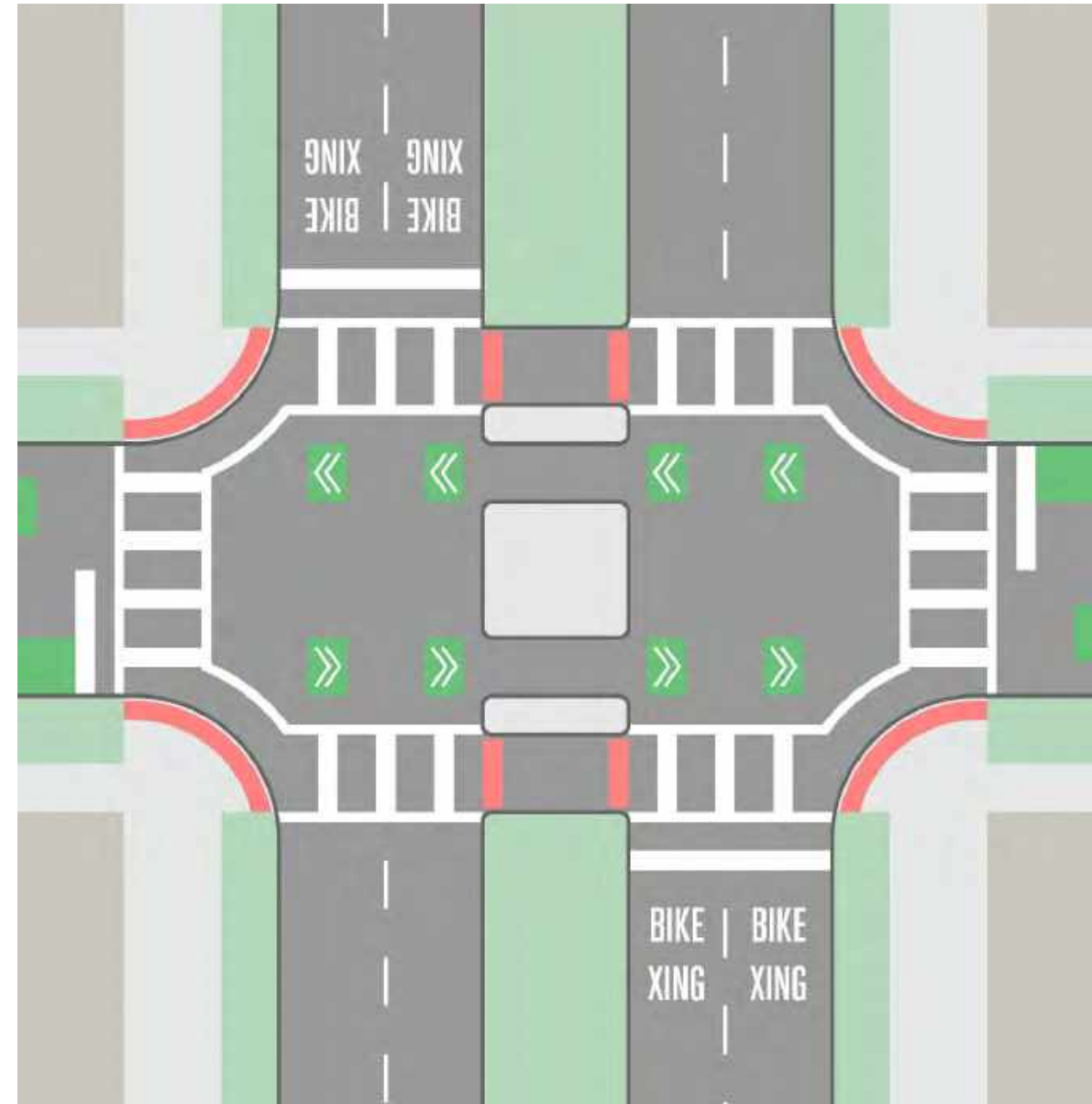
Tree Preservation:

Many median trees will be preserved.

SAFE CORRIDOR CROSSINGS – RRFB REMOVED



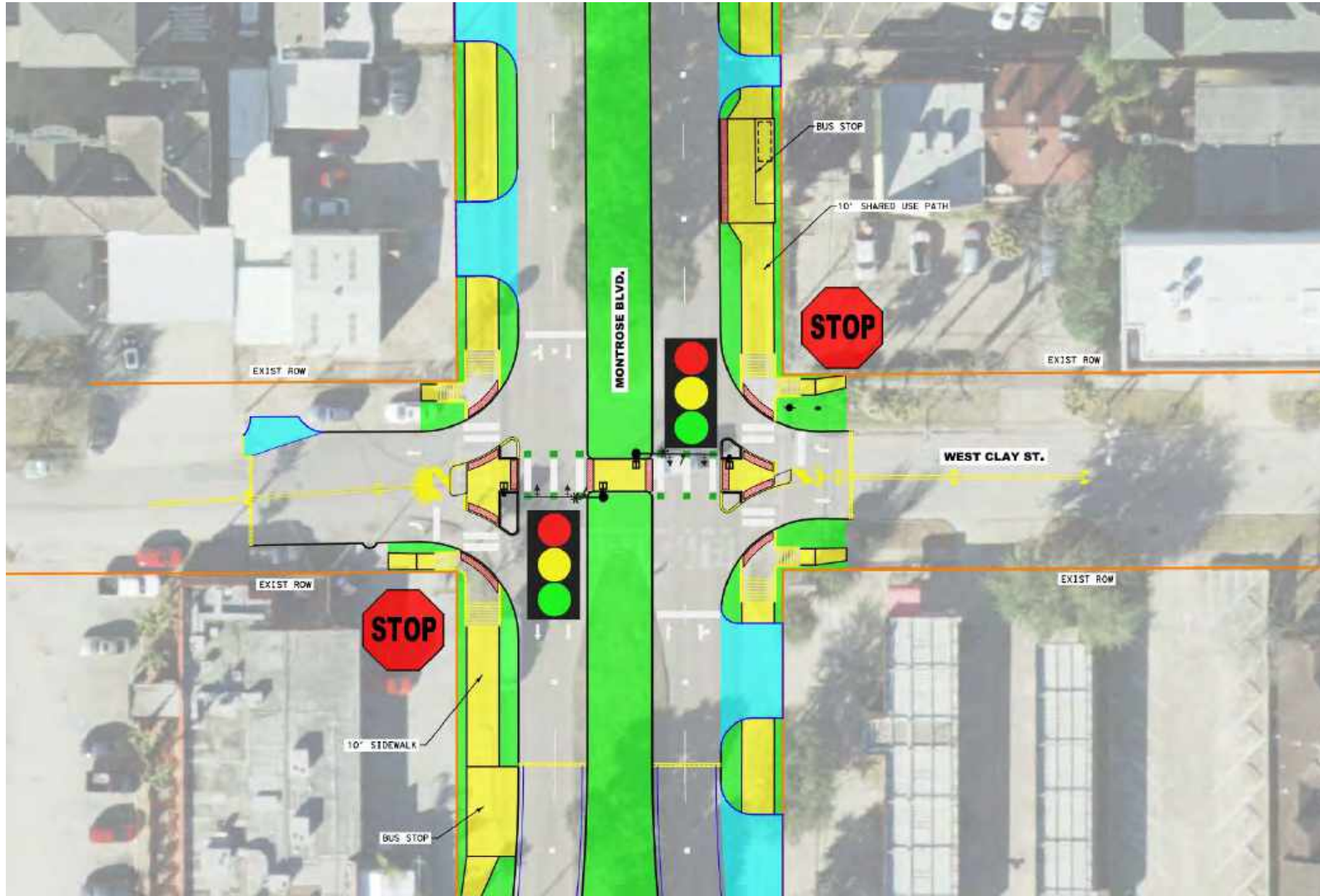
- Median closure at Clay Street to accommodate safe crossings
 - ~~Rectangular Rapid Flashing Beacons (RRFBs) to aid crossing (Removed)~~



PROPOSED SIGNAL REPLACES RRFB

Signal provides safe crossing for pedestrians and bicyclists

Signal turns yellow then red when crossing button is pushed



TOUCAN SIGNAL EXAMPLES



PROJECT PAGE ON [MONTROSEHTX.ORG/PROJECTS/](https://montrosehtx.org/projects/)

The screenshot shows a web browser window with the address bar displaying <https://montrosehtx.org/projects/>. The website header includes the MontroseHTX logo and a navigation menu with links for Home, Our Mission, Projects, Calendar, News, Zone Studies, FAQs, Meetings, and Contact. Below the header is a banner image with the word "News" overlaid. The main content area is titled "Potential Projects" and contains the following text: "Below is a list of the Long and Short Term Potential Projects for the Montrose area. If you have any comments or questions, send them to info@montrosehtx.org". Below this text is a thumbnail image of a spreadsheet. A caption below the image reads "(click the image to download the PDF version)". The section is titled "Current Projects" and includes the instruction "Click the project title to see related information for each project." Below this are three project entries, each in a white box with a plus sign and a project name: "+ Waugh Dr./Commonwealth", "+ Hawthorne & Woodhead Street", and "+ Mandell and W. Dallas Street". A small accessibility icon is visible in the bottom right corner of the page.

Projects – Montrose TIRZ 27


<https://montrosehtx.org/projects/>

Home Our Mission Projects Calendar News Zone Studies FAQs Meetings Contact

News

Potential Projects

Below is a list of the Long and Short Term Potential Projects for the Montrose area. If you have any comments or questions, send them to info@montrosehtx.org



(click the image to download the PDF version)

Current Projects

Click the project title to see related information for each project.

- + [Waugh Dr./Commonwealth](#)
- + [Hawthorne & Woodhead Street](#)
- + [Mandell and W. Dallas Street](#)

NEXT STEPS IN-PERSON COMMUNITY MEETING



Thank You!

Contact Us

- info@montrosehtx.org
- montrosehtx.org

Next Public Meeting

September 18th, 2023

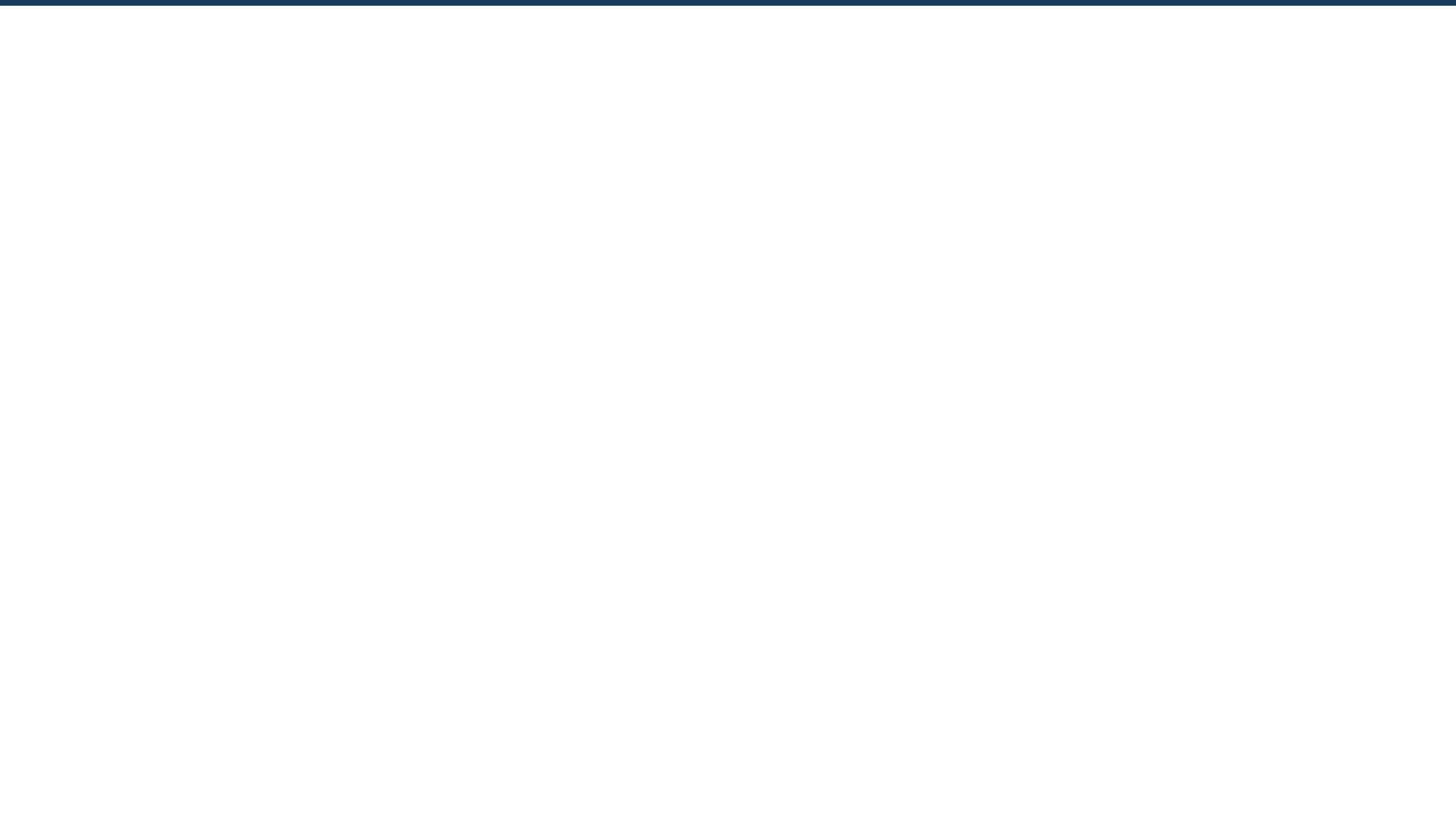
6:30 pm – 7:30 pm

St. Stephens Episcopal

School, Pecore Hall

1800 Sul Ross Street

Houston, Texas 77098



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

Committee Name: Projects and Planning Committee **Date of Meeting:** 8/7/2023

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

- Discussion with SPARK Park Team Members
- Project Status Presentation from Gauge Engineering
- Bond and Grant update from the Goodman Corporation
- Discussion with Hollaway regarding Montrose TIRZ Public Meeting

Notes

- The Committee spoke with the SPARK Park team regarding new park
- Muhammad Presented the Gauge Status Report
- The Goodmand Corporation presented their status report
- Hollaway gave a short update on the Montrose TIRZ Public Meeting

PROGRESS REPORT

AUGUST 2023

MONTROSE/TIRZ 27



11750 Katy Freeway, Suite 400
Houston, TX 77079

MONTROSE BOULEVARD IMPROVEMENTS

- Working towards 90% Plans
- Ongoing coordination with Ismaili Center
- Began the process of reevaluating the roadway cross section south of Westheimer.
- Began designing the Allen Parkway Bridge

WEST GRAY

- See separate Progress Report

DALLAS AND MANDELL IMPROVEMENTS

- N/A

INFRASTRUCTURE REIMBURSEMENT AGREEMENT

THIS INFRASTRUCTURE REIMBURSEMENT AGREEMENT (“Agreement”) is entered into as of the date of the City’s countersignature below (“Effective Date”), between the **CITY OF HOUSTON, TEXAS** (“City”), a Texas home-rule city principally situated in Harris County, and the **MONTROSE REDEVELOPMENT AUTHORITY** (“Authority”), a local government corporation created pursuant to Chapter 431, Subchapter C, Texas Transportation Code; and **REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS** (“Zone”) a tax increment reinvestment zone created by the City pursuant to Chapter 311, Texas Tax Code.

1. This Agreement is being executed in connection with City’s contribution of funds for a project to improve pedestrian safety near Wharton Dual Language Elementary School (“Project”), undertaken pursuant to and in accordance with the Project Plan and Reinvestment Zone Financing Plan for the Zone approved by the City Council of the City by Ordinance No. 2020-1071, passed and adopted on December 9, 2020. The Authority shall be responsible for hiring a contractor to undertake the Project in accordance with the following Scope of Work:
 - Improve pedestrian safety near Wharton Dual Language Elementary School; and
2. Upon completion of the Project, the City shall reimburse the Authority for a portion of the total Project cost in an amount not to exceed **\$25,000.00** on the basis of Project invoices submitted by the Authority and approved by the Houston Public Works Director or their designee (“Director”), showing the work performed on the Project and corresponding itemized actual costs or expenses of that work. The City shall submit reimbursement to the Authority at its address for notices within 30 days of receipt of an approved invoice.
3. The total amount paid by the City to the Authority for the City’s portion of the total Project cost under this Agreement shall not exceed the total cumulative amount of **\$25,000.00**, and City shall have no obligation to pay more than such amount. The Authority recognizes that, under Sections 19 and 19a of the City’s Charter and Article XI, Section 5 of the Texas Constitution, the City may not obligate itself by contract to pay more money than the amount the City Council appropriates; and the Authority further recognizes that the City Council has appropriated and allocated only **\$25,000.00** to the Authority for a portion of the total Project cost under this Agreement. The City’s obligation to the Authority under this Agreement shall not exceed **\$25,000.00**, unless both of the following events occur: (a) the City Council makes further appropriations for this Agreement, and (b) the City issues a duly authorized amendment to this Agreement prior to its termination.

4. Addresses for notice shall be as follows:

City:

Houston Public Works Director
City of Houston, Texas
P.O. Box 1562
Houston, Texas 77002

Authority:

Montrose Redevelopment Authority
c/o Allen Boone Humphries Robinson LLP
Attention: Alia Vinson
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

5. **THE AUTHORITY SHALL (AND SHALL CAUSE ITS CONTRACTOR TO) AGREE TO AND RELEASE THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “CITY”) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE CITY’S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE CITY’S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY. THE AUTHORITY HEREBY COVENANTS AND AGREES NOT TO SUE THE CITY FOR ANY CLAIMS, DEMANDS, OR CAUSES OF ACTION DIRECTLY OR INDIRECTLY RELATED TO ITS RELEASE UNDER THIS SECTION. FOR THE AVOIDANCE OF DOUBT, THIS COVENANT NOT TO SUE DOES NOT APPLY TO CLAIMS FOR BREACH OF THIS AGREEMENT.**
6. The requirements and terms of the City of Houston’s Zero Tolerance Policy for Human Trafficking and Related Activities, as set forth in Executive Order 1-56, as revised from time to time, are incorporated into this Agreement for all purposes. The Authority has reviewed Executive Order 1-56, as revised, and shall comply with its terms and conditions as they are set out at the time of this Agreement’s effective date. The Authority shall notify the City’s Chief Procurement Officer, City Attorney, and the CDO of any information regarding possible violation by the Authority or its contractors or subcontractors providing services or goods under this Agreement within 7 days of the Authority becoming aware of or having a reasonable belief that such violations may have occurred, have occurred, or are reasonably likely to occur.
7. The CDO may terminate this Agreement at any time upon thirty (30) days’ notice in writing to Authority.

8. This Agreement shall expire on December 31, 2026, or when terminated by the CDO, whichever comes first.
9. This Agreement, as well as any written specifications, statement of work, work write-up, other project plan, or any mutually agreed written amendments hereto contain all the agreements between the Parties relating to the subject matter hereof and are the full and final expression of the agreement between the parties.
10. This Agreement may be executed in multiple copies, each of which shall be an original.

[The rest of this page left blank intentionally.]

APPROVED:

**BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER
TWENTY-SEVEN, CITY OF HOUSTON,
TEXAS**

**BOARD OF DIRECTORS OF
MONTROSE REDEVELOPMENT
AUTHORITY**

Chair
Reinvestment Zone Number Twenty-Seven, City
of Houston
Date: _____, 2023

Chair
Montrose Redevelopment Authority
Date: _____, 2023

ATTEST:

ATTEST:

Secretary
Reinvestment Zone Number Twenty-Seven, City
of Houston
Date: _____, 2023

Secretary
Montrose Redevelopment Authority
Date: _____, 2023

APPROVED:

CITY OF HOUSTON

Sylvester Turner
Mayor of the City of Houston

ATTEST:

Pat Jefferson Daniel
City Secretary

APPROVED AND RECOMMENDED:

Carol Ellinger Haddock, P.E.
Director, Houston Public Works

COUNTERSIGNED BY:

Chris Brown
City Controller

APPROVED AS TO FORM:

DATE COUNTERSIGNED:

Assistant City Attorney

L.D. File No. _____

PROGRESS REPORT—AUGUST 2023

METRO 5310 PROGRAM WEST GRAY STREET SIDEWALK IMPROVEMENTS

WBS No. N-T27000-0004-7



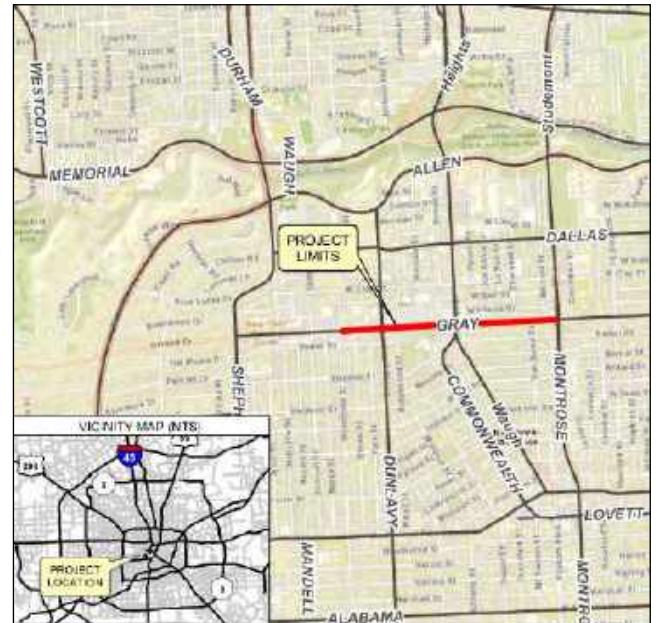
PROJECT LOCATION

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

The project limits are from Woodhead St to Montrose Blvd

FUNDING

- *Design and Construction Oversight Costs*
 - ◇ *Montrose Redevelopment Authority/TIRZ 27*
- *Construction Costs*
 - ◇ *Montrose Redevelopment Authority/TIRZ 27*
 - ◇ *METRO 5310 Program*



PROJECT DESCRIPTION

• **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 corridor were physically walked with an Urban Forester to assist with the sidewalk design around any mature trees.



PROJECT STATUS

- Completed demolition of existing sidewalk and driveways, forming, and installation of new sidewalks and driveways for the following:
 - ◇ South side of W Gray Street from Woodhead Street to Hazel Street.
- Installation of Traffic Control and Tree Protection along W Gray Street from just west of Waugh Dr up to Eberhard St.
- Completed demolition of existing sidewalk and driveways on the south side of W Gray from just west of Hazel St to just past Eberhard St. Form-work installations in progress.

NEXT STEPS

- Continue construction heading east on the south side of W Gray Street.

PROGRESS REPORT—AUGUST 2023

METRO 5310 PROGRAM WEST GRAY STREET SIDEWALK IMPROVEMENTS

WBS No. N-T27000-0004-7



CONSTRUCTION TIME

- Original Contract Time: 6 Months
- Notice to Proceed Date: June 19, 2023

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

PAYMENT ESTIMATES

Original Contract Amount	\$813,243.50
Change Order Amount to Date	-
Current Contract Amount	\$813,243.50
Previous Payments	\$33,582.02
Current Payment (s) Due	\$144,503.08
Contract Completion Date	12/16/2023
Balance Remaining	\$625,785.50



Sidewalk Concrete Pour



Tree Protection



Driveway Installation



Ramp Formwork Installation

Committee Report Form

Committee Name: Public Engagement Committee Meeting

Date of Meeting: 7/28/2023

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt	Eureka Gilkey
Amanda Flores	Connor Stokes
Rosaura Martinez	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Discussion over minutes from meeting with Chair Webb, Gauge Engineering, and ABHR regarding the Montrose Boulevard Public Meeting
 - Part one – Gauge Presentation
 - Part two – In-person public meeting
 - Confirmation of timeline and purpose
- Discussion over logistics of public meeting lead by Hollaway
- Discussion over public messaging to be shared during the August 21st Board Meeting

Notes

- The Committee discussed the meeting between Hollaway, Gauge, and Chair Webb
- Amanda proposed that a member from the Public Engagement Committee be switched to P&P to help information sharing
- Connor from Hollaway reviewed the part one and part two meeting structures for the Montrose Blvd public meetings

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

Committee Name: Public Engagement Committee **Date of Meeting:** 8/17/2023
Meeting _____

Chairperson: Lisa Hunt

Attendees:

Lisa Hunt	Eureka Gilkey
Amanda Flores	Connor Stokes
Rosaura Martinez	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Discussion regarding Hollaway’s Activities
 - Montrose Blvd Public Meeting
 - August 21st Board Meeting
- Discussion with January Advisors regarding updated PowerPoint Presentation
- Discussion on next steps after August 21st Board Meeting regarding public meeting timelines

Notes

- The Committee reviewed actionable items for following public meetings



Progress Report: Montrose TIRZ Regular Meeting – Aug. 21, 2023

Hollaway Environmental + Communications Services

Activities completed or in-progress this period:

- Presentation development support for the Aug. 21, 2023, Montrose Boulevard Improvement Project presentation.
- Participation in scheduled Projects and Planning Committee and Public Engagement Committee meetings.
- Planning activities and materials development for the Sept. 18, 2023, Montrose Boulevard Improvement Project public engagement meeting, in coordination with Gauge Engineering.
- Development of a draft Communications and Outreach Plan for the Montrose TIRZ.
- Development of draft branding guidelines and standard templates e.g., letterhead, memo, news release, MS PowerPoint presentation, etc.) for the Montrose TIRZ.
- Development of draft standard messaging for the Montrose TIRZ.

Activities expected to be complete next period:

- Participation in scheduled Projects and Planning Committee and Public Engagement Committee meetings.
- Execution of the Sept. 18, 2023, Montrose Boulevard Improvement Project public engagement meeting.
- Submittal of a draft Communications and Outreach Plan for the Montrose TIRZ for review and consideration by the Public Engagement Committee.
- Submittal of proposed updates to the Montrose TIRZ website and subsequent implementation of website updates pending approval by the Public Engagement Committee.
- Submittal of draft branding guidelines and standard templates (e.g., letterhead, memo, news release, MS PowerPoint presentation, etc.) for review and consideration by the Public Engagement Committee.
- Development of draft standard messaging for the Montrose TIRZ for review by the Public Engagement Committee.

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

Committee Name: Affordable Housing Committee **Date of Meeting:** 8/10/2023

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Eureka Gilkey</u>
<u>Amanda Flores</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Discussion with Committee regarding legal policy framework – 30 minutes
- Discussion with Jeff Reichman regarding January Advisor Updates on presentation to the Board – 20 minutes
- Discussion with Hollaway regarding Montrose Public Meeting Status - 10 minutes

Notes

- January Advisors presented the draft presentation that will be presented to the Board on August 21st
- Sanjay Bapat from ABHR presented the changes to the Housing Policy
- Sanjay discussed the history of the Affordable Housing Committee’s meetings with the City of Affordable Housing Policy
- January Advisors discussed the gold standard for percentage of affordable housing to receive a TIRZ incentive
- Sanjay discussed what will be presented to the Board
- January Advisors resumed their presentation
- Connor presented the Hollaway Presentation regarding updates on the August 21st Board Meeting
- Lisa discussed changes to the Public Engagement Policy

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
PUBLIC INFRASTRUCTURE DEVELOPMENT
REIMBURSEMENT POLICY**

OBJECTIVE

The City of Houston Tax Increment Reinvestment Zone No. 27 (hereafter “Zone” or “TIRZ 27”) adopted a Project Plan and Reinvestment Zone Financing Plan for the purpose of financing the construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries (the “Project Plan”). The Montrose Redevelopment Authority (“MRA”) has contracted with the Zone to execute all elements of its Project Plan.

The objective of this policy is to define the conditions under which the Zone will consider a reimbursement for specific public improvements or affordable housing built by a developer around or as part of the developer’s project within the boundaries of TIRZ 27 by utilizing the tax increment generated from such developer’s project site.

HISTORY

The Houston City Council created the Tax Increment Reinvestment Zone in 2015 and it is funded by tax increment funds received from the City of Houston.

PROCEDURES AND GUIDELINES

Any developer that would like to pursue a potential reimbursement for proposed public improvements to be built around a proposed project or affordable housing as part of a new multifamily development, in each case, within the Zone must submit a proposal for funding to the MRA Projects and Planning Committee.

All Proposals must include:

- The budget for the entire project including hard and soft development costs. This budget must include the construction of the developer’s proposed project and specifically the public infrastructure costs for which the request is being made.
- Any proposal for a development that includes multifamily must include an affordable housing component as a condition to reimbursement. The affordable housing portion of the proposals must include the following:
 - Minimum of 20% of the multifamily units reserved for affordable housing.
 - The cost per unit for the affordable units and cost per unit of the market rate units.
 - Rental rates for the affordable housing rates based on 60% area median income.
 - The target market and demographic for the affordable units.
 - Confirmation of a covenant running with the land to ensure the housing remains affordable over time.

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
PUBLIC INFRASTRUCTURE DEVELOPMENT
REIMBURSEMENT POLICY**

- Developer financial statements evidencing capacity to complete the project and the developer's financial need for reimbursement.
- Plans and Specifications for the project and any public improvements.
- Detailed narrative description of public improvements and/or affordable housing components for which reimbursement is sought.
- Drawings or photographs of the project and pro forma projections (if applicable)
- Description of Applicant's experience in developing similar projects.
- Identification of the property benefited, and the increment expected.
- The developer's proposal for reimbursement.

Completed applications will be reviewed by the MRA Planning and Projects Committee (the "Committee"), and it may request additional information from applicants. The Committee will present a recommendation to the board of directors on whether to assign representatives from the board to negotiate terms ("Negotiation Team") or to reject the proposal. Applications with an affordable housing component will require a representative from MRA's Affordable Housing Committee on the Negotiation Team. Applicants will be notified of the date and time of the MRA board meeting at which the directors will consider the recommendation and determine if the MRA will proceed with negotiations.

Following negotiations, the Negotiation Team will make a recommendation to the board to accept or reject the negotiated Development Reimbursement Agreement. All parties will be notified of the date and time of the MRA board meeting at which the directors will consider the recommendation.

DEVELOPMENT AGREEMENT TERMS

CRITERIA

Criteria for consideration of potential agreements are based on factors including, but not limited to:

- Importance of the public infrastructure project and/or affordable housing to the goals of the Zone's Project Plan; the Committee will only recommend projects that directly advance the goals of the Project Plan.
- Current or intended land use.
- Increment created.

TERMS

General Terms for potential agreements include but are not limited to:

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
PUBLIC INFRASTRUCTURE DEVELOPMENT
REIMBURSEMENT POLICY**

- Applications for reimbursement using Zone increment will only be considered for public infrastructure and affordable housing and will be approved on a case by case basis. MRA will not entertain reimbursements outside of these categories.
- Any proposed development that contains multifamily must include affordable housing in order to be eligible for any Development Agreement, including those seeking infrastructure reimbursement only.
- MRA reserves the right to enter into a Development Agreement in its sole discretion. There is no implied requirement by the MRA to negotiate or enter into an agreement.
- MRA does not pay any interest on funds to be reimbursed and will not borrow funds or issue bonds to reimburse developers.
- The developer must pay all MRA costs incurred in negotiating the Development Agreement.
- In the funding of Development Agreements, MRA will commit no more than fifty percent (50%) of the tax increment after all required City fees have been paid (admin/muni and others as created by the City) created by an applicant's approved project for the funding of the Applicant's approved Development Agreement.
- MRA expressly reserves the right to require development impact studies and any other studies for any project in which it is considering financial participation. The expenses for any study required by MRA shall be reimbursable only if the project is approved and MRA financial participation occurs.
- Development must not begin on the project or the public improvements before the Development Agreement is approved by the MRA and approved by the City of Houston. If a Development Agreement is approved, the Parties to the agreement must complete the project in accordance with the terms and conditions of that Development Agreement and provide all required approvals, information and documents.
- It shall be the responsibility of the Developer to provide MRA with BEFORE, DURING, and AFTER photographs of the improvements, and grant MRA the right to use these photographs for promotional and educational materials.
- All parties to any Development Reimbursement Agreement must agree to place a sign on said property denoting the MRA's financial contribution for the duration of construction of the project. The design of the sign will be provided by MRA.

RELEASE OF FUNDS

No reimbursement funds will be released until:

- All documentation required under the terms of the Development Agreement have been received, reviewed and approved by the Committee and/or Affordable Housing Committee, as applicable.

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
PUBLIC INFRASTRUCTURE DEVELOPMENT
REIMBURSEMENT POLICY**

- Development Agreements with affordable housing components must clear an annual compliance review prior to making the annual payment pursuant to the Development Agreement.
- All work has been completed and approved/released by COH and an inspection of the project has been done by MRA or its consultant(s).
- If applicable, executed copies of any contract work guarantees shall be attached to the final inspection agreement.
- Written request for payment, including invoice, release of liens, and other supporting documentation has been submitted to and approved by MRA.
- All terms of the Development Agreement have been met.
- All other terms as detailed in the Development Agreement have been met.

INSURANCE

Applicant will be required to maintain (or cause the Applicant's contractor to maintain) insurance coverage on the Project during construction, in accordance with the terms and conditions of the Development Agreement.

MRA RESERVES THE RIGHT TO MODIFY THIS POLICY AT THE BOARD OF DIRECTORS' SOLE DISCRETION.

Montrose TIRZ

Affordable housing update

August 21, 2023

What we found (current conditions)

- Despite moderate growth in SFH, Duplexes, and Condos, the housing stock in Montrose remains largely unchanged since 2019.
- Median rent has continued to increase, driven by growth in high end rentals.
- Starting in 2015, there is an accelerating downward trend in the ownership tenure of residential property owners in Montrose.

What we found (renter analysis)

- The majority of Montrose residents are renters, and it has gained 3,000 new renter households since 2012.
- More Montrose renters live in large building with 50+ units; fewer live in buildings with 5-20 units.
- Extremely low-income renters (<30% AMI) are becoming scarcer in Montrose.
- The majority of the lowest-income renters in Montrose pay more than half of their income on rent.
- Montrose is losing low-income families with children.
- Supply is not meeting demand for affordable housing, and the problem is growing worse.

Current conditions update

Building Classifications

Classification	# of Parcels (2019)	% of Residential Parcels (2019)	# of Parcels (2022)	% of Residential Parcels (2022)
Single family homes	6,276	66.1%	6,771	65.7%
Duplexes	374	3.9%	410	4%
Triplexes	26	3.9%	39	0.4%
Fourplexes	7	0.1%	9	0.1%
Condos	1,792	18.9%	2,042	19.8%
Townhomes	419	4.4%	419	4.1%
Apartments with up to 20 units	464	4.9%	464	4.5%
Apartment garden (1-3 stories)	43	0.5%	44	0.4%
Apartment mid rise (4-11 stories)	20	0.2%	20	0.2%
Apartment high rise (12+ stories)	5	0.1%	5	0%

Single family parcels are growing (+495) but the overall share is shrinking slightly (-0.4%).

Condo parcels are also growing in both number of parcels (+250) and share (+0.9%).

Residential Rentals

Bedrooms	Median Rent (2019)	Median Rent (2023)	% change
Studio	\$950	\$2,589	+172%
1 bedrooms	\$1,295	\$1,800	+39%
2 bedrooms	\$1,850	\$2,720	+47%
3 bedrooms	\$3,125	\$3,700	+18%
4+ bedrooms	\$4,000+	\$5,200+	+30%

Based on 2,063 unique rental ads observed between 7/14/23 - 8/11/23.

Median rent is calculated among all rental listings of a particular size.

In 2019, we noted that median rent increases were driven by high priced new development.

Lack of available land in Montrose means that new buildings displace existing buildings, exacerbating the problem by removing lower priced housing from the mix.

Big buildings cost more than small complexes

Bedrooms	Median Rent - Big	Median Rent - Small	% difference
Studio	\$2,684	\$975	+ 175%
1 bedrooms	\$1,887	\$1,300	+ 45%
2 bedrooms	\$2,861	\$2,150	+ 33%
3 bedrooms	\$3,045	\$3,750	- 19%

“Big” buildings have more five or more units listed at an address.

Median rent is calculated among all rental listings of a particular size.

In 2019, we noted that median rent increases were driven by high priced new development.

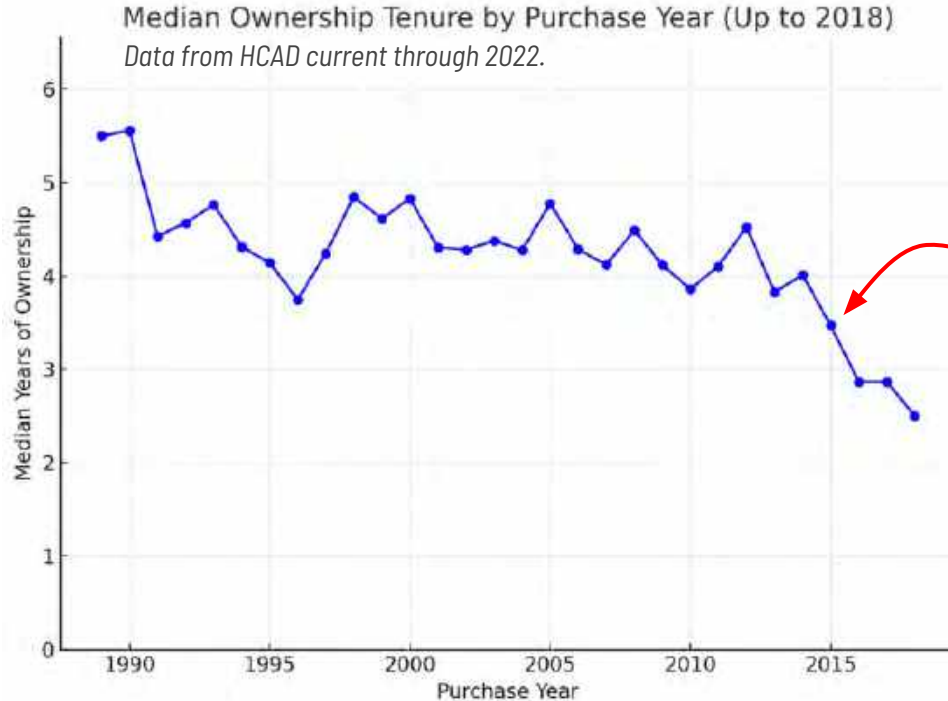
Lack of available land in Montrose means that new buildings displace existing buildings, exacerbating the problem by removing lower priced housing from the mix.

Large, luxury units drive up the median price for studios



Studios at Hanover Parkview can cost more than \$2,000 per month.

Residential Real Estate - Ownership Analysis



Starting in 2015, there is an accelerating downward trend in the ownership tenure of residential property owners in Montrose.

Residential Real Estate - Preliminary Sales Analysis

Square Feet	Sales	Median Price	Median Price per Square Foot
0-500	3	\$85,000	\$200.95
500-1000	119	\$172,000	\$227.40
1000-1500	190	\$319,750	\$256.64
1500-2000	172	\$445,000	\$246.88
2000-2500	298	\$520,000	\$232.23
2500-3000	346	\$629,995	\$238.84
3000-3500	173	\$749,900	\$238.07
3500-4000	71	\$899,999	\$245.40
4000-4500	46	\$1,390,000	\$322.52
4500-5000	16	\$1,261,719	\$265.37
5000-10000+	20	Over \$2m	\$431.21

Most of the sales volume over the last five years is for houses greater than 2,000 square feet and priced over \$500,000.

Sales data from Redfin, 2018-2023.

Who rents in Montrose?

About the data

American Community Survey, IPUMS microdata, 2012-2019 and 2021.

These are *estimates* from PUMA-level summaries, which is larger than the zip codes we're using to identify Montrose. The microdata does not allow us to get more fine-grained in geography. However, it gives us more flexibility in our calculations to make full use of the questions around income, housing, and rents than the standard Census tables allow.

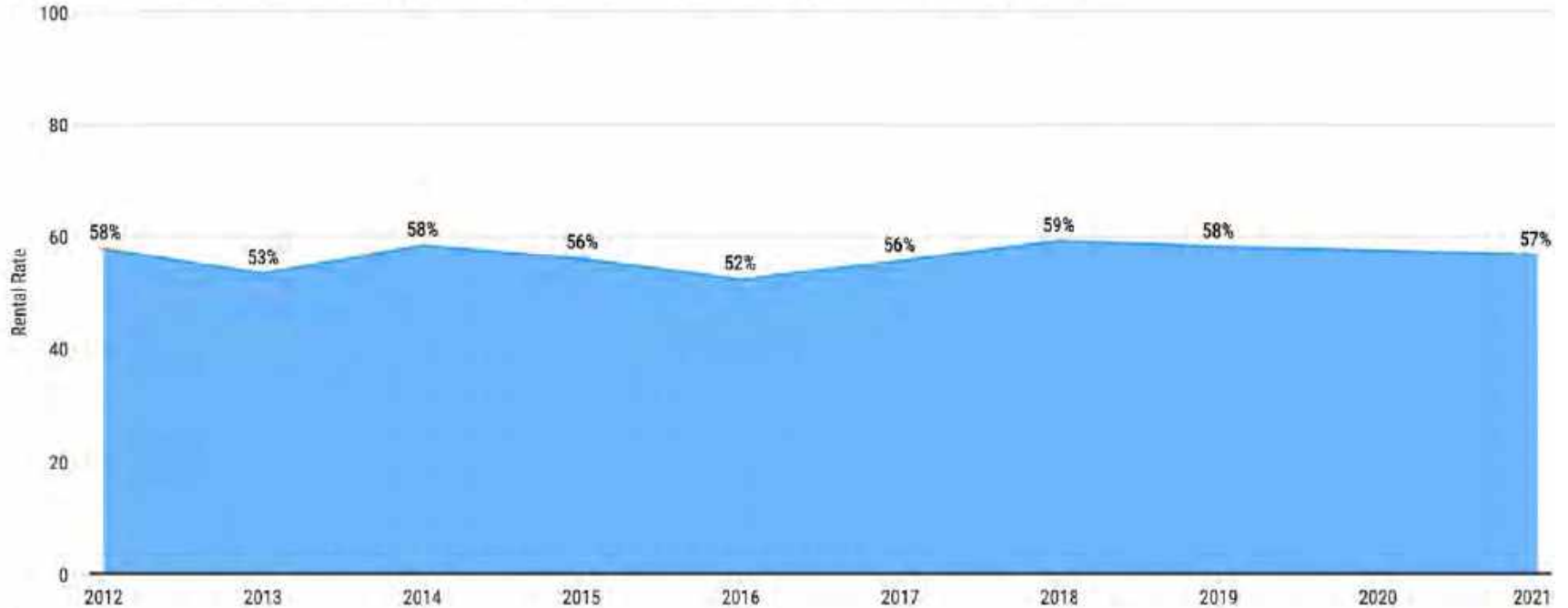
2020 ACS data is experimental and not recommended for use in the analysis. We based much of this analysis and approach on [IHS's state of affordable housing in Chicago](#).

Key findings

- The majority of Montrose residents are renters, and it has gained 3,000 new renter households since 2012.
- More Montrose renters live in large building with 50+ units; fewer live in buildings with 5-20 units.
- Extremely low-income renters (<30% AMI) are becoming scarcer in Montrose.
- The majority of the lowest-income renters in Montrose pay more than half of their income on rent.
- Montrose is losing low-income families with children.
- Supply is not meeting demand for affordable housing, and the problem is growing worse.

57% of Montrose households are renters

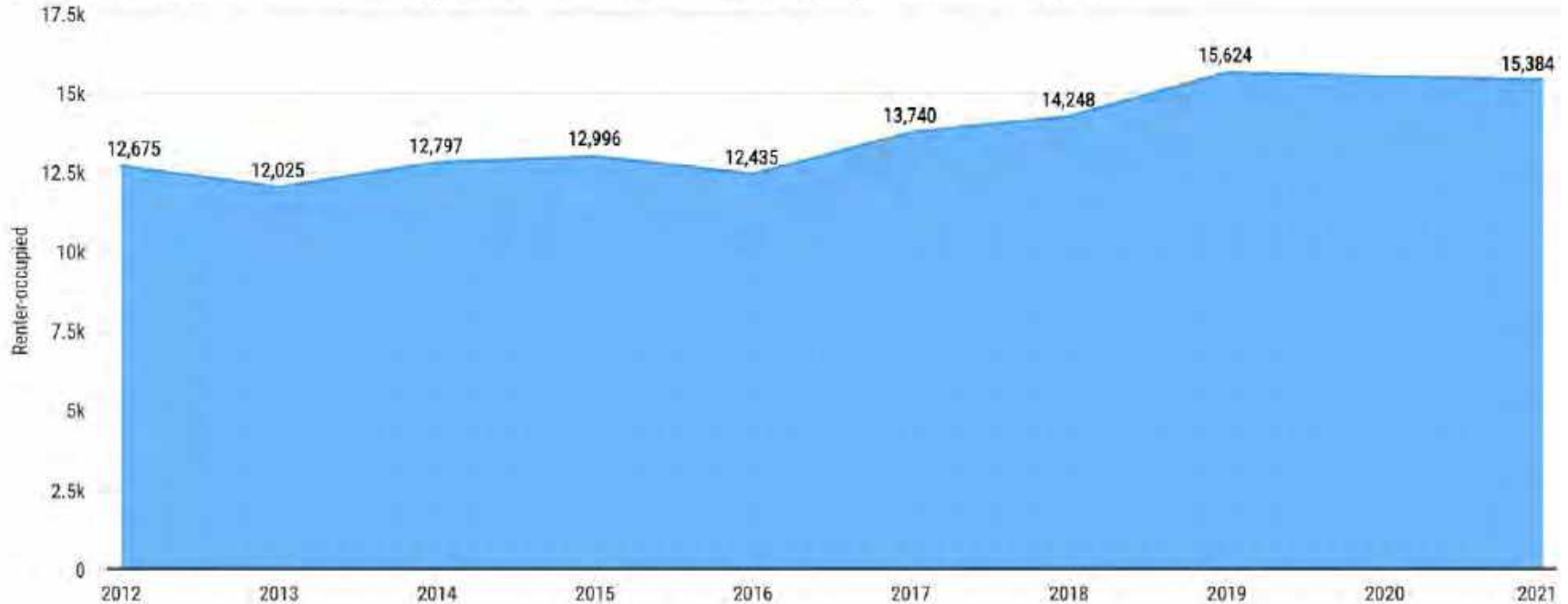
Share of households that rent in Montrose by year. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021

Montrose has added nearly 3,000 more renters since 2012

Number of households that rent in Montrose by year. Montrose includes households living in zip codes 77006, 77098, 77019.

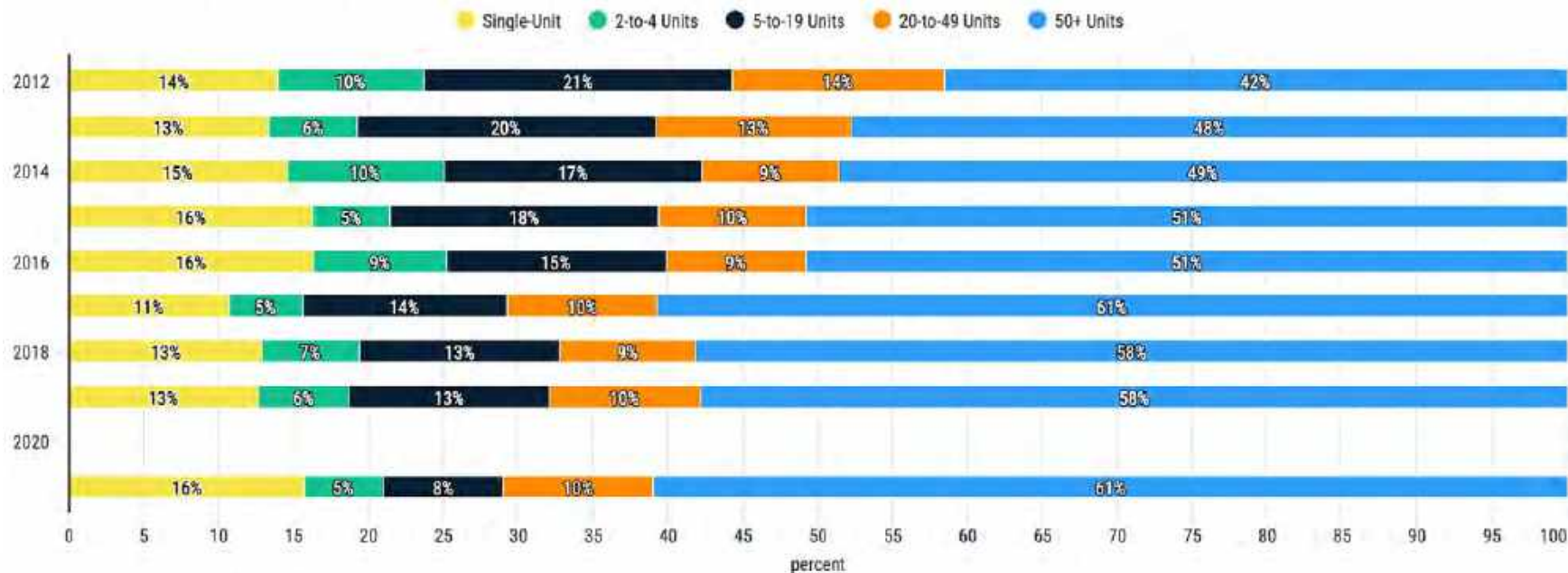


Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021

Larger buildings have replaced rentals with 5-19 units

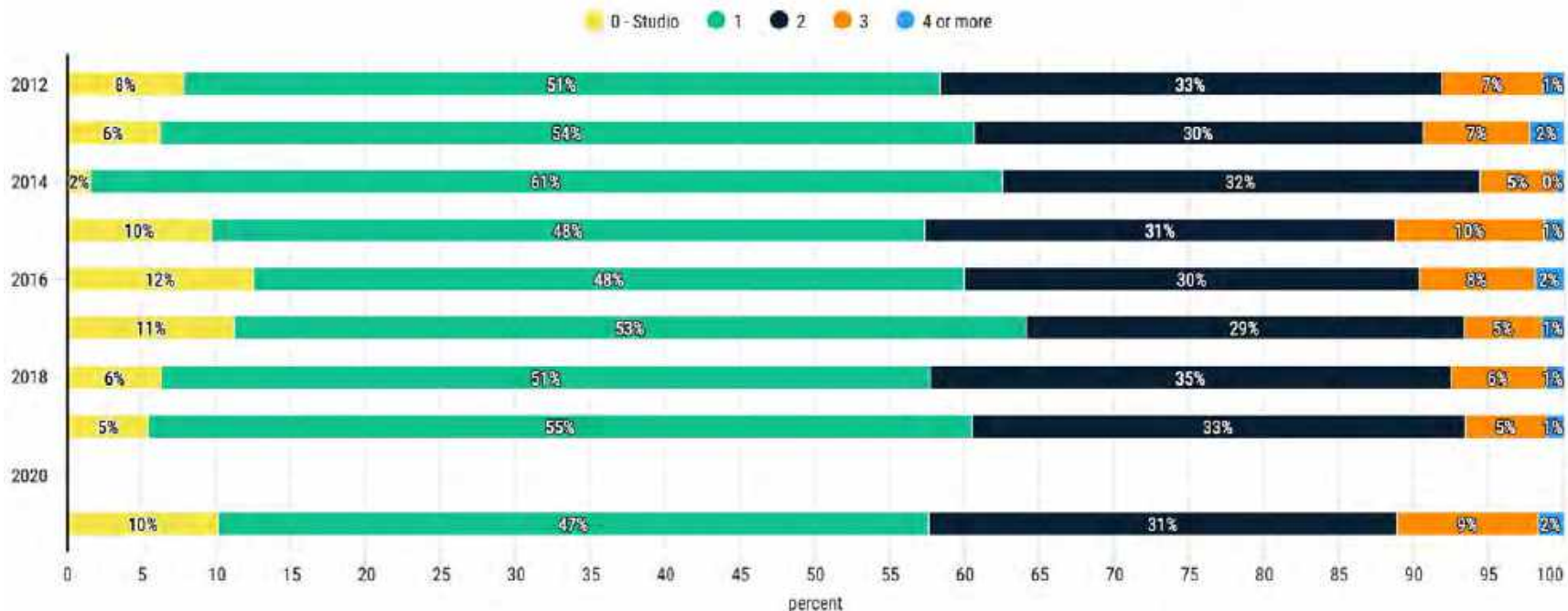
In 2012, 21% of renters lived in buildings with 5-to-15 units. In 2021, only 8% lived in these buildings. At the same time, renters living in building with 50+ units increased from 42% to 61%.

Share of households that rent by building type in Montrose by year. Montrose includes households living in zip codes 77006, 77098, 77019.



One bedrooms remain most common rental in Montrose

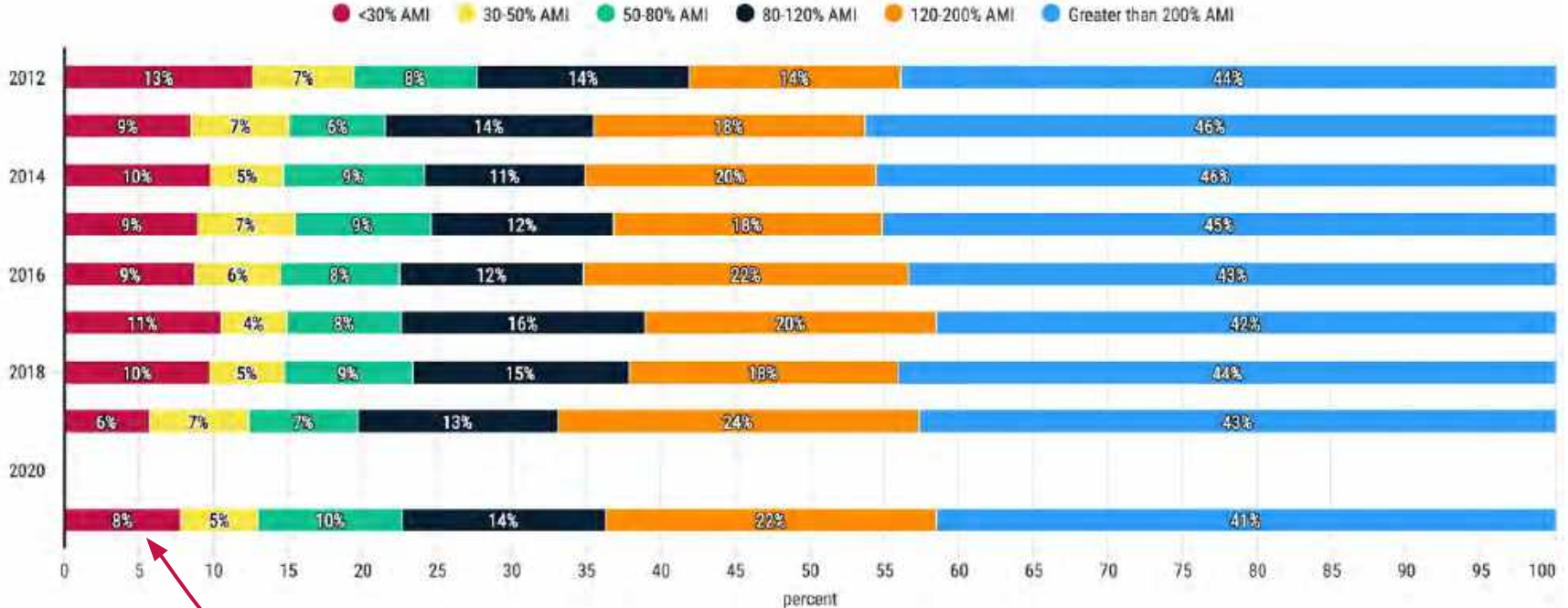
Share of renter households by number of bedrooms in Montrose, 2012-2021. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021.

Extremely low-income renters are less common in Montrose.

Share of households that rent by income levels in Montrose by year. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021

Renters making below 30% AMI used to make up 13% of renter households in 2012. In 2021, they make up 8%.

Montrose is losing low-income families with children

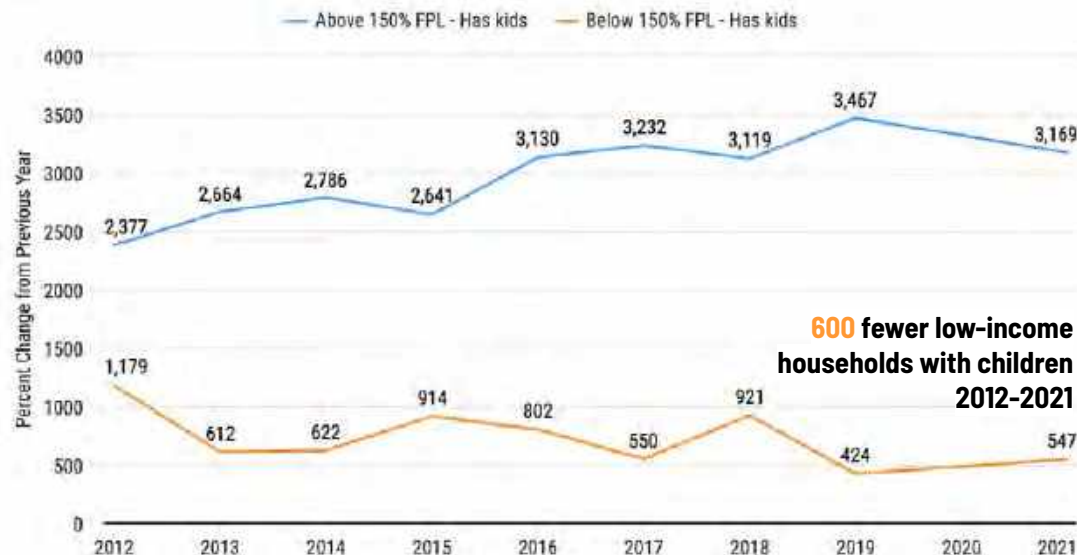
An estimated 25% percent of Montrose renter households have children (down from 29%).

There are an estimated 600 fewer low-income households with children living in Montrose in 2021 compared with 2012.

At the same time, renter households with children living above 150% FPL have grown by nearly 800.

Low-income renters without children have declined somewhat during this period but there are roughly similar numbers in 2021 as in 2012.

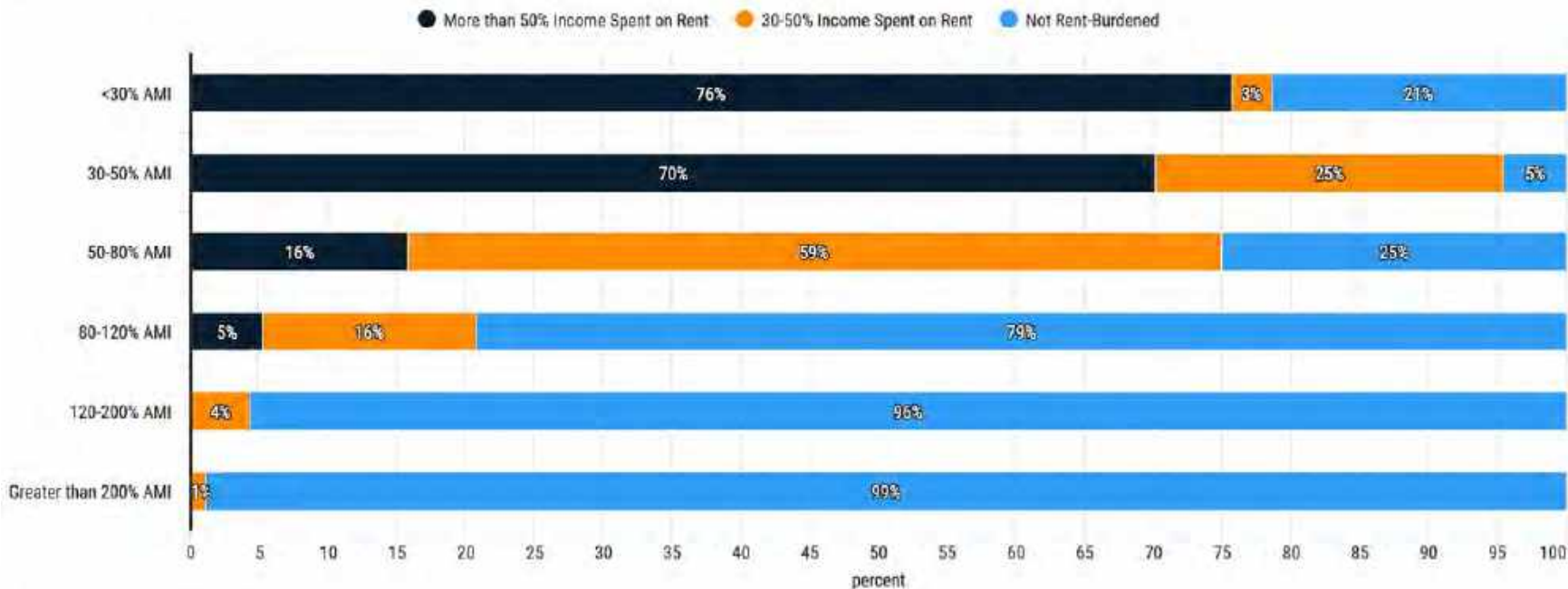
Household with children by income levels in Montrose. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021.

The majority of the lowest-income renters in Montrose are paying more than half of their income on rent.

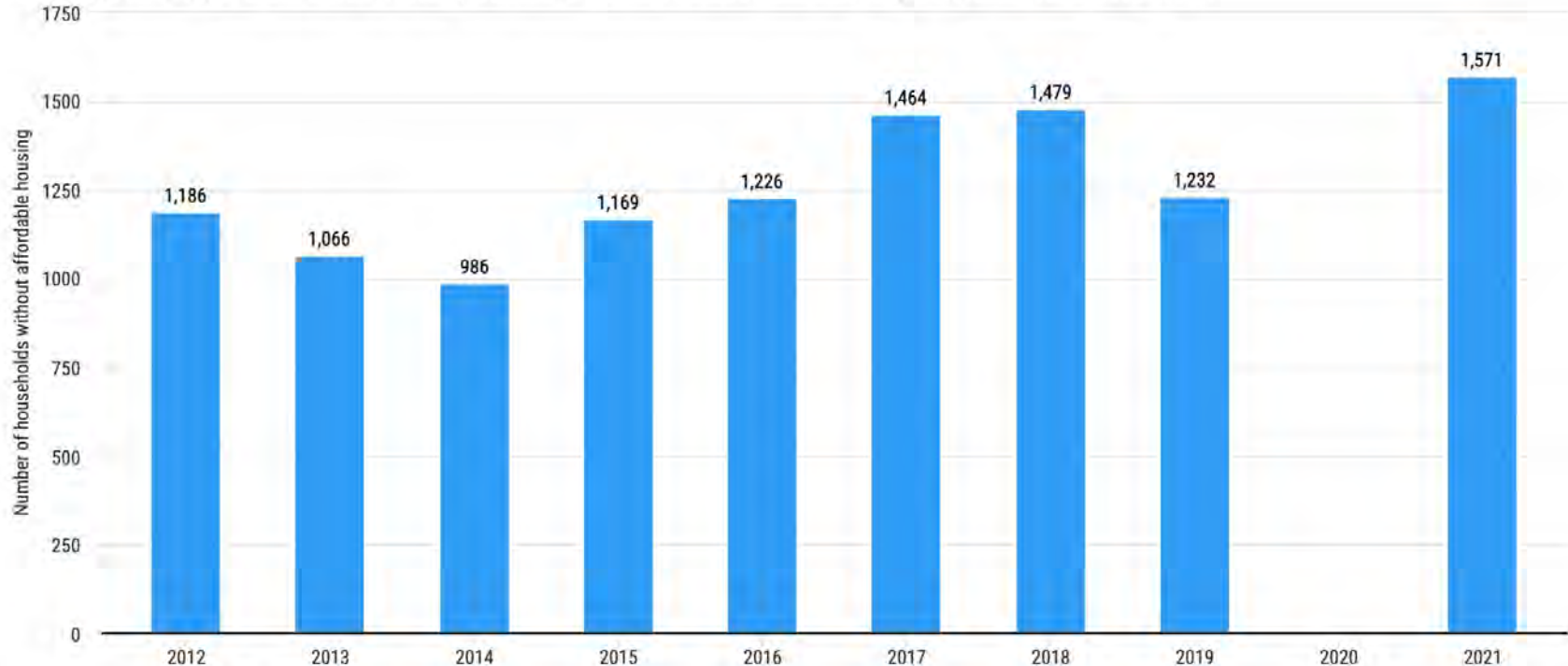
Share of renter households by income and cost-burdened status in Montrose, 2021. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2021

The gap in affordable housing has grown in Montrose

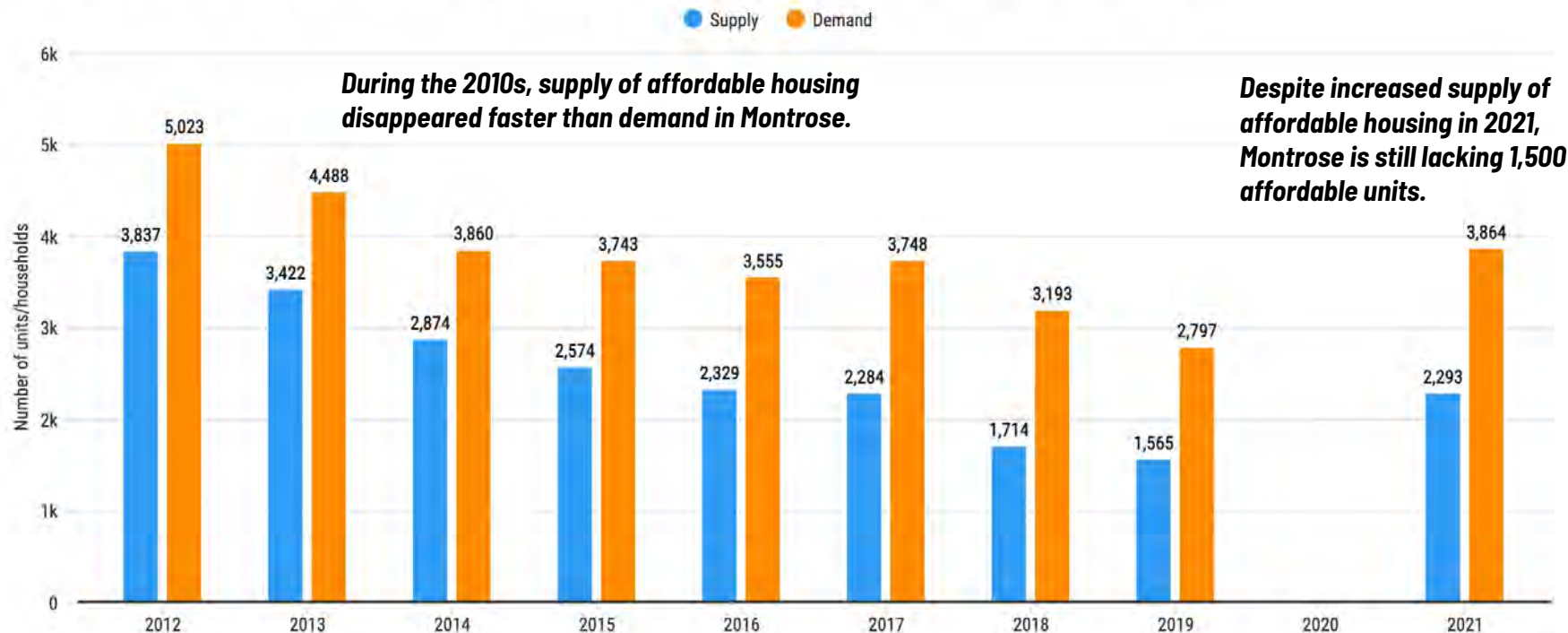
Estimated gap in supply of affordable rental housing in Montrose. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021. Supply of affordable housing is the number of occupied rental units affordable to a 4-person household living at or below 150% of poverty line. Demand is number of households living in affordable units and renter households living at or below 150% of poverty in less affordable units.

Supply of affordable housing is not meeting demand

Estimated supply and demand for affordable rental housing in Montrose. Montrose includes households living in zip codes 77006, 77098, 77019.



Source: American Community Survey PUMS Data 1-Year, 2012-2019, 2021. Supply of affordable housing is the number of occupied rental units affordable to a 4-person household living at or below 150% of poverty line. Demand is number of households living in affordable units and renter households living at or below 150% of poverty in less affordable units.

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

July 31, 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, 2024

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	6,849,164.81	0.00	0.00	6,849,164.81
Revenue	5,246,988.47	14,197,012.66	429,979.29	19,873,980.42
Expenditures	491,496.85	0.00	0.00	491,496.85
Ending Balance	11,604,656.43	14,197,012.66	429,979.29	26,231,648.38

NOTES:

July 31, 2023

General Operating Fund

BEGINNING BALANCE: **6,849,164.81**

REVENUE:

TIRZ 27 Increment		5,203,067.04	
Stellar Bank Interest		84.64	
TexPool Interest		43,711.79	
Voided Check (s)	2203	125.00	
Total Revenue:			5,246,988.47

DISBURSEMENTS:

Checks Presented At Last Meeting		491,496.85	
Checks Written at/after Last Meeting		0.00	
Bank Charges		0.00	
Total Expenditures			491,496.85

Ending Balance: **11,604,656.43**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	21,674.50
TexPool	*0001	5.1238	11,582,981.93
		Total	11,604,656.43

TIRZ 27 - Montrose RA
Checks Presented
 August 21, 2023

Num	Name	Description	Amount
2205	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-3,477.39
2206	Equi-Tax Inc.	Tax Roll Management	-638.10
2207	ETI Bookkeeping Services	Bookkeeping Fee	-2,104.15
2208	Gauge Engineering, LLC	Engineering Fees	-340,097.73
2209	Hollaway Environmental & Communications	Public Engagement Expenses	-8,105.00
2210	Montrose Collective Owner LP	Developer Reimbursement	-158,598.12
2211	R. Miranda Trucking & Construction, LLC	Safe Streets / Safe Sidewalks	-239,614.30
2212	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2213	The Goodman Corporation	Planning Consultant	-21,960.00
Total			-774,719.79

Capital Projects Fund

BEGINNING BALANCE		0.00
REVENUE		
Bond Proceeds	14,172,869.70	
TexPool Interest	24,142.96	
Voided Check(s)	0.00	
Total Revenue		14,197,012.66
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
Total Expenditures		0.00
ENDING BALANCE		14,197,012.66

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.1238	14,197,012.66
		Total	14,197,012.66

Montrose Redevelopment Authority/ TIRZ 27
\$14,965,000 Tax Increment Contract Revenue Bonds Series 2023
Use and Distribution

	<u>Amount</u> <u>Approved</u>	<u>Distribution</u>	<u>Variance</u>
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	0	14,172,870
Total Bond Project Cost	14,172,870	0	14,172,870
<u>Non-construction costs</u>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
Total Nonconstruction Costs:	1,314,840	1,314,840	0
Total Bond Issuance Requirement*	15,487,710	1,314,840	14,172,870
Interest Earned			24,143
Ending Bank Balance			<u><u>14,197,013</u></u>

*Balance of \$15,487,710 comprised of \$14,965,000 Issuance plus \$522,710 Net Premium

Debt Service Fund

BEGINNING BALANCE		0.00
REVENUE		
Bond Proceeds	429,979.29	
Regions Bank Interest	0.00	
Voided Check (s)	0.00	
Total Revenue		429,979.29
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		429,979.29

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Regions Bank	*4347		429,979.29
		Total	429,979.29

Montrose Redevelopment Authority / TIRZ 27
Investment Report
July 31, 2023

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Deposits or (Withdrawals)	Ending Balance		
			N.A.V.	Book			Market	N.A.V.	
GOF	TexPool	5.1238	0.99982	6,839,270.14	6,838,039.07	4,700,000.00	11,579,970.35	0.99974	11,582,981.93
CPF	TexPool	5.1238	0.99982	0.00	0.00	14,172,869.70	14,193,321.44	0.99974	14,197,012.66

Debt Service Account held by Regions

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
DSF	Regions Bank	0.00	7/20/2023	0.00	0.00	429,979.29	429,979.29

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	9,894.67	84.64	11,695.19	21,674.50

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	21,674.50	FHLB-Dallas	1,000,000	LOC	1,000,000	1,000,000
Regions Bank	429,979.29	FDIC	250,000	FDIC	250,000	250,000

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 10/15/2022
------------------------------------	----------------------------------	----------------------------------

TIRZ 27 - Montrose RA
Profit & Loss Budget vs. Actual
July 2023

	July			Year to Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	5,476,913	6,279,270	-802,357	5,476,913	6,279,270	-802,357	6,279,270
6-4330 · Interest	67,939	4,167	63,772	67,939	4,167	63,772	50,000
6-4336 · Grants	0	1,314,167	-1,314,167	0	1,314,167	-1,314,167	15,770,000
6-4340 · Bond Proceeds	14,602,849	0	14,602,849	14,602,849	0	14,602,849	0
Total Income	20,147,701	7,597,604	12,550,097	20,147,701	7,597,604	12,550,097	22,099,270
Expense							
6-6300 · Salaries and Benefits	0	6,000	-6,000	0	6,000	-6,000	72,000
6-6320 · Legal Fees	3,477	10,000	-6,523	3,477	10,000	-6,523	120,000
6-6321 · Auditing Fees	0	0	0	0	0	0	10,000
6-6322 · Engineering Fees	530	4,167	-3,637	530	4,167	-3,637	50,000
6-6323 · Planning Consultants	21,960	4,167	17,793	21,960	4,167	17,793	50,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	5,833	-5,833	70,000
6-6333 · Accounting	1,550	1,583	-33	1,550	1,583	-33	19,000
6-6334 · Tax Roll Management	638	667	-29	638	667	-29	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	125	0	125	0
6-6410 · Montrose Collective Reimburse	158,598	0	158,598	158,598	0	158,598	0
6-6420 · City of Houston Admin Fee	273,846	313,964	-40,118	273,846	313,964	-40,118	313,964
6-6430 · COH Municipal Services	183,610	196,546	-12,936	183,610	196,546	-12,936	196,546
6-6450 · Public Engagement Expenses	8,105	5,000	3,105	8,105	5,000	3,105	60,000
6-6460 · Board Development	0	417	-417	0	417	-417	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	62,500	-62,500	750,000
6-7212 · Hawthorne Safe Street	53,854	0	53,854	53,854	0	53,854	0
6-7213 · Woodhead Safe Street	53,854	0	53,854	53,854	0	53,854	0
6-7214 · Dallas Bikeway	0	36,167	-36,167	0	36,167	-36,167	434,000
6-7217 · Sidewalk Program/ Safe	0	29,167	-29,167	0	29,167	-29,167	350,000
6-7218 · Montrose Blvd - Reconstruction	111,803	617,500	-505,697	111,803	617,500	-505,697	7,410,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	10,417	-10,417	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	10,417	-10,417	125,000
6-7221 · Mandell Bikeway	0	36,167	-36,167	0	36,167	-36,167	434,000
6-7222 · Safe Route to School Sidewalk	144,503	0	144,503	144,503	0	144,503	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	62,500	-62,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	34,911	0	34,911	34,911	0	34,911	0
6-7225 · W. Gray Street Sidewalk Improve	2,400	0	2,400	2,400	0	2,400	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	110,833	-110,833	1,330,000
6-7227 · Westheimer Corridor Study	0	20,833	-20,833	0	20,833	-20,833	250,000
Total 6-7000 · Capital Expenditure	401,325	996,501	-595,176	401,325	996,501	-595,176	11,958,000
Total Expense	1,053,764	1,544,845	-491,081	1,053,764	1,544,845	-491,081	12,937,510
Net Income	19,093,937	6,052,759	13,041,178	19,093,937	6,052,759	13,041,178	9,161,760

Montrose TIRZ 27 Board Meeting August 21st, 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
- 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
- Worked with January Advisors to submit an updated scope of services

Projects and Planning Committee:

- Attended 1 Committee meeting;

Finance Committee:

- No Board Action needed

Public Engagement Committee:

- Attended 2 Committee meeting;
- Managed the Montrose info email;