

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

October 16, 2023

The Board of Directors (the "Board") of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone") and Montrose Redevelopment Authority, City of Houston, Texas (the "Authority") met in regular session, on the 16th day of October, at The Montrose Center, 401 Branard Street, Houston, Texas, 77006, inside the boundaries of the Zone, and the roll was called of the members of the Board being present:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Eureka Gilkey	Position 4
Amanda Flores	Position 5
Jeffrey Watters	Position 6
Ray Valdez	Position 7

and all of the above were present in person, except Directors Noebels and Gilkey, thus constituting a quorum.

Also attending the meeting were Patti Joiner and Walter Morris of Knudson LLP ("Knudson"); Muhammad Ali of Gauge Engineering ("Gauge"); Rosaura "Rosie" Martinez of Hollaway Environmental Communications ("Hollaway"); Geoff Carleton of Traffic Engineers, Inc.; Kristi Miller of The Goodman Corp. ("Goodman"); Jennifer Landreville of ETI, Inc. ("ETI"); James Vick and Mike Robinson of SWA Group; Craig Koehl of Urban Forestry, Inc.; Katy, Mehdi, and Lyla Rais, Kevin Strickland, Gloria Suarez, Steve Longmire, Cynthia Doerr, Jonna Hitchcock, Rocky Kneten, Sarah Frazier, Simon Newton, Jose Gorman, Michelle Bouchard, Laura Caille, Joe Cutrufo; James Schriver, Lucia and Les Leal, Matt Williams, Linda Koppenhaver, Sharon Lord, David Centanni, Marian Wright, Liame LaCore, Basil Colston, Jan Lepicovsky, Karen Brohn, Lloyd Matzner, Richard Glover, Gia Longsworth, Sara Tirschwell, Peter Eccles, Matt Young, Judith Young, William Johnson, Aintre and Robert Antonoff, Heather Lee, Kyle Shillibeer, Ethan Michelle Ganz, Ami Jon, Kay Warhol, Hugo Ovalle, Helen Bonnyman, Julie Thobae, Angela DeWree, Sandra Stettler, Vincent Flickinger, and additional members of the public; and Alia Vinson, Sanjay Bapat, and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:30 p.m.

## PRESENTATION REGARDING MONTROSE BOULEVARD

A public open house was held for members of the public to provide feedback on the Montrose Boulevard Improvements Project.

Mr. Ali discussed project objectives, including mobility and safety, pedestrian, and drainage improvements related to the project, as well as the incorporation of community comments in the design of the project.

Mr. Kell discussed tree preservation and protection efforts related to the project.

Mr. Robinson discussed the proposed landscape and tree replacement plan in various segments of the project.

Mr. Vick discussed the peer review related to the project, including comments of support received from Trees for Houston.

## RECEIVE PUBLIC COMMENT

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

Ms. Katy Rais addressed the Board to present comments from a resident of the Zone in support of the Montrose Boulevard Improvements Project.

Mr. Mehdi Rais addressed the Board regarding his desire to promote pedestrian safety within the Zone.

Mr. Strickland, Ms. Suarez, Mr. Longmire, Ms. Doerr, Mr. Newton, Mr. Whitaker, Mr. Cutrufo, Mr. and Ms. Leal, Mr. Centanni, Mr. Matzner, Mr. Eccles, Ms. Young, Ms. Lee, Ms. Bonnyman, and Ms. Worhal addressed the Board to express support for the Montrose Boulevard Improvements Project.

Ms. Hitchcock, Mr. Kneten, Ms. Frazier addressed the Board to express opposition for the Montrose Boulevard Improvements Project.

Ms. Bouchard, Mr. Shillibeer, Ms. Stettler, and Mr. Flickinger addressed the Board to express concerns regarding the impact of the Montrose Boulevard Improvements Project on traffic in the Zone.

Ms. Caille and Mr. Velasquez addressed the Board to express her interest in learning more about the Montrose Boulevard Improvements Project.

Ms. Koppenhaver, Mr. Johnson, and Ms. Thobae addressed the Board to inquire about the maintenance of the trees and sidewalks.

Ms. Wright, Ms. Shillibeer, and Ms. Longworth addressed the Board to discuss public engagement efforts related to Montrose Boulevard Improvements Project.

Mr. Ovalle addressed the Board to express his desire for bike infrastructure improvements along Montrose Boulevard.

Ms. DeRee addressed the Board to express her desire to preserve existing, mature trees.

## PROJECTS AND PLANNING

### REPORT FROM GUAGE

Mr. Ali, Mr. Carlton, Mr. Keohl, Mr. Vicks, and Director Webb responded to resident concerns regarding the Montrose Boulevard improvements project presented during public comments.

## MINUTES

The Board reviewed the minutes of the September 18, 2023, regular meeting. After review and discussion, Director Hunt moved to approve the minutes as presented. Director Watters seconded the motion, which carried unanimously.

## FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She reviewed the invoices submitted and included in the Board packet. After review and discussion, and based on the recommendation of the Finance Committee, Director Hunt moved to approve the bookkeeper's report and authorize payment of the invoices. Director Flores seconded the motion, which carried unanimously.

## PROJECTS AND PLANNING (CONTINUED)

### PROJECTS AND PLANNING COMMITTEE REPORT

The Board received an overview of the ongoing work of the Projects and Planning Committee, including the October 2, 2023, committee meeting report, a copy of which is attached.

### REPORT FROM GAUGE

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined on the report.

## WEST GRAY SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of METRO 5310 Program West Gray Street Sidewalk Improvements project. Next, Mr. Ali reviewed and recommended approval of Pay Estimate No. 4, in the amount of \$83,644.65, payable to R. Miranda.

Following review and discussion, Director Valdez moved to approve Pay Estimate No. 4, in the amount of \$83,644.65, payable to R. Miranda. Director Hunt seconded the motion, which carried unanimously.

## RECEIVE UPDATE FROM GOODMAN

Ms. Miller updated the Board on the ongoing work performed by Goodman.

## PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the September 21, 2023, committee meeting, a copy of which is attached.

## MONTROSE ARTS PROJECT

Director Webb updated the Board on the Montrose Arts project.

## AFFORDABLE HOUSING REPORT

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

## REPRESENTATION LETTER FROM BURTON ACCOUNTING, PLLC

Mr. Bapat presented the management representation letter from Burton Accounting, PLLC ("Burton") in connection with the audit review of financial statements for the fiscal year ended June 30, 2023. Following review and discussion, Director Hunt moved to approve and authorize execution of the representation letter from Burton. Director Watters seconded the motion, which passed unanimously.

## REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from the Zone Administrator.

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

The Board noted that the next regular Authority meeting and public engagement meeting will be scheduled for December 11, 2023, at 6:30 p.m.

RECEIVE PUBLIC COMMENT

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

Ms. Wright further addressed the Board to request that the Authority continue to provide notice to the community of Authority meetings.

Ms. Hitchcock addressed the Board to inquire about the acquisition of City of Houston variances for certain trees scheduled to be removed, plans for future components of the Montrose Boulevard Improvements Project, as well as to provide suggestions for signage in the Zone regarding proposed projects. Mr. Kell and Mr. Ali responded.

Mr. Longmire further addressed the Board to describe the proper method for receiving notifications of future Authority meetings.

Ms. Caille further addressed the Board to suggest that signage regarding proposed projects be placed at the site of the affected property.

Ms. Brochard further addressed the Board to express concerns regarding the impact of the Montrose Boulevard Improvements Project on traffic in the Zone.

Mr. Rais further addressed the Board to commend the Board for their service to the Montrose community.

Ms. Fraizer further addressed the Board to inquire about plans for future components of the Montrose Boulevard Improvements Project.

ADJOURN

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

  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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# Montrose Redevelopment Authority / TIRZ No. 27

## Cash Management Report

September 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, 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	11,058,731.92	14,260,975.87	429,979.29	25,749,687.08
Revenue	394,388.63	62,378.57	0.00	456,767.20
Expenditures	717,667.55	0.00	0.00	717,667.55
Ending Balance	10,735,453.00	14,323,354.44	429,979.29	25,488,786.73

### NOTES:

September 30, 2023

## General Operating Fund

**BEGINNING BALANCE:** **11,058,731.92**

**REVENUE:**

TIRZ 27 Increment	79,949.94	
TexPool Interest	46,910.68	
Due to Joint Projects	267,500.00	
Voided Check (s)	0.00	
<b>Total Revenue:</b>		<b>394,388.63</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	450,167.55	
Checks Written at/after Last Meeting	0.00	
Due to Joint Projects	267,500.00	
<b>Total Expenditures</b>		<b>717,667.55</b>

**Ending Balance:** **10,735,453.00**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	90,152.48
TexPool	*0001	5.3218	10,645,300.52
		<b>Total</b>	<b>10,735,453.00</b>



**TIRZ 27 - Montrose RA**  
**Checks Presented**  
**October 16, 2023**

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
2224	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-19,271.43
2225	Equi-Tax Inc.	Tax Roll Management	-638.10
2226	ETI Bookkeeping Services	Bookkeeping Fee	-1,642.03
2227	Gauge Engineering, LLC	Engineering Fees	-226,217.77
2228	Hollaway Environmental & Communications	Public Engagement Expenses	-26,947.79
2229	January Advisors	Consultant Fees	-32,000.00
2230	Knudson, LP	Professional Consultant	-12,023.58
2231	McCall Gibson Swedlund Barfoot PLLC	Auditing Fee	-3,000.00
2232	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
<b>Total</b>			<b>-321,865.70</b>

## Joint Project Fund

<b>BEGINNING BALANCE</b>		<b>0.00</b>
<b>REVENUE</b>		
Due from GOF - Downtown RA	267,500.00	
TexPool Interest	936.74	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>268,436.74</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>268,436.74</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	5.3218	268,436.74
		<b>Total</b>	<b>268,436.74</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>14,260,975.87</b>
 <b>REVENUE</b>		
TexPool Interest	62,378.57	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>62,378.57</b>
 <b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
 <b>ENDING BALANCE</b>		 <b>14,323,354.44</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3218	14,323,354.44
		<b>Total</b>	<b>14,323,354.44</b>

**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>
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	0	14,172,870
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>0</b>	<b>14,172,870</b>
<b><u>Non-construction costs</u></b>			
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
<b>Total Nonconstruction Costs:</b>	<b>1,314,840</b>	<b>1,314,840</b>	<b>0</b>
<b>Total Bond Issuance Requirement*</b>	<b>15,487,710</b>	<b>1,314,840</b>	<b>14,172,870</b>
Interest Earned			150,485
Ending Bank Balance			<u><u>14,323,355</u></u>

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

## Debt Service Fund

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

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Regions Bank	*4347		429,979.29
		<b>Total</b>	<b>429,979.29</b>

**Montrose Redevelopment Authority / TIRZ 27**  
**Investment Report**  
**September 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.	Book
GOF	TexPool	5.3218	11,046,017.13	0.99974	11,048,889.84	46,910.88	(450,500.00)	10,642,532.74	0.99974	10,645,300.52
GOF	TexPool	5.3218	0.00	0.99974	0.00	936.74	267,500.00	268,366.95	0.99974	268,436.74
CPF	TexPool	5.3218	14,257,268.02	0.99974	14,260,975.87	62,378.57	0.00	14,319,630.37	0.99974	14,323,354.44

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	429,979.29	0.00	0.00	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	9,842.08	28.01	80,282.39	90,152.48

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	90,152.48	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	Date Assumed Office	Training Completed
Kenneth Byrd	1/13/2020	10/15/2022

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

	September			Year to Date ( 3 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	79,950	0	79,950	5,556,863	6,279,270	-722,407	6,279,270
6-4330 · Interest	110,254	4,167	106,087	293,095	12,500	280,595	50,000
6-4336 · Grants	0	1,314,167	-1,314,167	0	3,942,500	-3,942,500	15,770,000
6-4340 · Bond Proceeds	0	0	0	14,602,849	0	14,602,849	0
6-4452 · Joint Project Reimbursement	267,500	0	267,500	267,500	0	267,500	0
<b>Total Income</b>	<b>457,704</b>	<b>1,318,334</b>	<b>-860,630</b>	<b>20,720,307</b>	<b>10,234,270</b>	<b>10,486,037</b>	<b>22,099,270</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	12,024	6,000	6,024	18,039	18,000	39	72,000
6-6320 · Legal Fees	19,271	10,000	9,271	33,016	30,000	3,016	120,000
6-6321 · Auditing Fees	3,000	0	3,000	13,000	10,000	3,000	10,000
6-6322 · Engineering Fees	0	4,167	-4,167	530	12,500	-11,970	50,000
6-6323 · Planning Consultants	0	4,167	-4,167	31,010	12,500	18,510	50,000
6-6324 · Affordable Housing Consultant	32,000	5,833	26,167	32,000	17,500	14,500	70,000
6-6333 · Accounting	4,053	1,583	2,470	7,708	4,750	2,958	19,000
6-6334 · Tax Roll Management	638	667	-29	1,914	2,000	-86	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	375	0	375	0
6-6410 · Montrose Collective Reimburse	0	0	0	158,598	0	158,598	0
6-6420 · City of Houston Admin Fee	0	0	0	273,846	313,964	-40,118	313,964
6-6430 · COH Municipal Services	0	0	0	183,610	196,546	-12,936	196,546
6-6450 · Public Engagement Expenses	26,948	5,000	21,948	48,632	15,000	33,632	60,000
6-6460 · Board Development	0	417	-417	0	1,250	-1,250	5,000
<b>6-7000 · Capital Expenditure</b>							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	187,500	-187,500	750,000
6-7212 · Hawthorne Safe Street	0	0	0	125,748	0	125,748	0
6-7213 · Woodhead Safe Street	0	0	0	125,748	0	125,748	0
6-7214 · Dallas Bikeway	0	36,167	-36,167	0	108,500	-108,500	434,000
6-7217 · Sidewalk Program/ Safe	0	29,167	-29,167	0	87,500	-87,500	350,000
6-7218 · Montrose Blvd - Reconstruction	118,771	617,500	-498,729	329,833	1,852,500	-1,522,667	7,410,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	31,250	-31,250	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	31,250	-31,250	125,000
6-7221 · Mandell Bikeway	0	36,167	-36,167	0	108,500	-108,500	434,000
6-7222 · Safe Route to School Sidewalk	0	0	0	258,735	0	258,735	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	187,500	-187,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	31,398	0	31,398	96,677	0	96,677	0
6-7225 · W. Gray Street Sidewalk Improve	5,400	0	5,400	12,344	0	12,344	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	332,500	-332,500	1,330,000
6-7227 · Westheimer Corridor Study	0	20,833	-20,833	0	62,500	-62,500	250,000
6-7000 · Capital Expenditure - Other	70,648	0	70,648	74,898	0	74,898	0
<b>Total 6-7000 · Capital Expenditure</b>	<b>226,217</b>	<b>996,501</b>	<b>-770,284</b>	<b>1,023,983</b>	<b>2,989,500</b>	<b>-1,965,517</b>	<b>11,958,000</b>
<b>Total Expense</b>	<b>324,276</b>	<b>1,034,335</b>	<b>-710,059</b>	<b>1,826,261</b>	<b>3,623,510</b>	<b>-1,797,249</b>	<b>12,937,510</b>
<b>Net Income</b>	<b>133,428</b>	<b>283,999</b>	<b>-150,571</b>	<b>18,894,046</b>	<b>6,610,760</b>	<b>12,283,286</b>	<b>9,161,760</b>

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

**Committee Name:** Projects and Planning Committee **Date of Meeting:** 10/2/2023

**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>	

**Meeting Report**

**Agenda**

- Discussion with Hollaway regarding Montrose TIRZ Public Meeting and Memo and publication
- Project Status Presentation from Gauge Engineering
- Bond and Grant update from the Goodman Corporation

**Notes**

- The Committee discussed the recent protest walk regarding the Montrose Boulevard Project
- The Committee discussed a meeting with Trees for Houston
- Muhammad from Gauge Engineering presented the Gauge Status Report
- The Committee discussed the October Board meeting
- Kristi Miller presented The Goodman Corporation Status Report
- Connor Stokes from Hollaway discussed updates for notices to the community



# PROGRESS REPORT—OCTOBER 2023

## METRO 5310 PROGRAM WEST GRAY STREET SIDEWALK IMPROVEMENTS

WBS No. N-T27000-0004-7



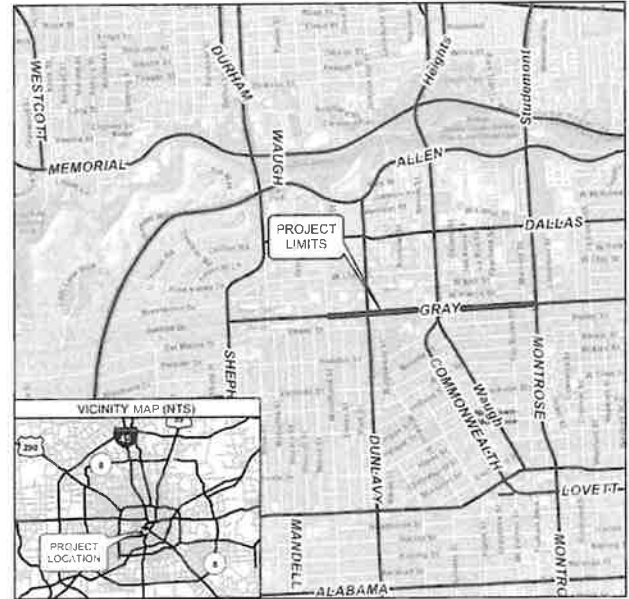
### PROJECT LOCATION

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:
  - ◇ North side of W Gray Street from Montrose Blvd to Eberhard St.
- Installation of Traffic Control and Tree Protection along north side of W Gray Street.

### NEXT STEPS

- Continue construction on the north side of W Gray Street, heading west.

# PROGRESS REPORT— OCTOBER 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

### PAYMENT ESTIMATES

Original Contract Amount	\$813,243.50
Change Order Amount to Date	-
Current Contract Amount	\$813,243.50
Previous Payments	\$292,316.90
Current Payment (s) Due	\$83,644.65
Contract Completion Date	12/16/2023
Balance Remaining	\$417,494.50

### PROGRESS PHOTOS



Concrete Removal



Driveway Replacement



Traffic Control



Curb Wall Form Work