

**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, February 19, 2024, 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 <http://tinyurl.com/22jmn3se>**, 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. Financial matters, including report from Finance Committee, report from bookkeeper, review financial information, and authorize payment of invoices.
5. Projects and Planning:
 - a. Projects and Planning Committee report;
 - b. report from Gauge Engineering, including:
 - i. update on sidewalk improvements along West Gray, including consider pay applications, change orders, as appropriate;
 - ii. update on Montrose Boulevard improvements, Phase One;
 - iii. update on Waugh Drive extension project from W. Dallas Street to Allen Parkway; and
 - iv. update on Cherryhurst Sidewalk improvement project.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

6. Receive update from The Goodman Corp., including FY25 Community Project Funding: Resolution of Support and Funding Commitment for the W. Alabama Street Project.
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 Affordable Housing Committee report.
10. Report from Zone administrator.
11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
13. 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 <http://tinyurl.com/22jmn3se>, 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.**

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

**SUPPLEMENTAL 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, February 19, 2024, 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 <http://tinyurl.com/22jmn3se>, 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. Reorganize Board and Committees.



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 <http://tinyurl.com/22jmn3se>, 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.

THIS NOTICE OF MEETING IS INTENDED TO BE A SUPPLEMENTAL NOTICE FOR THE PURPOSE OF ADDING AN ADDITIONAL SUBJECT TO THE AGENDA FOR SUCH MEETING WHICH HAS PREVIOUSLY BEEN CALLED, AND FOR WHICH NOTICE THEREOF HAS BEEN PREVIOUSLY POSTED IN ACCORDANCE WITH THE OPEN MEETINGS LAW.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

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

January 29, 2024

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 18th day of December, at the Havens Center, at St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, 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
Vacant	Position 7

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

Also attending the meeting were Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Muhammad Ali and David Greaney of Gauge Engineering (“Gauge”); Rosaura “Rosie” Martinez and Connor Stokes of Hollaway Environmental Communications (“Hollaway”); Kristi Miller of The Goodman Corp. (“Goodman”); James Vick of SWA Group; Katy and Mehdi Rais, Kevin Strickland, Steve Longmire, Jonna Hitchcock, Rocky Kneten, Sarah Frazier, Simon Newton, Gia Longsworth, Hugo Ovalle, and additional members of the public; and Sanjay Bapat and Alyssa Peruchini of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:37 p.m.

RECEIVE PUBLIC COMMENT

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

Mary Ellen Whitworth, Ann Thobe, and Jonna Hitchcock provided public comments related to re-designing the Montrose Boulevard as part of the Montrose Boulevard Improvements, Phase One to preserve trees.

Robert Shepherd, Medhi Rais, and Zach Ferguson-Steger provided public comments in favor of proceeding with the Montrose Boulevard Improvements, Phase One project.

Laura Caille inquired about how public comment is considered for Authority projects.

Gia Longworth commented about future Westheimer Road improvements, including the possibility of charging for parking and use of that income for additional Authority enhancements.

Rebecca Jasso requested that the Board provide information for the Safe Routes to School projects and requested information about the overlap of Montrose Boulevard, Phase One and the Safe Routes to School project.

Jonna Hitchcock inquired about a response to a Texas Public Information Act request for certain documents that was submitted to the City of Houston (the "City"). Mr. Bapat responded to Jonna.

Helen Zunke requested the use of permeable concrete for sidewalks along Montrose Boulevard to assist in preserving the trees.

The Board and consultants responded to questions presented during public comment.

MINUTES

The Board reviewed the minutes of the December 18, 2023, regular meeting. After review and discussion, Director Watters moved to approve the minutes as presented. Director Hunt 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 Watters moved to approve the bookkeeper's report and authorize payment of the invoices. Director Gilkey seconded the motion, which carried unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the Authority's Investment Policy, the Board considered the annual disclosure statements of Jennifer Landreville as the Authority's bookkeeper and investment officer. Mr. Bapat explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority, and the disclosure statements will be filed with the Texas Ethics Commission and the Authority. After review and discussion, Director Hunt moved to accept the disclosure statements as presented and to authorize them to be appropriately filed. Director Watters seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Mr. Bapat stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Flores made a motion to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Watters seconded the motion, which carried unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Mr. Bapat reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. He next reviewed a list of qualified broker/dealers provided by ETI. After review and discussion, Director Flores moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Watters seconded the motion, which passed unanimously.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE REPORT

The Board received an overview of the ongoing work of the Projects and Planning Committee, including the January 8, 2024, 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. 7, in the amount of \$106,975.61, payable to R. Miranda Trucking and Construction LLC ("R. Miranda"). Following review and discussion, Director Flores moved to approve Pay Estimate No. 7, in the amount of \$106,975.61, payable to R. Miranda. Director Hunt seconded the motion, which carried unanimously.

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

Messrs. Carleton and Ali reviewed a presentation regarding a traffic study related to the intersection at West Clay and responded to questions from the board regarding the same

The Board viewed a 3D model animation of the Montrose Boulevard, Segment 1 project.

James Vick responded to questions about planting trees behind bus stops.

WAUGH DRIVE BIKE LANE PROJECT

Mr. Ali reviewed a task order for Gauge to perform engineering services for improving mobility, bicycle and pedestrian safety conditions along the corridor of Waugh Drive from W. Dallas Street to Allen Parkway, in the amount of \$223,550.00. Following review and discussion, Director Flores moved to approve the proposal submitted by Gauge for the Waugh Drive Bike Lane Project, in the amount of \$223,550.00. Director Hunt seconded the motion, which carried unanimously.

CHERRYHURST PROPOSAL

Mr. Ali next reviewed a proposal for Gauge to perform engineering services for sidewalk improvements in the Cherryhurst neighborhood under the 5310 Grant awarded by METRO for such improvements, , in the amount of \$89,477.50. Following review and discussion, Director Flores moved to approve the proposal submitted by Gauge for the Cherryhurst neighborhood sidewalk improvements, in the amount of \$89,477.50. Director Hunt seconded the motion, which carried unanimously.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller updated the Board on the ongoing work performed by Goodman, included the status of grant money awarded to Authority projects. She then reviewed and recommended approval of the following action items: (1) an Amended Project Scope for 2023 and 2024 Pursuing of Funding, in the amount of \$128,000.00; (2) Grant Management, National Environmental Policy Act (“NEPA”), and Compliance Services for the Cherryhurst Area Sidewalks project, in the amount of \$58,857.00; (3) Grant Management, NEPA, and Compliance Services for the Waugh Drive Bike Lane project, in the amount of \$93,491.00; (4) METRO 5310 Program Compliance and Reporting (additional work), for the West Gray sidewalk improvements project, in the amount of \$14,000.00; and (5) a Resolution of Support and Funding Commitment for the 2024 Rebuilding American Infrastructure with Sustainability and Equity (“RAISE”) Discretionary Grant Program and a Resolution by the Board for the Support and Funding Commitment of a Grant Application for the Reconstruction of Montrose Boulevard Through the United States Department of Transportation Build Program. Following review and discussion, Director Gilkey moved to approve all action items recommended by Goodman. Director Hunt seconded the motion, which carried unanimously.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the January 18, 2024, committee meeting, a copy of which is attached.

Ms. Martinez reviewed a status report from Holloway with the Board. Next, she reviewed a proposed Communications and Outreach Plan with the Board and responded to questions related to same.

MONTROSE ARTS PROJECT

There was no update on the Montrose Arts project.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the reports from the November 29, 2023, and December 21, 2023, committee meetings, copies of which are attached.

Mr. Reichman presented a study for affordable housing in the Zone.

ESTOPPEL AGREEMENT

The Board next reviewed an Estoppel Certificate and Agreement, with regards to the Authority’s Development Agreement with Montrose Collective Owner, LP, as

requested by Prime Finance Short Duration Holding Company VIII, LLC (“Prime Finance”). Following review and discussion, Director Flores moved to approve and authorize execution of the Estoppel Certificate and Agreement as requested by Prime Finance. Director Hunt seconded the motion, which carried 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 will be scheduled for February 19, 2024, at 6:30 p.m.

RECEIVE PUBLIC COMMENT

Frank Blake inquired about the tree canopy for certain bus stops along Montrose Boulevard as well as the left turn lane proposed in the project.

Cindy Pruitt inquired about burying the power lines along Montrose Boulevard.

Christopher Parma inquired about bike signals at the Montrose and W. Dallas intersection.

Julie Young, Nancy Higgs, David Southworth, Matt Latham, Rocky Kneten, and Sarah Frazier provided public comments in favor of redesigning the Montrose Boulevard Improvements, Phase One project to protect trees.

William Johnson inquired about the commencement of the Mandell improvements and requested that certain blue tiling be installed at intersections. William asked questions related to the scope of the project for Cherryhurst sidewalk improvements and generally how the Board selects projects. William asked if light features will be installed along Montrose Boulevard.

Dougie Steinbach stated that he is in favor of the Toucan intersection proposed for Montrose Boulevard.

Michelle Bouchard commented on her perceived shortcomings of the traffic study presented.

Radu Tutos, Kevin Strickland, Joseph Panzarella, Simon Newton, Alex Spike, and Steven Longmire provided public comments in support of proceeding with the Montrose Boulevard Improvements, Phase One project.

The Board and consultants responded to questions presented during public comment. Mr. Bapat requested Board input on time allotment for public commenters.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Monthly financial and bookkeeping report	2
Projects and Planning Committee report	3
Gauge engineer's report.....	4
Pubic Engagement Committee report.....	5
Affordable Housing Committee reports.....	5

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

January 31, 2024

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	10,222,353.11	14,517,986.75	429,979.29	25,170,319.15
Revenue	210,293.26	65,911.36	0.00	276,204.62
Expenditures	470,080.23	0.00	0.00	470,080.23
Ending Balance	9,962,566.14	14,583,898.11	429,979.29	24,976,443.54

NOTES:

January 31, 2024

General Operating Fund

BEGINNING BALANCE:		10,222,353.11
 REVENUE:		
Stellar Bank Interest	20.11	
TexPool Interest	46,137.52	
Voided Check (s) 2239	164,135.63	
Total Revenue:		210,293.26
 DISBURSEMENTS:		
Checks Presented At Last Meeting	470,080.23	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		470,080.23
 Ending Balance:		 9,962,566.14

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	9,860.75
TexPool	*0001	5.3455	9,952,705.39
		Total	9,962,566.14

TIRZ 27 - Montrose RA
Checks Presented
February 19, 2024

Num	Name	Description	Amount
2257	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-33,309.99
2258	Equi-Tax Inc.	Tax Roll Management	-637.50
2259	ETI Bookkeeping Services	Bookkeeping Fee	-1,678.29
2260	Gauge Engineering, LLC	Engineering Fees	-219,175.63
2261	Hollaway Environmental & Communications	Public Engagement Expenses	-5,692.50
2262	Knudson, LP	Professional Consultant	-18,120.79
2263	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2264	The Goodman Corporation	Planning Consultant	-52,228.49
2265-70	VOID	VOID	0.00
2271	Deluxe	Check Reorder	-227.89
2272	Hollaway Environmental & Communications	Public Engagement Expenses	-10,962.28
2273	January Advisors	Consultant Fees	-3,741.25
2274	Knudson, LP	Professional Consultant	-6,016.78
2275	R. Miranda Trucking & Construction, LLC	Safe Streets / Safe Sidewalks	-70,314.44
2276	The Goodman Corporation	Planning Consultant	-26,450.00
Total			-448,680.83

Joint Project Fund

BEGINNING BALANCE		246,177.52
REVENUE		
TexPool Interest	1,117.65	
Voided Check(s)	0.00	
Total Revenue		1,117.65
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		247,295.17

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	5.3455	247,295.17
		Total	247,295.17

Capital Projects Fund

BEGINNING BALANCE		14,517,986.75
REVENUE		
TexPool Interest	65,911.36	
Voided Check(s)	0.00	
Total Revenue		65,911.36
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		14,583,898.11

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3455	14,583,898.11
		Total	14,583,898.11

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			411,028
Ending Bank Balance			<u><u>14,583,898</u></u>

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

Debt Service Fund

BEGINNING BALANCE		429,979.29
REVENUE		
Bond Proceeds	0.00	
Regions Bank Interest	0.00	
Voided Check (s)	0.00	
Total Revenue		0.00
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
January 31, 2024

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF TexPool		5.3455	10,175,567.87	1.00000	10,175,567.87	46,137.52	(269,000.00)	9,952,804.92	1.00001	9,952,705.39
GOF TexPool		5.3455	246,177.52	1.00000	246,177.52	1,117.65	0.00	247,297.64	1.00001	247,295.17
CPF TexPool		5.3455	14,517,986.75	1.00000	14,517,986.75	65,911.36	(0.00)	14,584,043.95	1.00001	14,583,898.11

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	46,785.24	20.11	(36,944.60)	9,860.75

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	9,860.75	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 Jennifer Landreville	Date Assumed Office 1/13/2020	Training Completed 10/15/2022
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TIRZ 27 - Montrose RA
Profit & Loss Budget vs. Actual
January 2024

	January			Year to Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	5,556,863	6,279,270	-722,407	6,279,270
6-4330 · Interest	113,187	4,167	109,020	743,999	29,167	714,832	50,000
6-4336 · Grants	0	1,314,167	-1,314,167	292,317	9,199,167	-8,906,850	15,770,000
6-4340 · Bond Proceeds	0	0	0	14,602,849	0	14,602,849	0
6-4452 · Joint Project Reimbursement	0	0	0	267,500	0	267,500	0
Total Income	113,187	1,318,334	-1,205,147	21,463,528	15,507,604	5,955,924	22,099,270
Expense							
6-6300 · Salaries and Benefits	24,138	6,000	18,138	48,251	42,000	6,251	72,000
6-6320 · Legal Fees	19,123	10,000	9,123	141,111	70,000	71,111	120,000
6-6321 · Auditing Fees	0	0	0	16,000	10,000	6,000	10,000
6-6322 · Engineering Fees	410	4,167	-3,757	3,355	29,167	-25,812	50,000
6-6323 · Planning Consultants	52,228	4,167	48,061	188,652	29,167	159,485	50,000
6-6324 · Affordable Housing Consultant	3,741	5,833	-2,092	47,241	40,833	6,408	70,000
6-6333 · Accounting	1,981	1,583	398	13,558	11,083	2,475	19,000
6-6334 · Tax Roll Management	638	667	-29	4,467	4,667	-200	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	750	0	750	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	10,962	5,000	5,962	117,191	35,000	82,191	60,000
6-6460 · Board Development	0	417	-417	0	2,917	-2,917	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	437,500	-437,500	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	633	36,167	-35,534	11,704	253,167	-241,463	434,000
6-7217 · Sidewalk Program/ Safe	0	29,167	-29,167	0	204,167	-204,167	350,000
6-7218 · Montrose Blvd - Reconstruction	78,810	617,500	-538,690	571,876	4,322,500	-3,750,624	7,410,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	72,917	-72,917	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	72,917	-72,917	125,000
6-7221 · Mandell Bikeway	633	36,167	-35,534	11,705	253,167	-241,462	434,000
6-7222 · Safe Route to School Sidewalk	70,314	0	70,314	694,452	0	694,452	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	437,500	-437,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	25,169	0	25,169	212,429	0	212,429	0
6-7225 · W. Gray Street Sidewalk Improve	13,475	0	13,475	52,719	0	52,719	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	775,833	-775,833	1,330,000
6-7227 · Westheimer Corridor Study	56,773	20,833	35,940	56,773	145,833	-89,060	250,000
6-7000 · Capital Expenditure - Other	43,273	0	43,273	169,732	0	169,732	0
Total 6-7000 · Capital Expenditure	289,080	996,501	-707,421	2,032,886	6,975,501	-4,942,615	11,958,000
6-7395 · Miscellaneous Expense	228	0	228	228	0	228	0
Total Expense	402,654	1,034,335	-631,681	3,229,744	7,760,845	-4,531,101	12,937,510
Net Income	-289,467	283,999	-573,466	18,233,784	7,746,759	10,487,025	9,161,760

PROGRESS REPORT— JANUARY 2024

METRO 5310 PROGRAM WEST GRAY STREET SIDEWALK IMPROVEMENTS

WBS No. N-T27000-0004-7



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 are from Woodhead St to Montrose Blvd

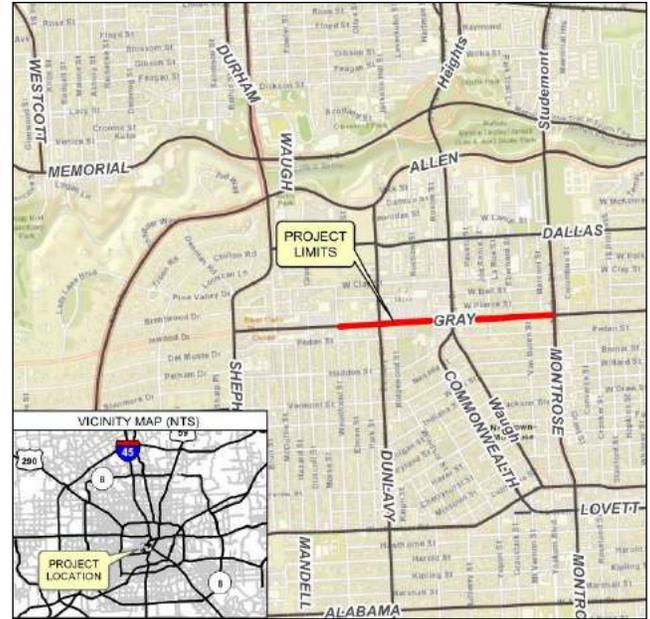
FUNDING

- *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

- Project is substantially complete.

NEXT STEPS

- Correcting punch list items.
- Final walkthrough.
- Obtain Acceptance Letter from City of Houston.
- Demobilize and closeout the project

PROGRESS REPORT— JANUARY 2024

METRO 5310 PROGRAM WEST GRAY STREET SIDEWALK IMPROVEMENTS

WBS No. N-T27000-0004-7



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

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	\$657,719.82
Current Payment (s) Due	\$70,314.44
Contract Completion Date	1/12/2024
Balance Remaining	\$46,891.65



Pouring Concrete for Median Nose



Tree Planting



Reconstruction of Sidewalks of Non-compliant Cross Slope



Installation of Formwork for Curb Ramp Replacement

MONTROSE BOULEVARD IMPROVEMENTS

- Addressed City comments.
- Ongoing coordination with Ismaili Center.
- Allen Parkway Bridge – nearly completed.
- Coordinating and working with the new Administration in preparation to submit 100% plans.

WAUGH DR EXTENSION IMPROVEMENTS

- Received executed contract.
- Kicked off the team internally.

CHERRY HURST SIDEWALK IMPROVEMENTS

- Received executed contract.
- Kicked off the team internally.

Award Amount
Projects Ranging from
\$2 - \$5 Million

FY25 Community Project Funding Overview

Description of Opportunity

Opportunity: FY25 Community Project Funding (or earmarking) is expected to be initiated in mid to late February with a submission deadline in early March. Projects are to be submitted to Congressional offices via web-based portals. In a general sense, most public-sector infrastructure projects are eligible for funding consideration, with funding available generally between \$2M-\$5M. In some cases, awards of a greater amount will be provided, but generally for projects of major regional significance (Ports, Flood/River Districts, etc.) For reference, FY24 projects can be found at the link below.

There are a number of different categories or ‘accounts’ for which projects can be submitted, based on project type and desired method/agency of administration. TGC can provide individualized guidance for your project(s) based on scope and other factors.

Sponsoring Agency	Website Link	Due Date
Congressional Offices	https://appropriations.house.gov/fiscal-year-2024-submitted-community-project-funding-requests	To Be Determined

Local Match

Generally, projects require a 20% match, but it varies from year to year, and account to account. It is safest to assume and budget for the match.

Eligible Applicant

Local Governments, MUDs, School Districts, Public Transit Providers, Economic Development Corporations, TIRZs, Management Districts, Non-Profits and Public Ports

Application Process

When the process opens, there is a VERY short turn around for submissions (generally 14 days). As such, it is important that projects and TGC support for submission be identified ASAP. The application process includes:

- Project narrative
- Project maps
- Project benefits
- Federal nexus
- Account-specific information (varies)
- Support documentation
- Coordination with congressional representatives and their staff

Following submission to the Congressional Representative, it is their decision whether to advance the project to the House Appropriations Committee (or not). Advancement to the final spending bill is up to the discretion of the Committee as well as subject to passage of a final spending bill. Generally, from submission to approval to grant execution is a 2-year process; so it is important that projects submitted have flexibility in terms of year of implementation.

February 19, 2024

Chairwoman Kay Granger
House Committee on Appropriations
H-307 The Capital
Washington, DC 20515

United States Representative Lizzie Fletcher
346 Cannon HOB
Washington, DC 20515

Re: Montrose Redevelopment Authority - West Alabama Funding Commitment

Dear Members:

The Montrose Redevelopment Authority appreciates the opportunity to request funding through the FY24 Community Project Funding process for the West Alabama Reconstruction Project. The project will improve existing conditions related to multimodal safety, drainage, and pavement conditions. The project is one that has been under development for many years in partnership with the City of Houston, Upper Kirby Redevelopment Authority, and the Midtown Management District.

If funded, we are committed to delivering this project per the requirements of the appropriate funding agency. We are also committed to meeting all local share requirements.

Thank you for your consideration of this priority project.

Sincerely,

Chair, Board of Directors

Secretary, Board of Directors

MONTROSE REDEVELOPMENT AUTHORITY

RESOLUTION OF SUPPORT AND FUNDING COMMITMENT FOR THE WEST ALABAMA STREET PROJECT

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE MONTROSE REDEVELOPMENT AUTHORITY, A LOCAL GOVERNMENT CORPORATION, FOR THE SUPPORT AND FUNDING COMMITMENT OF A COMMUNITY PROJECT FUNDING REQUEST THROUGH THE OFFICES OF CONGRESSWOMEN SHEILA JACKSON LEE AND LIZZIE FLETCHER

WHEREAS, the Montrose Redevelopment Authority (Authority) is a local government corporation with a mission to improve economic development and related infrastructure within its boundaries, which includes the 7th Congressional District of Texas;

WHEREAS, the Authority has been developing a project for the reconstruction of West Alabama Street over the last several years;

WHEREAS, the project is being developed and submitted for funding support in a joint manner, to both Congressional Districts;

WHEREAS, the Authority has the financial, technical, and legal capacity to deliver their portion of the Project, if awarded; and,

WHEREAS, the Authority is committed to providing a 20% local share commitment for their share of federal funds for their portion of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTROSE REDEVELOPMENT AUTHORITY THAT:

Section 1. The Authority Board hereby authorizes the submittal of all required data and information to support a Community Project Funding request for this project.

Section 2. The Authority Board hereby authorizes the allocation and commitment of non-federal resources to provide the local match requirement for the project.

PASSED AND APPROVED this 19th day of February 2024.

Chair, Board of Directors

Secretary, Board of Directors



Progress Report: Montrose TIRZ Regular Meeting – Feb. 22, 2024
Hollaway Environmental + Communications Services

Activities completed or in progress this period:

- Participated in scheduled Projects and Planning Committee, Affordable Housing Committee, and Public Engagement Committee meetings.
- Development of draft standard messaging for the Montrose TIRZ.
- Review the Montrose TIRZ 27 Communications and Outreach Plan.
- Provided the Ammerman Crisis and Media Communications Training for board members and the project team.

Activities expected to be complete next period:

- Participation in scheduled Projects and Planning Committee and Public Engagement Committee meetings.
- Review of the Communications and Outreach Plan for the Montrose TIRZ for consideration by the Montrose TIRZ board.
- Submittal of proposed updates to the Montrose TIRZ website and subsequent implementation of website updates pending approval by the Public Engagement Committee.
- Coordination with media outlets and drafting of public statements on behalf of the Montrose TIRZ.
- Coordination with Affordable Housing Committee and Public Engagement Committee for the upcoming Affordable Housing Meeting.

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

Committee Name: Affordable Housing Committee **Date of Meeting:** 2/8/2024

Chairperson: Lisa Hunt

Attendees:

<u>Lisa Hunt</u>	<u>Amanda Flores</u>
<u>Eureka Gilkey</u>	<u>Rosaura Martinez</u>
<u>Connor Stokes</u>	<u>Jeff Reichman</u>
<u>David McClendon</u>	<u>Patricia Joiner</u>
<u>Walter Morris</u>	

Meeting Report

Important/Action Items

- Knudson and January Advisors to Finalize RFQ for ABHR review – Sanjay is reviewing the RFQ and we should receive this next week
- Hollaway status to create draft first notice, follow up notice, and save the date
- Knudson to send list of lenders to the Affordable Housing Committee – <https://www.houstonclt.org/resources-for-buyers>

Agenda

- Discussion regarding March 14th meeting
 - Invitation list – Lender’s and Property Owners
 - First notice/save the date
 - Confirm location of March 14th meeting
 - Layout of room for March 14th meeting
 - Discussion regarding print outs, exhibits, posters, etc.
 - Review of application form
 - Schedule working meeting for March 14th structure, organization, and attendance of working and march 14th meeting
- Discussion Regarding ongoing relationship building with media
- Status of TIRZ Facebook Page
- Discussion regarding correspondence/interviews with media (if needed)
- Set up OneDrive for Housing and Public Engagement

Notes

- The Committee discussed a scheduling a working meeting to determine structure and process of March 14th meeting
- Hollaway discussed the ongoing efforts to build relationships and help share information with representatives from the media
- Hollaway discussed the status of the Montrose TIRZ Facebook page creation
- Knudson discussed creating a shared drive for easier information sharing between Directors

Montrose TIRZ 27 Board Meeting February 19th, 2024: 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;
- Ongoing work with Committee regarding Affordable Housing Initiative

Projects and Planning Committee:

- Attended 1 Committee meetings;

Finance Committee:

- No Board Action needed

Public Engagement Committee:

- Attended 1 Committee meetings;
- Managed the Montrose info email;