


**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, April 15, 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 <https://tinyurl.com/2yu38p3e>**, 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;
    - ii. update on Montrose Boulevard improvements, Segment One;
    - iii. update on Waugh Drive extension project from W. Dallas Street to Allen Parkway;
    - iv. update on Westheimer Road DCR project; and
    - v. update on Cherryhurst Sidewalk improvement project.
6. Receive update from The Goodman Corp.
7. Public Engagement matters, including Public Engagement Committee Report and receive update from Hollaway.

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.

8. Affordable Housing matters, including Affordable Housing Committee report.
9. Discuss FY 2025 budget and potential 5-year Capital Improvement Projects and authorize appropriate action.
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.)

  
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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/2yu38p3e>, 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.**

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

March 18, 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 18<sup>th</sup> day of March, 2024, 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 Gilkey, thus constituting a quorum.

Also attending the meeting were Brandon Walywyn, representing the City of Houston (the “City”); Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Muhammad Ali and David Greaney of Gauge Engineering (“Gauge”); Leslie Hollaway, Connor Stokes, and Amiah Williams 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, 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 6:33 p.m.

RECEIVE PUBLIC COMMENT

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

Robert Gartner requested that the Board select native species of trees to be planted along Montrose Boulevard and commented on the width of the sidewalk designed for the Montrose Boulevard Improvements, Phase 1 project.

Kevin Strickland stated that he appreciates the Zone's projects and community engagement. Kevin stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Steve Longmire commented on his attendance at the recent workshop with developers hosted by the Affordable Housing Committee.

Gia Longsworth shared certain environmental data related to CO2 emissions with the Board and the benefits of multi-modality. Gia stated that she supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Mary Ellen Whitworth inquired about specific data and information related to the design of the ten-foot shared use pathway for the Montrose Boulevard Improvements, Phase 1 project.

Paul Herrera commented on the sidewalks along Montrose Boulevard and certain intersections along same. Paul recommended that the Zone implement similar intersection designs that have been approved by Councilwoman Kamin or install pedestrian hybrid beacons.

Julie Thobe commented on a recently published opinion article in The Houston Chronicle.

Tatiana Ryprnski requested that the Board improve the safety of Montrose Boulevard and save the trees along the roadway.

Clifford Pugh requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project. Clifford commented on certain trees in the Glenwood Cemetery.

Alex Spike shared a video regarding a report on accessibility along Montrose Boulevard. Alex stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

Lyla and Lara Rais addressed the Board regarding their research of Montrose Boulevard and stated that they support the Montrose Boulevard Improvements, Phase 1 project proceeding.

Katy Rais shared a video with the Board and stated that she believes that a small portion of the Montrose community of residents are represented by the members of the public who attend the Authority meetings.

Becky Smith shared her professional experience regarding Clean Water Action and Clean Water Fund for Texas and requested certain information related to water runoff rates and the effect of trees on the ability to detain stormwater.

Jonna Hitchcock requested clarification on the age of certain Post Oak trees along Montrose Boulevard and discussed the funding and support for Safe Routes to Schools project.

Cindy Pruitt stated that she appreciates the ability to join the Authority meeting via videoconference and shared her support for the Safe Routes to Schools project and requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project.

David Selby stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

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

## MINUTES

The Board reviewed the minutes of the February 19, 2024, regular meeting. After review and discussion, Director Noebels 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 Watters moved to approve the bookkeeper's report and authorize payment of the invoices. Director Flores seconded the motion, which carried 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 March 1, 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.

#### MONTROSE BOULEVARD IMPROVEMENTS, PHASE 1

Mr. Ali updated the Board on discussions with the City regarding the status of the Montrose Boulevard Improvements, Phase 1.

#### WAUGH DRIVE EXTENSION IMPROVEMENTS

Mr. Ali updated the Board on the Waugh Drive Extension Improvements project and updated City requirements in connection with projects that include a reduction in lane size.

#### WESTHEIMER ROAD DCR IMPROVEMENTS

Mr. Ali updated the Board on the status of the Westheimer Road DCR Improvements and the status of the traffic analysis.

#### CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali next updated the Board on the Cherryhurst Sidewalks Improvements project.

#### RECEIVE UPDATE FROM GOODMAN

Ms. Miller updated the Board on the ongoing work performed by Goodman, including the status of grant money awarded to Authority projects.

#### PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the March 4, 2024, committee meeting, a copy of which is attached.

#### AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the March 11, 2024, committee meeting, a copy of which is attached. Director Hunt and Mr. Stokes provided an update regarding the recent meeting with potential developers in the Zone on March 14, 2024.

## BUDGET FOR FISCAL YEAR 2025

Mr. Bapat reviewed the process related to adopting the Authority's budget for fiscal year end June 30, 2025, and coordination with the City regarding same. Mr. Walwyn provided information related to the City's budgeting process.

## REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from the Zone Administrator.

## PUBLIC ENGAGEMENT REPORT CONT'D

Mr. Stokes reviewed a status report from Holloway with the Board.

## 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 April 15, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098.

## RECEIVE PUBLIC COMMENT

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

Julie Young requested that the Board redesign portions of the Montrose Boulevard Improvements, Phase 1 project.

Greg LeGrande thanked the Board for their work and community engagement.

Mehdi Rais stated that he supports the Montrose Boulevard Improvements, Phase 1 project proceeding. Medhi commented on certain intersections along the Project. Chair Webb responded to Medhi.

Rebecca Jasso inquired about certain community engagements for the Safe Routes to School project and requested additional updates related to same. Rebecca inquired about communication related to the status of the Montrose Boulevard Improvements, Phase 1 project. Chair Webb and Mr. Ali responded to Rebecca.

Marian Wright inquired about the process of awarding contracts on behalf of the Zone and use of contractors within the Minority, Women, and Disadvantaged Business Enterprise Program. Mr. Bapat responded to Marian.

Ethan Michelle Ganz requested that the residents of Montrose work together to find a compromise on the Montrose Boulevard Improvements, Phase 1 project.

Sarah Frasier inquired about how many variances and the status of same have been submitted to the City in connection with the Montrose Boulevard Improvements, Phase 1 project. Sarah thanked other members of the public for clarifying certain matters related to other Zone projects. Sarah inquired about information related to the Montrose Boulevard Improvements, Phase 1 project being placed on hold by the City. Chair Webb and Mr. Ali responded to Marian.

Valeria Alvarado stated that she supports the Montrose Boulevard Improvements, Phase 1 project proceeding.

ADJOURN

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

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Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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# Montrose Redevelopment Authority / TIRZ No. 27

## Cash Management Report

March 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	9,755,713.81	14,645,600.85	429,979.29	24,831,293.95
Revenue	43,066.01	66,124.90	0.00	109,190.91
Expenditures	247,632.98	0.00	0.00	247,632.98
Ending Balance	9,551,146.84	14,711,725.75	429,979.29	24,692,851.88

### NOTES:

March 31, 2024

## General Operating Fund

**BEGINNING BALANCE:** **9,755,713.81**

**REVENUE:**

Stellar Bank Interest	13.54	
TexPool Interest	43,052.47	
Voided Check (s)	0.00	
<b>Total Revenue:</b>		<b>43,066.01</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	247,632.98	
Checks Written at/after Last Meeting	0.00	
<b>Total Expenditures</b>		<b>247,632.98</b>

**Ending Balance:** **9,551,146.84**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	10,166.04
TexPool	*0001	5.3350	9,540,980.80
		<b>Total</b>	<b>9,551,146.84</b>

**TIRZ 27 - Montrose RA**  
**Checks Presented**  
April 15, 2024

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
2286	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-14,207.91
2287	Equi-Tax Inc.	Tax Roll Management	-637.50
2288	ETI Bookkeeping Services	Bookkeeping Fee	-2,001.23
2289	Gauge Engineering, LLC	Engineering Fees	-118,171.55
2290	Hollaway Environmental & Communications	Public Engagement Expenses	-40,056.25
2291	January Advisors	Consultant Fees	-1,862.00
2292	Knudson, LP	Professional Consultant	-6,029.51
2293	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2294	The Goodman Corporation	Planning Consultant	-18,333.49
<b>Total</b>			<b>-201,424.44</b>

## Joint Project Fund

<b>BEGINNING BALANCE</b>		<b>248,341.44</b>
<b>REVENUE</b>		
TexPool Interest	1,121.27	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>1,121.27</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>249,462.71</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	5.3350	249,462.71
		<b>Total</b>	<b>249,462.71</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>14,645,600.85</b>
<b>REVENUE</b>		
TexPool Interest	66,124.90	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>66,124.90</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>14,711,725.75</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3350	14,711,725.75
		<b>Total</b>	<b>14,711,725.75</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			538,856
Ending Bank Balance			<u><u>14,711,726</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**  
**March 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	5.3350	9,535,142.27	0.99997	9,535,428.33	43,052.47	(37,500.00)	9,540,885.39	0.99999	9,540,980.80
GOF	TexPool	5.3350	248,333.99	0.99997	248,341.44	1,121.27	(0.00)	249,460.22	0.99999	249,462.71
CPF	TexPool	5.3350	14,645,161.48	0.99997	14,645,600.85	66,124.90	0.00	14,711,578.63	0.99999	14,711,725.75

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	9,860.75	13.54	291.75	10,166.04

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	10,166.04	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**  
**March 2024**

	March			Year to Date ( 9 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	0	0	0	5,556,863	6,279,270	-722,407	6,279,270
6-4330 · Interest	110,312	4,167	106,145	958,800	37,500	921,300	50,000
6-4336 · Grants	0	1,314,167	-1,314,167	492,406	11,827,500	-11,335,094	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
<b>Total Income</b>	<b>110,312</b>	<b>1,318,334</b>	<b>-1,208,022</b>	<b>21,878,418</b>	<b>18,144,270</b>	<b>3,734,148</b>	<b>22,099,270</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	6,030	6,000	30	60,309	54,000	6,309	72,000
6-6320 · Legal Fees	14,208	10,000	4,208	181,926	90,000	91,926	120,000
6-6321 · Auditing Fees	0	0	0	16,000	10,000	6,000	10,000
6-6322 · Engineering Fees	0	4,167	-4,167	3,585	37,500	-33,915	50,000
6-6323 · Planning Consultants	18,333	4,167	14,166	246,321	37,500	208,821	50,000
6-6324 · Affordable Housing Consultant	1,862	5,833	-3,971	50,276	52,500	-2,224	70,000
6-6333 · Accounting	1,686	1,583	103	16,922	14,250	2,672	19,000
6-6334 · Tax Roll Management	638	667	-29	5,742	6,000	-258	8,000
6-6353 · Insurance / Bonds	0	0	0	991	5,000	-4,009	5,000
6-6370 · Board Meeting Expense	125	0	125	1,000	0	1,000	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	40,056	5,000	35,056	157,247	45,000	112,247	60,000
6-6460 · Board Development	0	417	-417	0	3,750	-3,750	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	562,500	-562,500	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	92	36,167	-36,075	12,481	325,500	-313,019	434,000
6-7217 · Sidewalk Program/ Safe	15,416	29,167	-13,751	37,421	262,500	-225,079	350,000
6-7218 · Montrose Blvd - Reconstruction	33,170	617,500	-584,330	658,920	5,557,500	-4,898,580	7,410,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	93,750	-93,750	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	93,750	-93,750	125,000
6-7221 · Mandell Bikeway	92	36,167	-36,075	12,481	325,500	-313,019	434,000
6-7222 · Safe Route to School Sidewalk	0	0	0	694,452	0	694,452	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	562,500	-562,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	0	0	0	212,429	0	212,429	0
6-7225 · W. Gray Street Sidewalk Improve	0	0	0	61,718	0	61,718	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	997,500	-997,500	1,330,000
6-7227 · Westheimer Corridor Study	37,751	20,833	16,918	100,142	187,500	-87,358	250,000
6-7000 · Capital Expenditure - Other	31,651	0	31,651	280,340	0	280,340	0
<b>Total 6-7000 · Capital Expenditure</b>	<b>118,172</b>	<b>996,501</b>	<b>-878,329</b>	<b>2,321,880</b>	<b>8,968,500</b>	<b>-6,646,620</b>	<b>11,958,000</b>

**TIRZ 27 - Montrose RA**  
**Profit & Loss Budget vs. Actual**  
**March 2024**

	March			Year to Date ( 9 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7395 · Miscellaneous Expense	0	0	0	228	0	228	0
<b>Total Expense</b>	201,110	1,034,335	-833,225	3,678,481	9,834,510	-6,156,029	12,937,510
<b>Net Income</b>	-90,798	283,999	-374,797	18,199,937	8,309,760	9,890,177	9,161,760

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

**Committee Name:** Projects and Planning Committee **Date of Meeting:** 4/5/2024

**Chairperson:** Joe Webb

**Attendees:**

<u>Joe Webb</u>	<u>Abby Noebels</u>
<u>Amanda Flores</u>	<u>Muhammad</u>
<u>Sanjay Bapat</u>	<u>Jim Webb</u>
<u>Kristi Miller</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	<u></u>
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**Meeting Report**

**Agenda**

- Discussion regarding Wharton School Town Hall attendance April 6<sup>th</sup>
- Gauge Engineering Project Status Report
  - Update on SRTS
- Goodman Coporation Grant Funding Status Report
- Discussion regarding updates to the HGAC Questionnaire for Montrose Blvd

**Notes**

- The Committee discussed attendance of the Wharton School Town Hall Meeting
- Muhammad from Gauge Engineering presented the Gauge status report
- The Committee discussed the Montrose Blvd Project and response to community questions
- Kristi Miller presented the Goodman Corporation Status Report

# PROGRESS REPORT

APRIL 2024

MONTROSE/TIRZ 27



## WEST GRAY SIDEWALK

- Coordinating with the City the final completion walk-through meeting.

## MONTROSE BOULEVARD IMPROVEMENTS

- No updates since submitting 100% plans in March.

## WAUGH DR EXTENSION IMPROVEMENTS

- Project currently paused.

## WESTHEIMER RD DCR IMPROVEMENTS

- Project currently paused.

## CHERRYHURST SIDEWALK IMPROVEMENTS

- Performed two site visits.
- A recommendation for extents of sidewalk improvements is in progress.

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

**Committee Name:** Public Engagement Committee      **Date of Meeting:** 3/21/2024

**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**

**Agenda**

- Discussion regarding communication with Mayor’s Office and attendance of City Council Meetings
- Debrief from March 14<sup>th</sup> Property Owner’s Meeting
  - Review of feedback and notes
  - Review of survey questions and information
  - Discussion regarding next meeting and next steps
- Discussion regarding updates to invitee list
- Discussion on updates to RFQ
- Discussion regarding meeting with lenders
- Discussion regarding application forms for property owners
- Discussion regarding Facebook updates (if needed)
- Discussion regarding transition from MailChimp to HubSpot

**Notes**

- The Committee discussed reaching out to stakeholders for letters of support for the TIRZ
- The Committee discussed the March 14<sup>th</sup> Property Owner’s workshop and next steps
- The Committee discussed updated stakeholder’s list and future notices



**Progress Report: Montrose TIRZ Regular Meeting – April 15, 2024**  
Hollaway Environmental + Communications Services

**Activities performed this period:**

- Participation in scheduled Projects and Planning Committee, Affordable Housing Committee, and Public Engagement Committee meetings.
- Media inquiry and response coordination with the Montrose TIRZ Executive Committee.
- Management of the Montrose TIRZ Facebook page.
- Documentation of the March 14, 2024, Montrose TIRZ Proposed Multi-Family Property Rehabilitation Pilot Program Workshop.
- Continued coordination with the Affordable Housing Committee on next steps for the proposed pilot program, including planning activities for the next pilot program workshop on April 24, 2024.
- Development of informational materials for the Montrose Boulevard Improvements Project.
- Development of website content for the Montrose Boulevard Improvements Project.

**Activities expected to perform next period:**

- Participation in scheduled Projects and Planning Committee and Public Engagement Committee meetings.
- Media inquiry and response coordination with the Montrose TIRZ Executive Committee.
- Documentation of the April 24, 2024, Montrose TIRZ Proposed Multi-Family Property Rehabilitation Pilot Program Workshop.
- Continued coordination with the Public Engagement Committee regarding strategies to engage media and elected officials regarding Segment 1 of the Montrose Boulevard Improvements Project.

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

**Committee Name:** Affordable Housing Committee      **Date of Meeting:** 4/11/2024

**Chairperson:** Lisa Hunt

**Attendees:**

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

**Meeting Report**

**Agenda**

- Discussion with CSD regarding Harris County Community Land Trust
- Discussion regarding communication with Mayor’s Office and attendance of City Council Meetings
- Discussion regarding April 24<sup>th</sup> Workshop
- Discussion regarding meeting with lenders
  - Separate meeting with Lenders or send invitations for April 24<sup>th</sup> Workshop
- Discussion regarding transition from MailChimp to HubSpot
- Review and confirmation of notice materials for April 24<sup>th</sup> meeting
- Update on Database for notices

**Notes**

- The Committee discussed possible partnership opportunities with the Community Services Department with alternative methods of creating affordable housing
- The Committee discussed presentation materials and notices for April 24<sup>th</sup> workshop



## Montrose TIRZ 27 Board Meeting April 15th, 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;
- Preparation for April 24th workshop and updated stakeholder database

### **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;