


**AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
OF
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS**

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, May 20, 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/25f7u3vx>**, 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. presentation regarding Montrose Drainage Study;
 - ii. update on sidewalk improvements along West Gray;
 - iii. update on Montrose Boulevard improvements, Segment One;
 - iv. update on Waugh Drive extension project from W. Dallas Street to Allen Parkway;
 - v. update on Westheimer Road DCR project; and
 - vi. 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. Review FY 2025 budget, potential 5-year Capital Improvement Projects, and authorize appropriate action, including adopt budget and authorize submittal to the City.
10. Engage auditor to conduct audit for fiscal year end June 30, 2024.
11. Engage Mark Burton, CPA, to perform a review of the audited financial statements.
12. Report from Zone administrator.
13. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
14. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
15. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a video and/or telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Members of the Board may participate via videoconference in accordance with the requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person, REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/25f7u3vx>, 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.

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

April 30, 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	9,551,146.84	14,711,725.75	429,979.29	24,692,851.88
Revenue	41,095.22	64,258.58	0.00	105,353.80
Expenditures	201,424.44	0.00	0.00	201,424.44
Ending Balance	9,390,817.62	14,775,984.33	429,979.29	24,596,781.24

NOTES:

General Operating Fund

BEGINNING BALANCE:		9,551,146.84
 REVENUE:		
Stellar Bank Interest	7.01	
TexPool Interest	41,088.21	
Voided Check (s)	0.00	
Total Revenue:		41,095.22
 DISBURSEMENTS:		
Checks Presented At Last Meeting	201,424.44	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		201,424.44
 Ending Balance:		 9,390,817.62

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	9,748.61
TexPool	*0001	5.3142	9,381,069.01
		Total	9,390,817.62

TIRZ 27 - Montrose RA
Checks Presented
May 20, 2024

Num	Name	Description	Amount
2295	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-13,504.16
2296	Equi-Tax Inc.	Tax Roll Management	-637.50
2297	ETI Bookkeeping Services	Bookkeeping Fee	-1,650.66
2298	Gauge Engineering, LLC	Engineering Fees	-44,513.30
2299	Hollaway Environmental & Communications	Public Engagement Expenses	-21,766.25
2300	January Advisors	Consultant Fees	-1,032.50
2301	Knudson, LP	Professional Consultant	-6,027.26
2302	The Goodman Corporation	Planning Consultant	-14,468.61
2303	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
Total			-103,725.24

Joint Project Fund

BEGINNING BALANCE		249,462.71
REVENUE		
TexPool Interest	1,089.65	
Voided Check(s)	0.00	
Total Revenue		1,089.65
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		250,552.36

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	5.3142	250,552.36
		Total	250,552.36

Capital Projects Fund

BEGINNING BALANCE		14,711,725.75
REVENUE		
TexPool Interest	64,258.58	
Voided Check(s)	0.00	
Total Revenue		64,258.58
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		14,775,984.33

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3142	14,775,984.33
		Total	14,775,984.33

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			603,115
Ending Bank Balance			<u><u>14,775,985</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
April 30, 2024

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	5.3142	9,540,885.39	0.99999	9,540,980.80	41,088.21	(201,000.00)	9,379,943.28	9,381,069.01
GOF	TexPool	5.3142	249,460.22	0.99999	249,462.71	1,089.65	(0.00)	250,522.29	250,552.36
CPF	TexPool	5.3142	14,711,578.63	0.99999	14,711,725.75	64,258.58	0.00	14,774,211.21	14,775,984.33

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	10,166.04	7.01	(424.44)	9,748.61

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	9,748.61	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
April 2024

	April			Year to Date (10 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	106,443	4,167	102,276	1,065,243	41,667	1,023,576	50,000
6-4336 · Grants	0	1,314,167	-1,314,167	492,406	13,141,667	-12,649,261	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	106,443	1,318,334	-1,211,891	21,984,861	19,462,604	2,522,257	22,099,270
Expense							
6-6300 · Salaries and Benefits	6,027	6,000	27	66,336	60,000	6,336	72,000
6-6320 · Legal Fees	13,504	10,000	3,504	195,430	100,000	95,430	120,000
6-6321 · Auditing Fees	0	0	0	16,000	10,000	6,000	10,000
6-6322 · Engineering Fees	960	4,167	-3,207	4,545	41,667	-37,122	50,000
6-6323 · Planning Consultants	14,469	4,167	10,302	260,789	41,667	219,122	50,000
6-6324 · Affordable Housing Consultant	1,033	5,833	-4,800	51,308	58,333	-7,025	70,000
6-6333 · Accounting	2,001	1,583	418	18,923	15,833	3,090	19,000
6-6334 · Tax Roll Management	638	667	-29	6,379	6,667	-288	8,000
6-6353 · Insurance / Bonds	0	0	0	991	5,000	-4,009	5,000
6-6370 · Board Meeting Expense	125	0	125	1,125	0	1,125	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	21,766	5,000	16,766	179,013	50,000	129,013	60,000
6-6460 · Board Development	0	417	-417	0	4,167	-4,167	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	625,000	-625,000	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	12,481	361,667	-349,186	434,000
6-7217 · Sidewalk Program/ Safe	2,349	29,167	-26,818	39,769	291,667	-251,898	350,000
6-7218 · Montrose Blvd - Reconstruction	36,764	617,500	-580,736	695,684	6,175,000	-5,479,316	7,410,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	104,167	-104,167	125,000
6-7220 · Stanford Safe Street	0	10,417	-10,417	0	104,167	-104,167	125,000
6-7221 · Mandell Bikeway	0	36,167	-36,167	12,481	361,667	-349,186	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	625,000	-625,000	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	1,108,333	-1,108,333	1,330,000
6-7227 · Westheimer Corridor Study	1,683	20,833	-19,150	101,825	208,333	-106,508	250,000
6-7000 · Capital Expenditure - Other	2,758	0	2,758	283,098	0	283,098	0

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

	April			Year to Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total 6-7000 - Capital Expenditure	43,554	996,501	-952,947	2,365,433	9,965,001	-7,599,568	11,958,000
6-7395 - Miscellaneous Expense	0	0	0	228	0	228	0
Total Expense	104,077	1,034,335	-930,258	3,782,554	10,868,845	-7,086,291	12,937,510
Net Income	2,366	283,999	-281,633	18,202,307	8,593,759	9,608,548	9,161,760

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 5/3/2024

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>	

Meeting Report

Agenda

- Gauge Engineering Project Status Report
 - Update on SRTS
 - Discussion regarding Montrose Blvd
 - Discussion regarding West Alabama
- Goodman Corporation Grant Funding Status Report

Notes

- Muhammad Presented the Gauge Status Report
- The Committee discussed the developments on the Montrose Blvd project
- The Committee discussed the developments on the West Alabama project
- The Kristi presented the Goodman Corporation status report

PROGRESS REPORT

MAY 2024

MONTROSE/TIRZ 27



WEST GRAY SIDEWALK

- Received final acceptance from City of Houston.

WAUGH DR EXTENSION IMPROVEMENTS

- Project currently paused.

MONTROSE BOULEVARD IMPROVEMENTS

- No updates since submitting 100% plans in March.
- Drainage presentation

CHERRYHURST SIDEWALK IMPROVEMENTS

- Met with Community
- Additional site visits were performed last week.
- In the process of developing initial recommendations based on the community feedback, presence of trees and project budget.

WHARTON DUAL LANGUAGE ACADEMY SAFE ROUTES TO SCHOOL DESIGN

- Developed a proposal for the study, design, and bid phases for sidewalks and pedestrian crossings.

W ALABAMA STREET

- Developed a proposal to reevaluate the typical section and schematic to be more aligned with current vision of Houston Public Works projects to move the project forward.

WESTHEIMER RD DCR IMPROVEMENTS

- Alternatives have been developed and were presented to the P&P Committee.
- Based on their direction, Gauge will pause the DCR until directed otherwise.



DRAINAGE PRESENTATION

MONTROSE BOULEVARD IMPROVEMENTS

WBS No. N-T27000-0005-7



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

May 20, 2024



Agenda

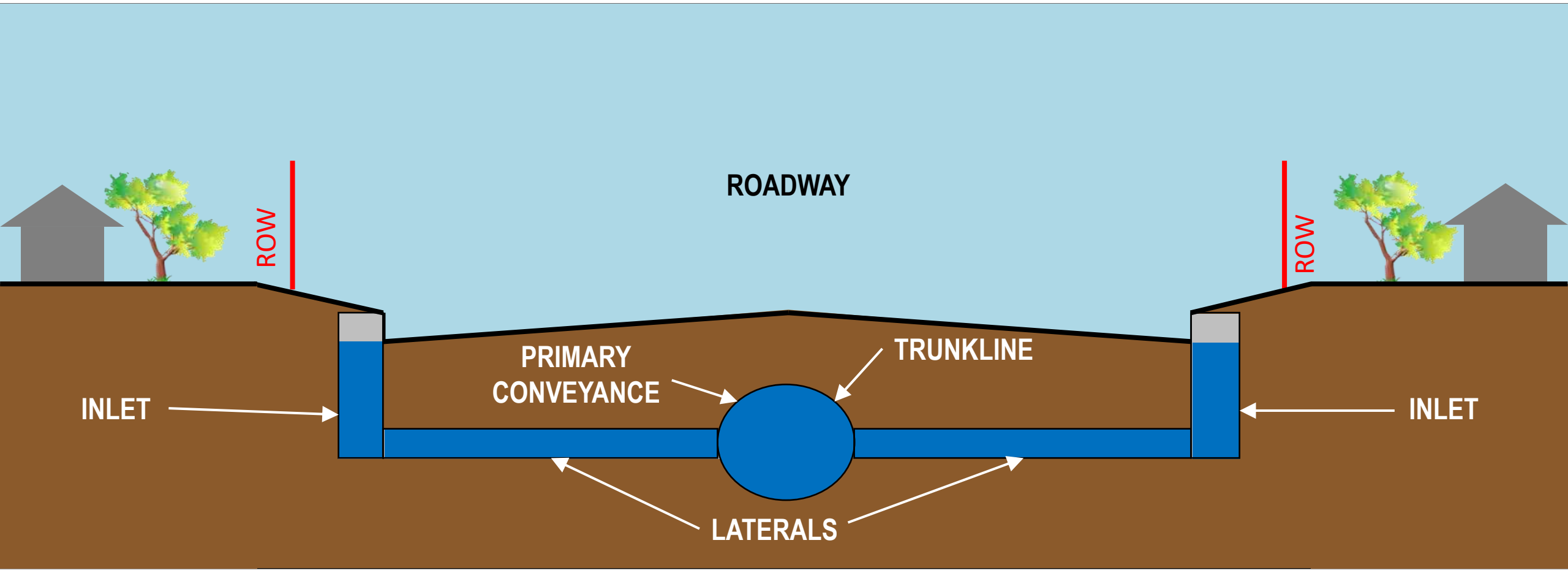
- City of Houston Drainage Criteria
- Montrose Drainage Study
 - Background and Objectives
 - Existing Conditions Results
 - Hurricane Harvey
 - Proposed Improvements
- Montrose Blvd Improvements
 - Montrose Blvd Phase 1



Drainage Criteria



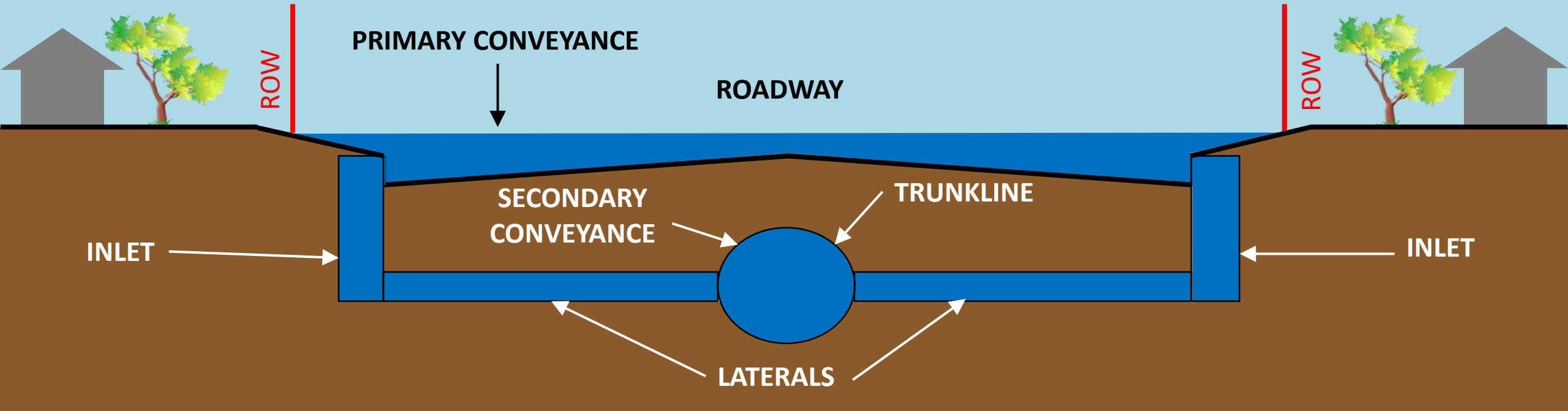
Current City of Houston Roadway Drainage Criteria – 2-Year Event (50%)



Development Criteria

- Water Surface not to Exceed Gutter Elevation
- Storm Sewers used as Primary Conveyance System

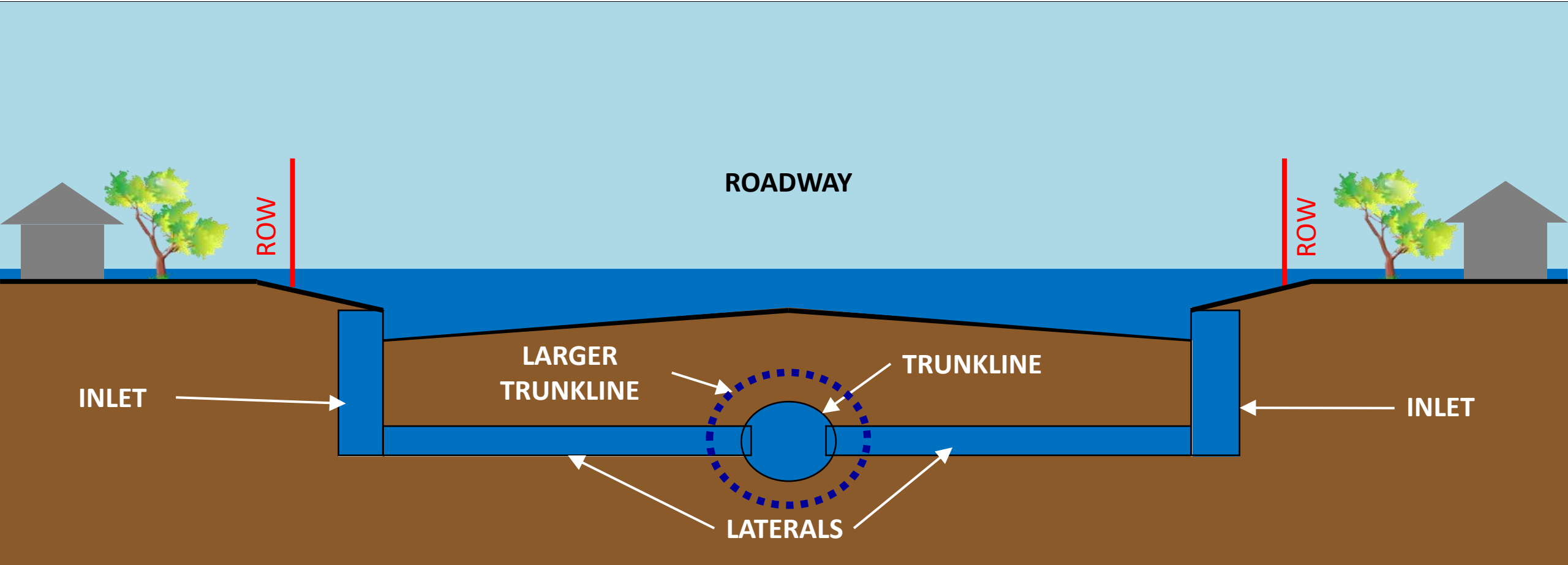
Current City of Houston Roadway Drainage Criteria– 100-Year Event (1%)



Development Criteria

- Water Surface not to Exceed Ground Elevation at ROW Line
- Streets used as Primary Conveyance System
- Provide Overland Flow Outfall

Older/Smaller Storm Sewers

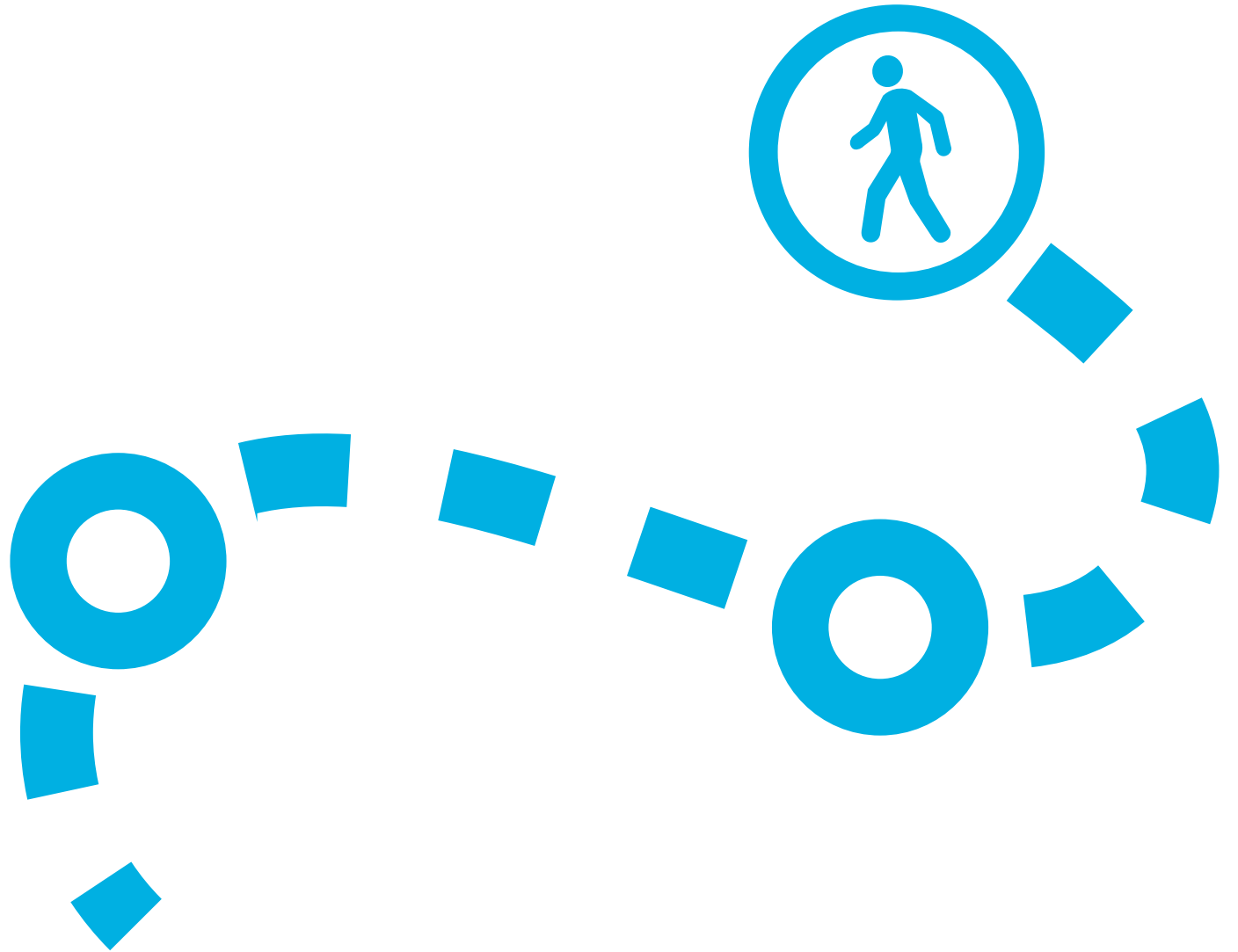


Montrose Drainage Study

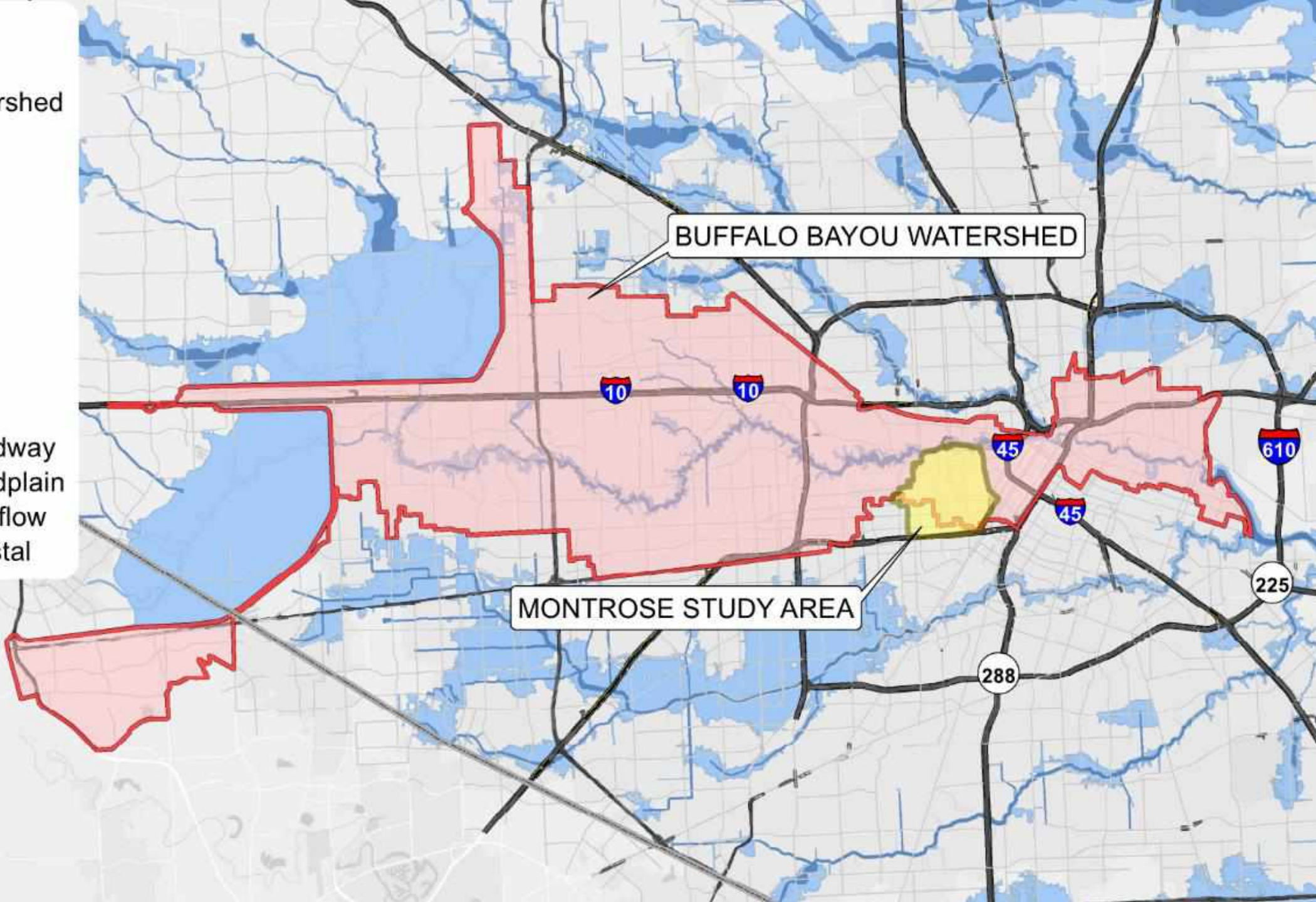


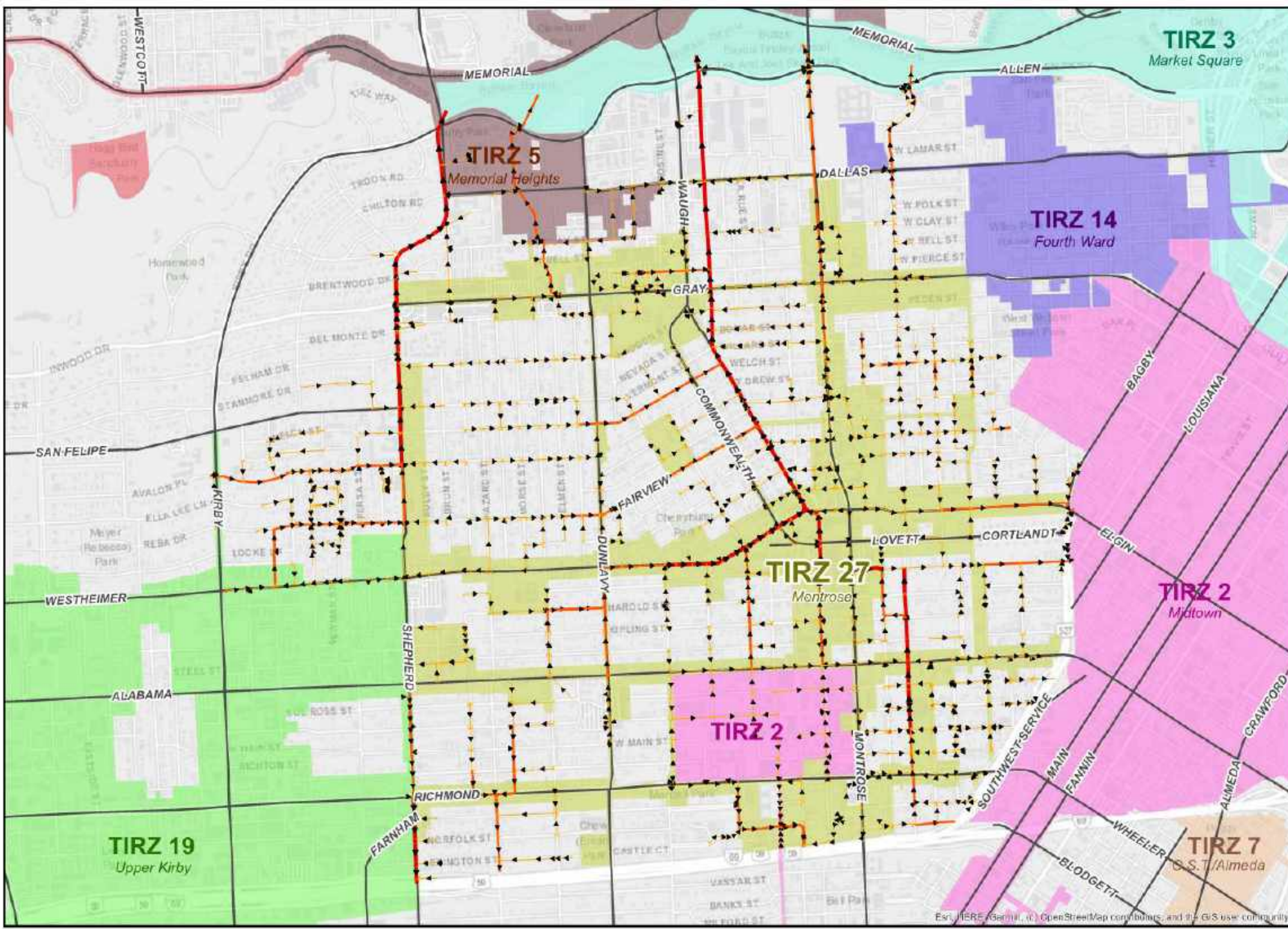
Montrose Drainage Study Background and Objectives

- **Study Objectives:**
 - Identify and Quantify Flood Risk in the Montrose Community
 - Develop Improvement Plans to Reduce Flooding
- **Consistency with City of Houston Criteria and Modeling Approach**
 - Strong Alignment
 - Atlas 14 Rainfall
 - City of Houston 2D Modeling Guidelines
 - Same Analysis Platform and Approach as the City's new Stormwater Master Plan.
- **Historical Calibration Event**
 - Hurricane Harvey

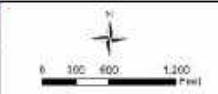


- Legend**
- Study Area
 - Buffalo Bayou Watershed
 - Harris County
- Roads**
- Freeway
 - Frontage
 - Tollway
 - HOV
 - Major
 - Ramp
- FEMA Floodplains**
- 1% (100-year) Floodway
 - 1% (100-year) Floodplain
 - 1% (100-year) Overflow
 - 1% (100-year) Coastal





- Existing Storm Drain**
- Major Streets
 - Storm Drain Inlet
 - Storm Drain Pipe Size
 - < 36"
 - 36" - 60"
 - > 60"
 - TIRZ Boundaries
 - TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7



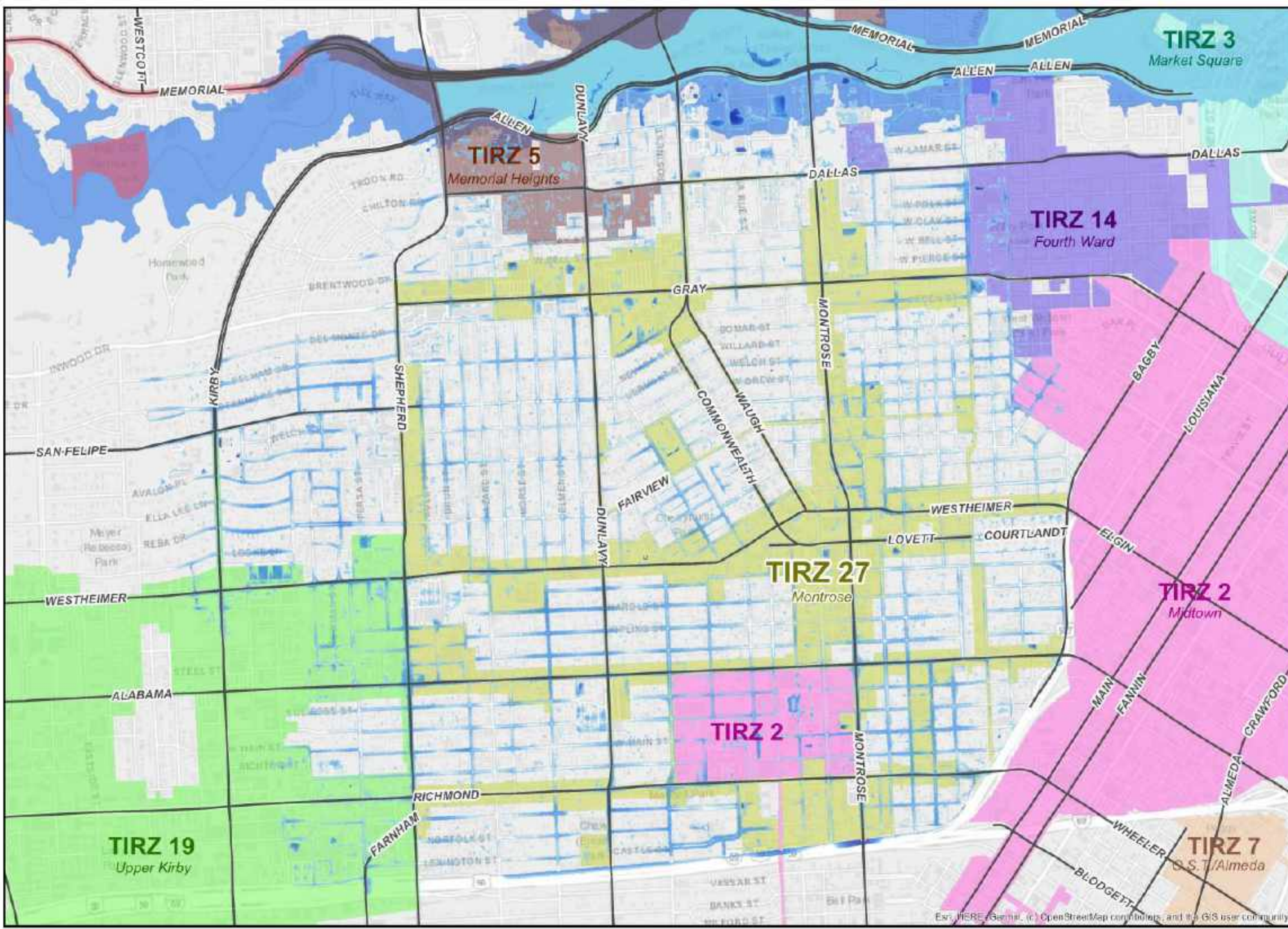
City of Houston
 Harris County



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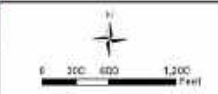
Montrose Drainage Study Existing Conditions





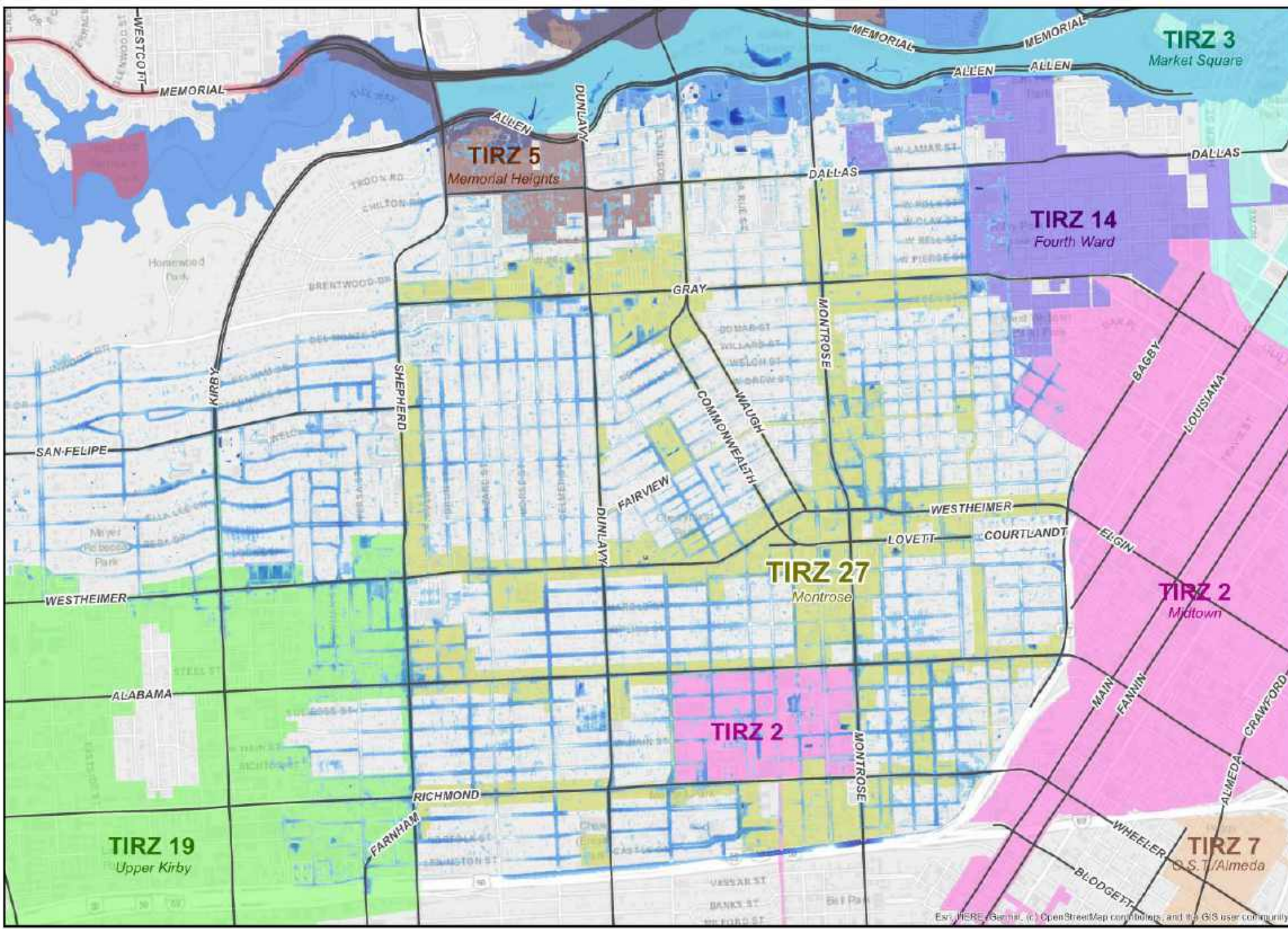
Existing 2-yr Inundation

- Legend**
- Major Streets
 - FEMA 500-yr
 - Existing 2-year Depths (ft)**
 - 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01
 - TIRZ Boundaries**
 - TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7



City of Houston
Harris County

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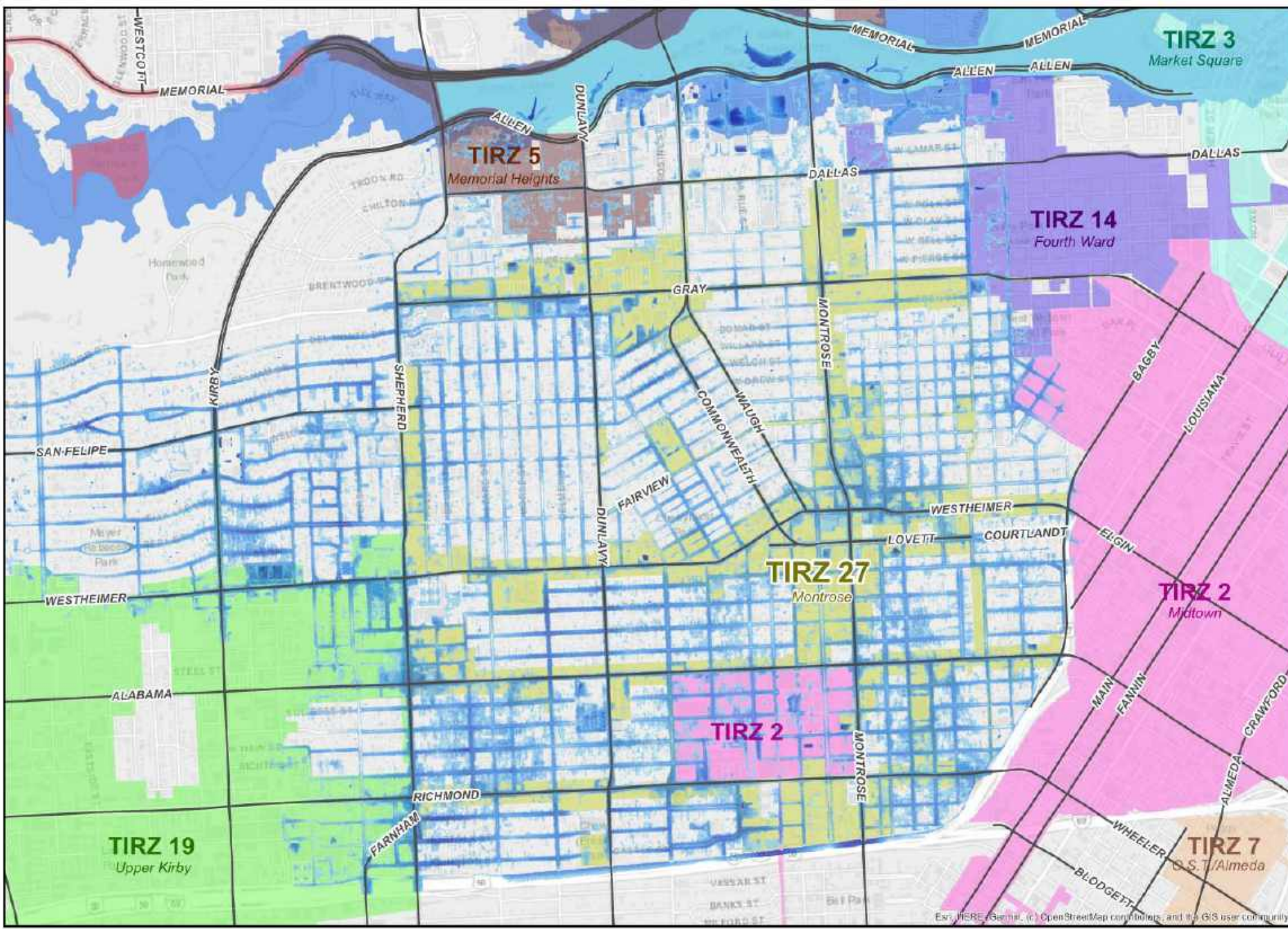


Existing 10-yr Inundation

Legend

- Major Streets
- FEMA 500-yr
- Existing 10-year Depths (ft)**
 - 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01
- TIRZ Boundaries**
 - TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7

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Existing 100-yr Inundation

Legend

- Major Streets
- FEMA 500-yr

Existing 100-year Depths (ft)

- 0.25 - 0.50
- 0.51 - 0.75
- 0.76 - 1.00
- 1.01 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 5.00
- < 5.01

TIRZ Boundaries

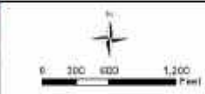
- TIRZ 13
- TIRZ 14
- TIRZ 16
- TIRZ 19
- TIRZ 2
- TIRZ 27
- TIRZ 3
- TIRZ 5
- TIRZ 7

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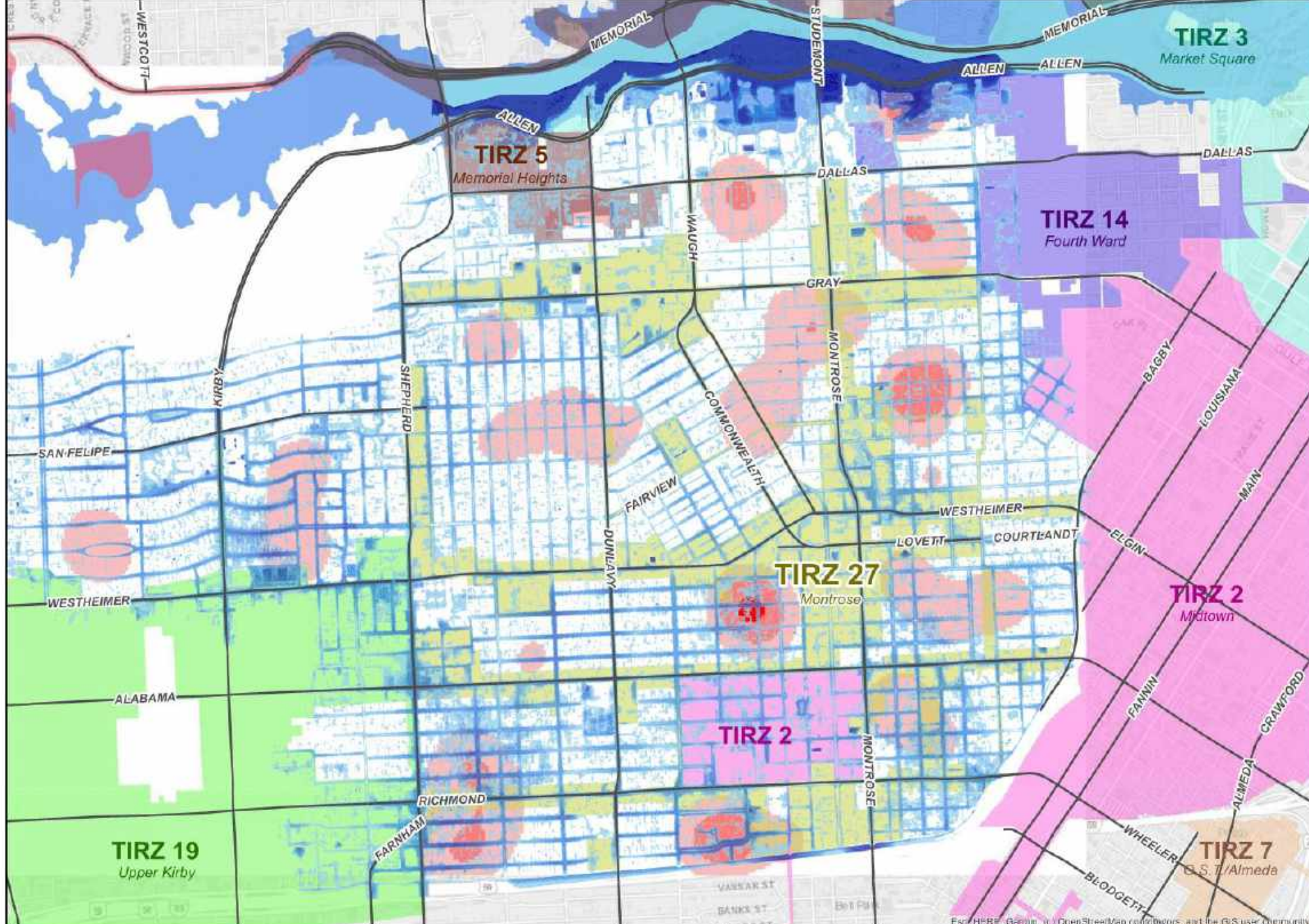
Hurricane Harvey Inundation

Legend

- Major Streets
- FEMA 500-yr
- Hurricane Harvey**
- Depths (ft)**
- 0.25 - 0.50
- 0.51 - 0.75
- 0.76 - 1.00
- 1.01 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 5.00
- < 5.01
- COHTIRZ2019**
- TIRZ Boundaries**
- TIRZ 13
- TIRZ 14
- TIRZ 16
- TIRZ 19
- TIRZ 2
- TIRZ 27
- TIRZ 3
- TIRZ 5
- TIRZ 7
- Harvey Flooded Structure Hot Spots**
- (Color scale from light to dark red)



City of Houston
Harris County



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Historical Flood Photos



Harvey

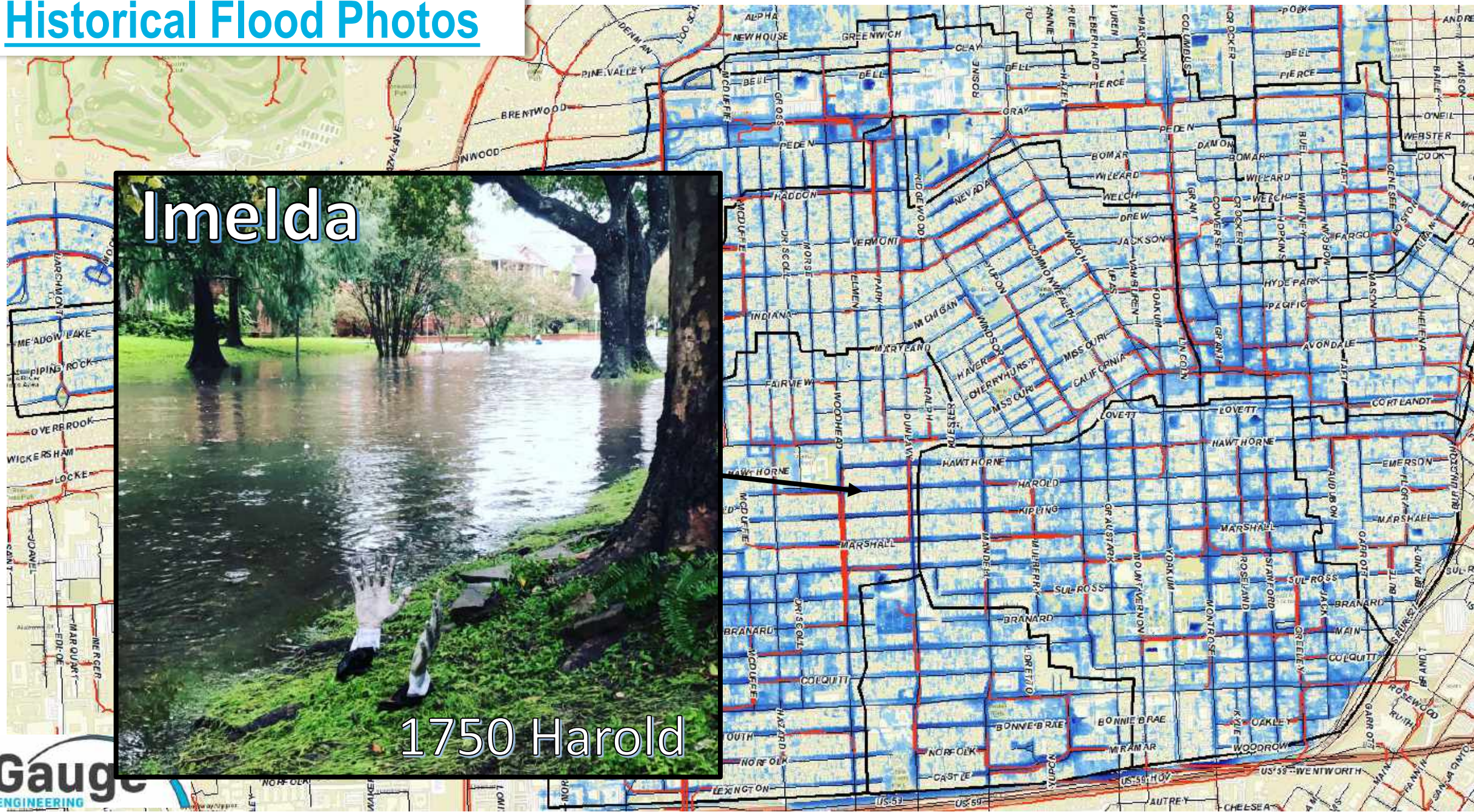
Hurricane Harvey Flooding on Colquitt Street
7AM ~ 8/27/2017

Historical Flood Photos

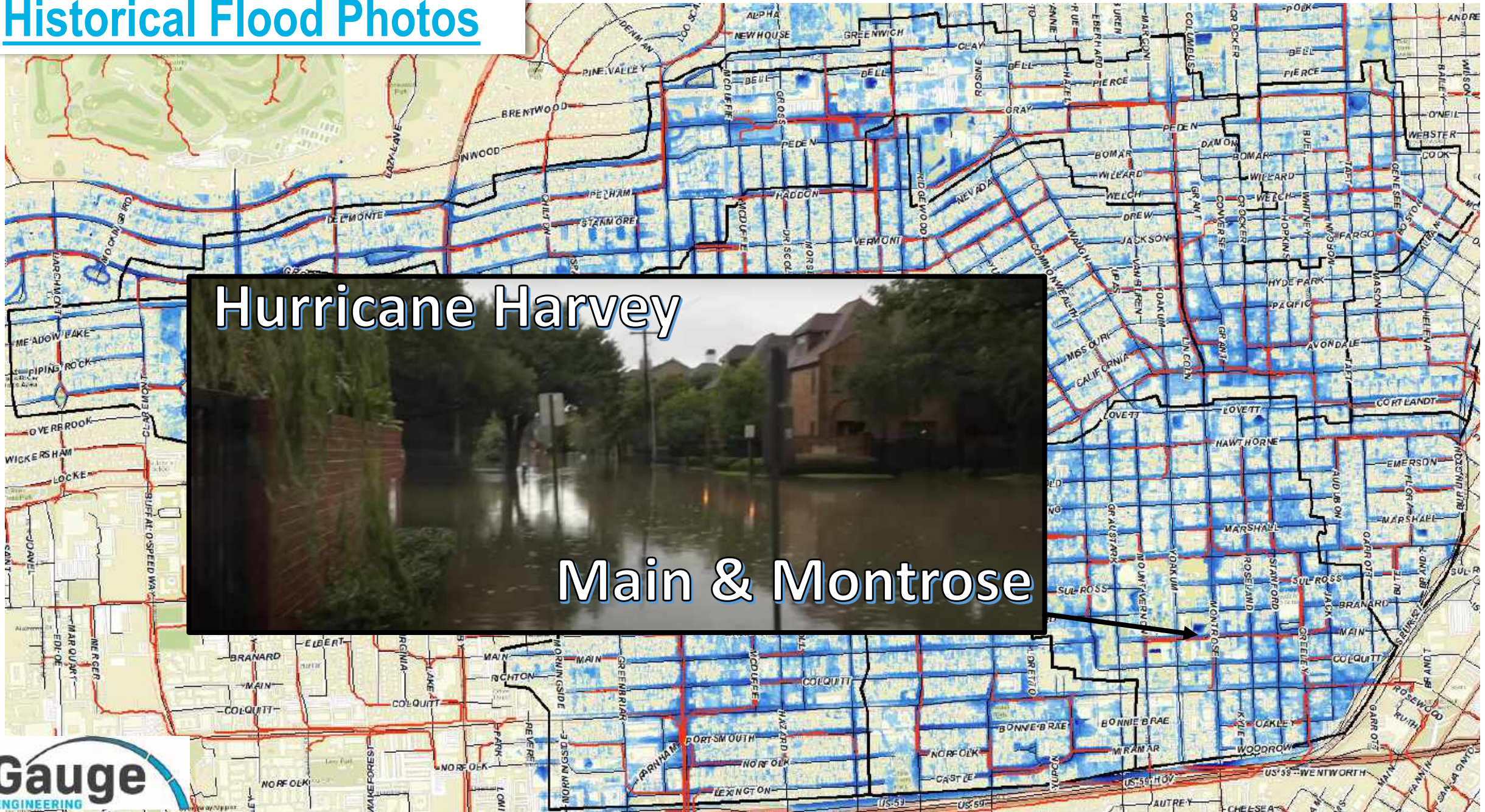
Imelda



1750 Harold



Historical Flood Photos

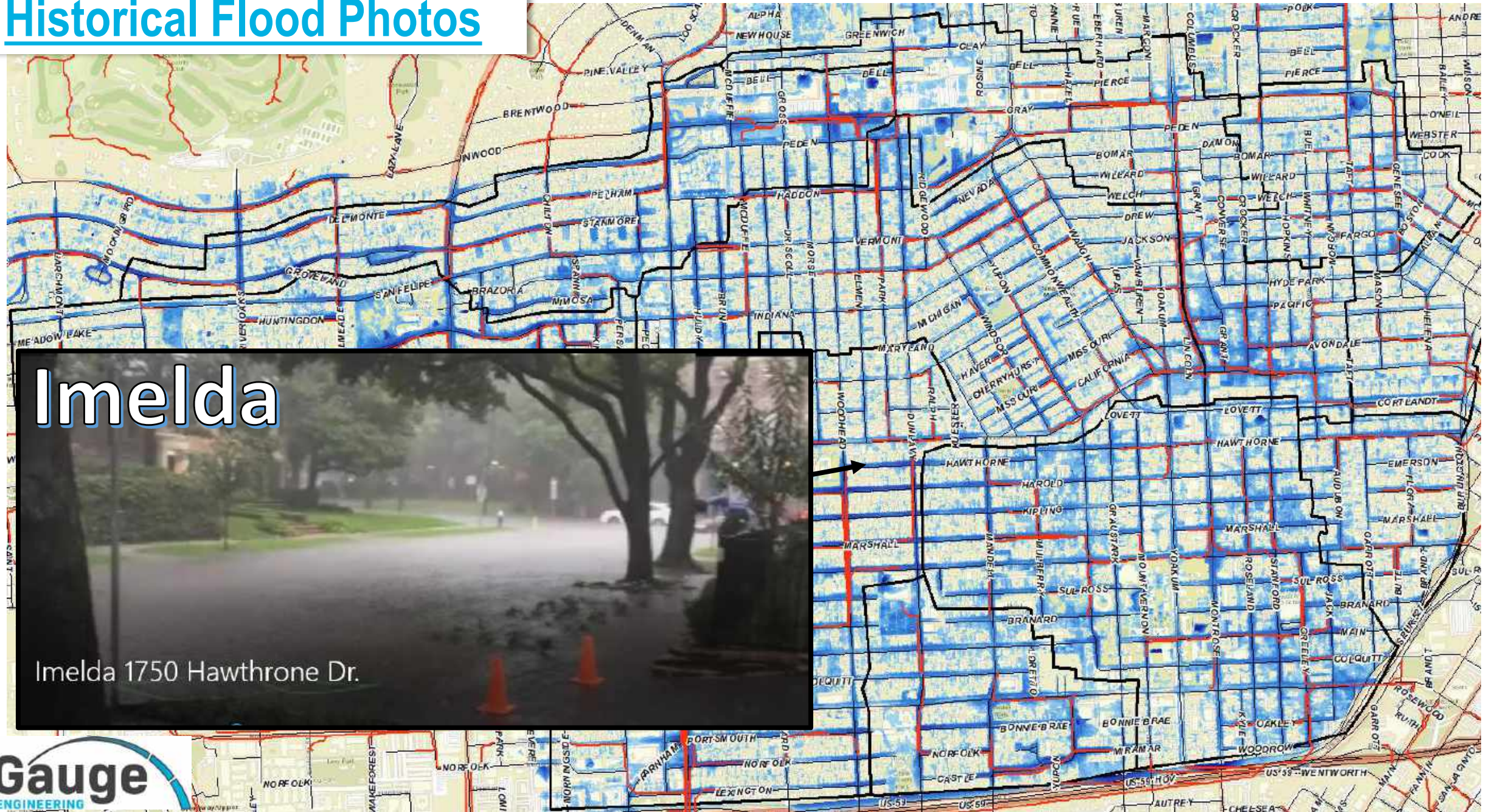




**MONTROSE BLVD &
W MAIN ST**

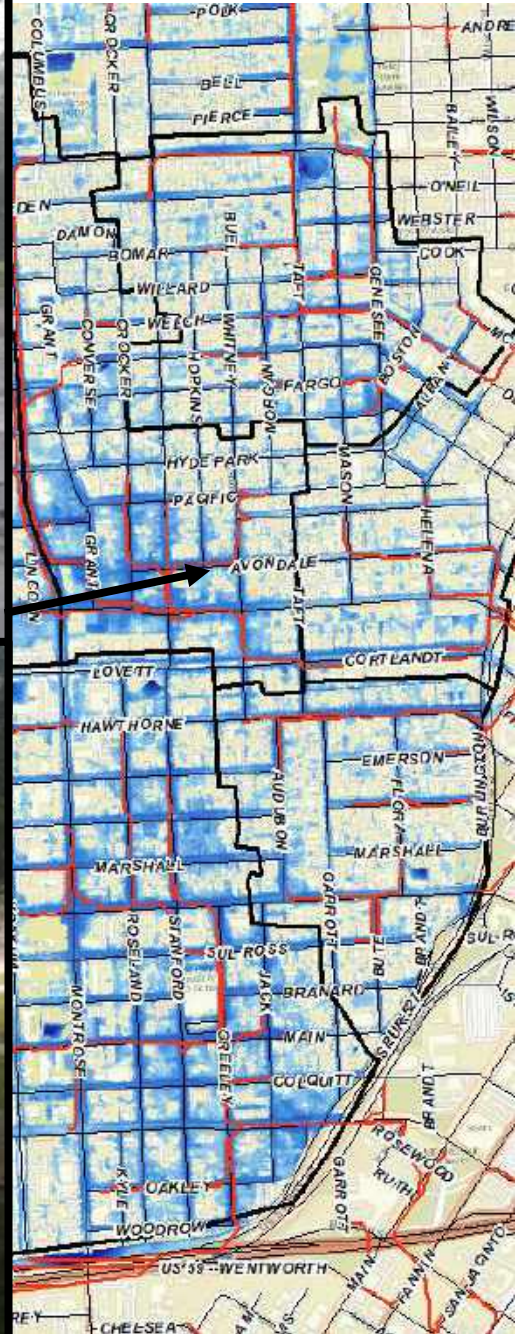


Historical Flood Photos



Historical Flood Photos

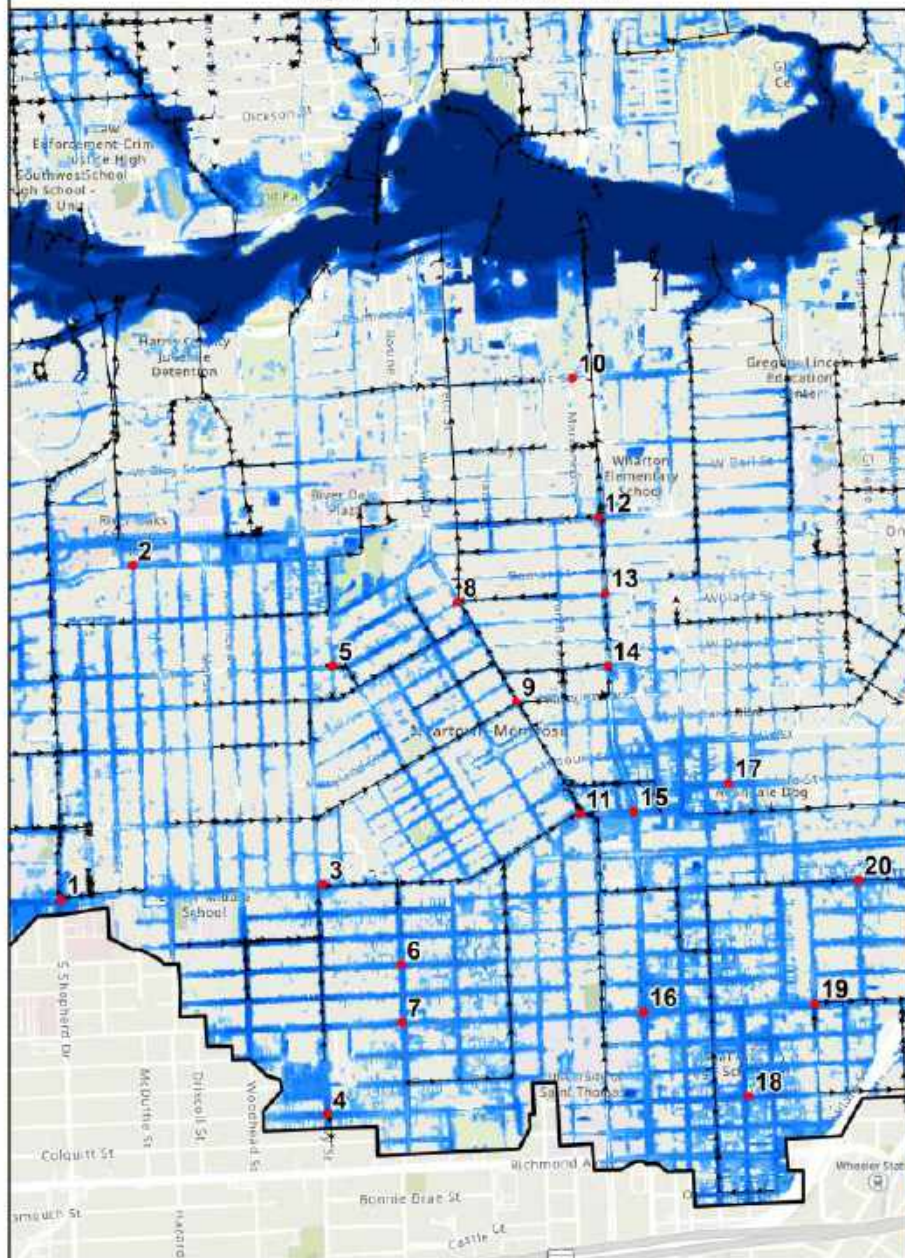
Halloween 2015



606 Avondale



City of Houston ICM Model



TIRZ 27 ICM Model

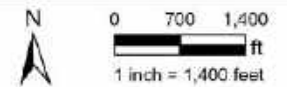


**EXISTING CONDITIONS
ICM MODEL RESULT
COMPARISON**



Legend

- 2D Model Boundary
- Modeled Conduits
- Comparison Point Locations
- 100-Year Existing Conditions Inundation (ft)**
- < 0.25
- 0.25 - 0.50
- 0.50 - 1.00
- 1.00 - 2.00
- 2.00 - 3.00
- 3.00 - 5.00
- 5.00 - 10.00
- > 10.00



ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
City of Houston ICM Model	1.88	1.06	1.26	1.43	0.55	1.55	1.55	1.33	1.49	0.33	0.79	1.13	0.72	0.72	1.15	1.38	1.17	2.60	1.59	2.22
TIRZ 27 ICM Model	1.26	0.90	1.06	1.13	0.29	1.30	1.36	0.89	1.49	0.58	0.76	1.12	0.65	0.71	1.04	1.08	1.05	2.10	1.08	1.61

Existing Conditions Summary

- **2-Year Criteria Not Met**
- **100-Year Criteria Not Met**
- **Moderate Historical Structural Flooding**
- **Historical Storm Events Less Intense Relative to Other Options of the City.**

Montrose Drainage Study Proposed Conditions

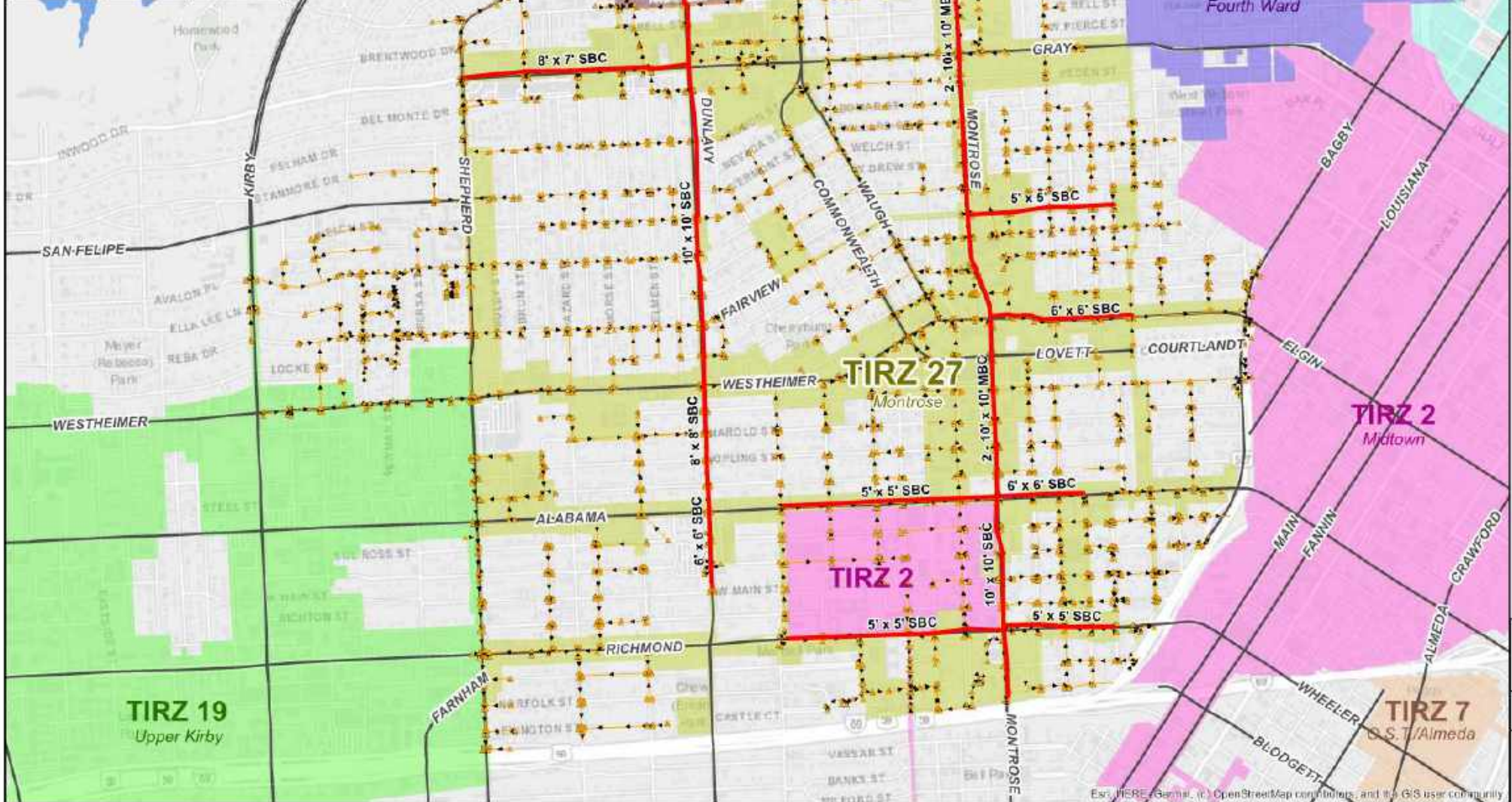


Proposed Conditions Alternatives

Alternative 1 – Free Unrestricted Outfall to Buffalo Bayou

Alternative 3 – Restricted Outfall to Buffalo Bayou

Street	Size	Total Length
Gray	8' x 7'	2690
Dunlavy	6' x 6'	1240
	8' x 8'	1170
	10' x 10'	6530
Montrose	10' x 10'	2440
	2 - 10' x 10'	8600
Alabama	5' x 5'	2590
	6' x 6'	1050
Westheimer	6' x 6'	1720
Fainew	5' x 5'	1750
Richmond	5' x 5'	3880



MONTROSE
TIRZ INCREMENT REINVESTMENT ZONE 27

Alternatives 1 and 2
Proposed Storm Drain Layout

Legend

- Major Streets
- Existing SD Inlet
- Existing SD Pipe
- Proposed SD Trunklines

TIRZ Boundaries

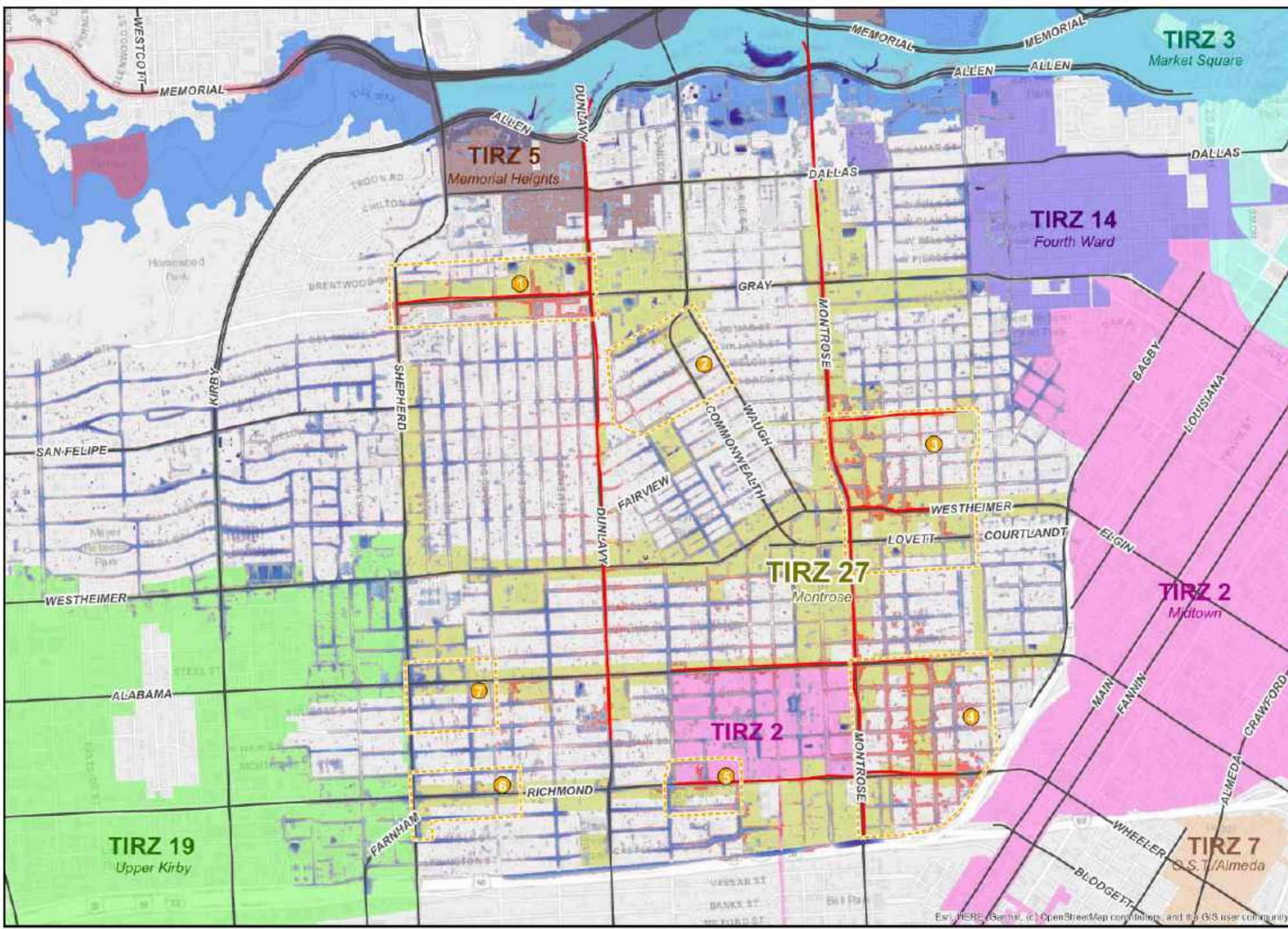
- TIRZ 13
- TIRZ 14
- TIRZ 16
- TIRZ 19
- TIRZ 2
- TIRZ 27
- TIRZ 3
- TIRZ 5
- TIRZ 7

City of Houston
Harris County

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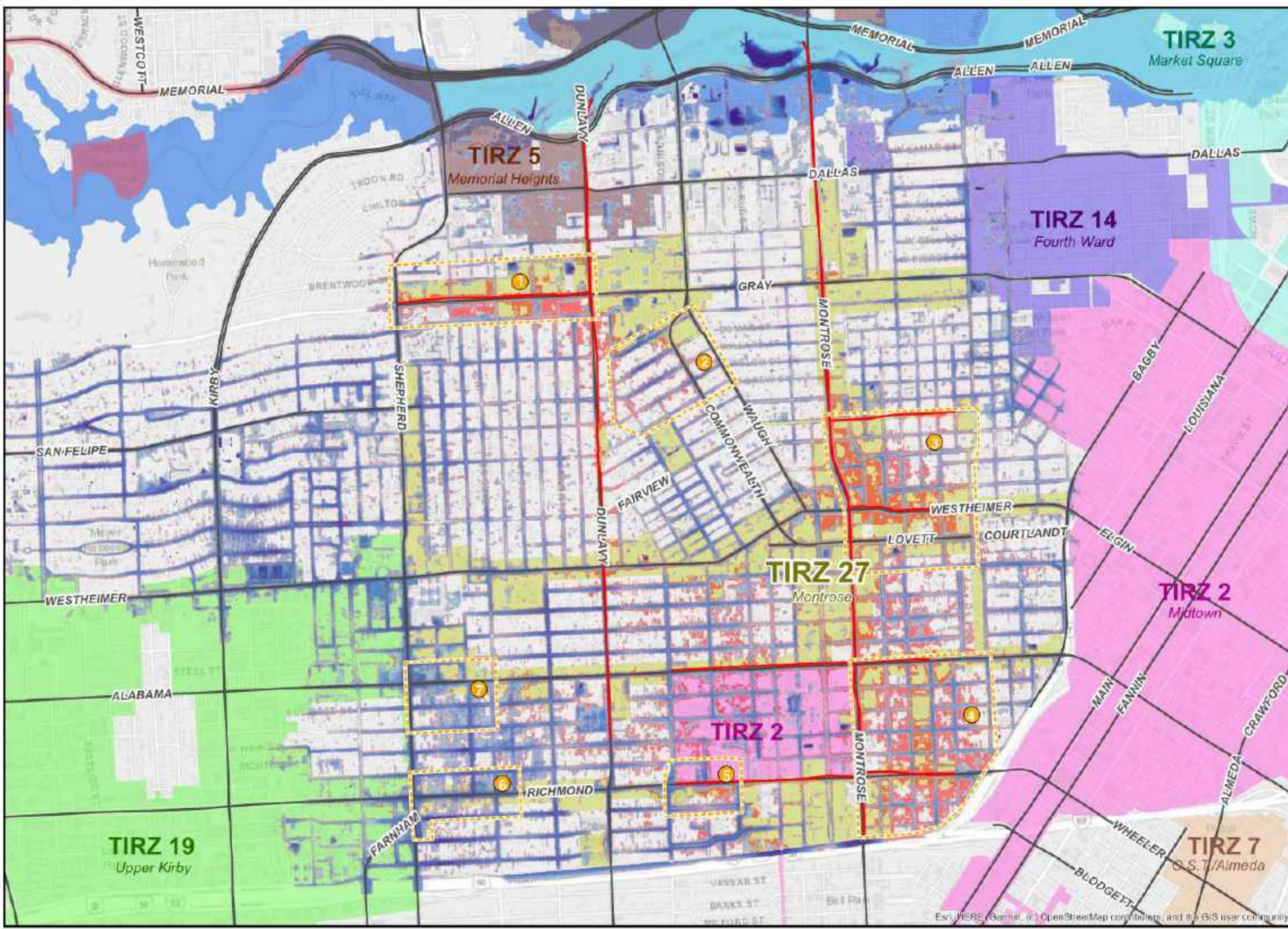
Scale: 0 300 600 1,200 Feet

Map data: Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- Major Streets
 - FEMA 500-yr
 - ▭ Problem Area
 - Proposed SD Trunklines
 - Existing 10-yr
- Proposed 10-yr Depths (ft)**
- 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01
- TIRZ Boundaries**
- TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7

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MONTROSE
 TIRZ INCREMENT REINVESTMENT ZONE 27

**Proposed ALT 1
 100-yr Inundation**

- Legend**
- Major Streets
 - FEMA 500-yr
 - ▭ Problem Area
 - Proposed SD Trunklines
 - Existing 100-yr
- Proposed 100-yr
 Depths (ft)**
- 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01
- TIRZ Boundaries**
- TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7

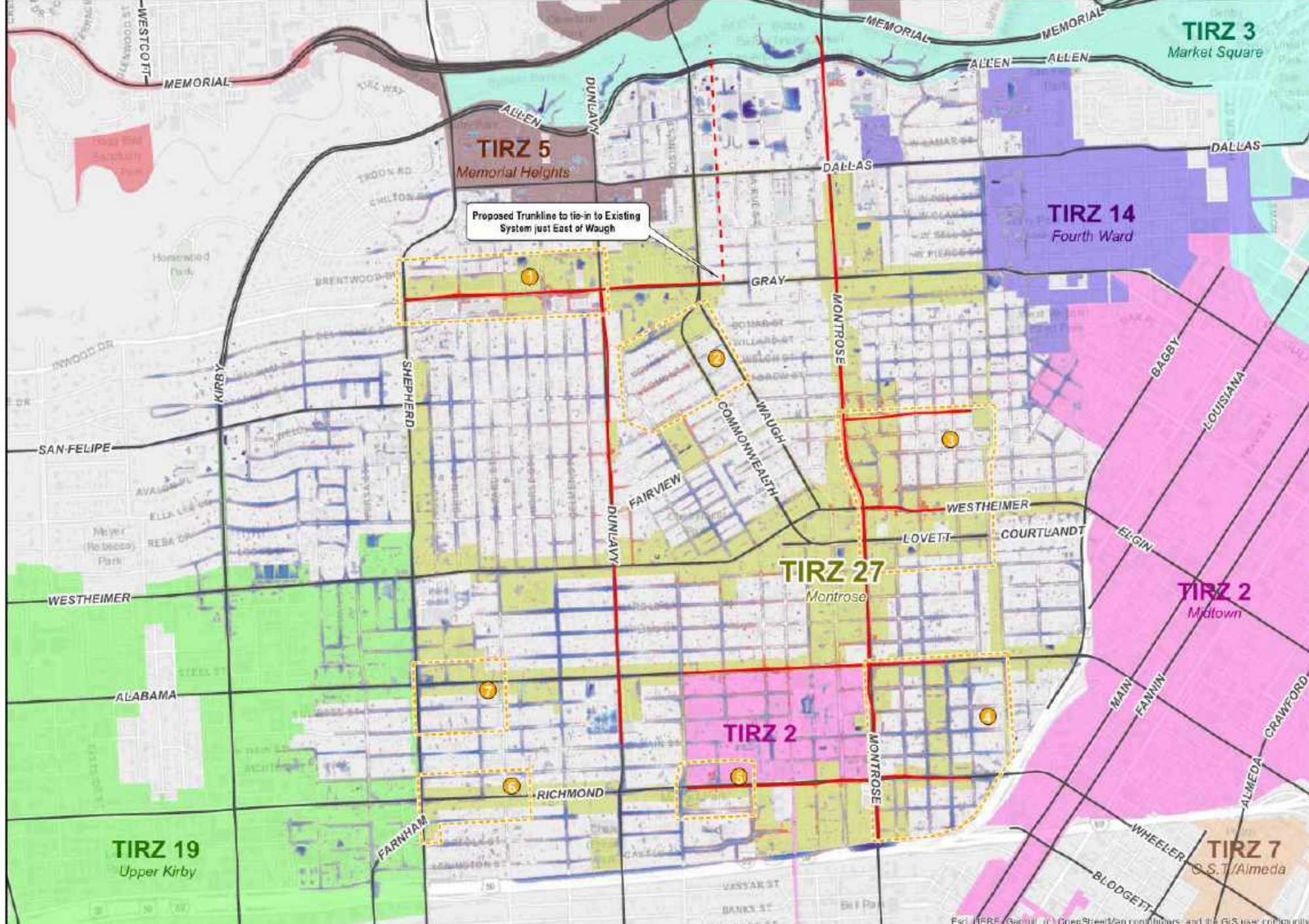


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**Proposed ALT 3
2-yr Inundation**

Legend

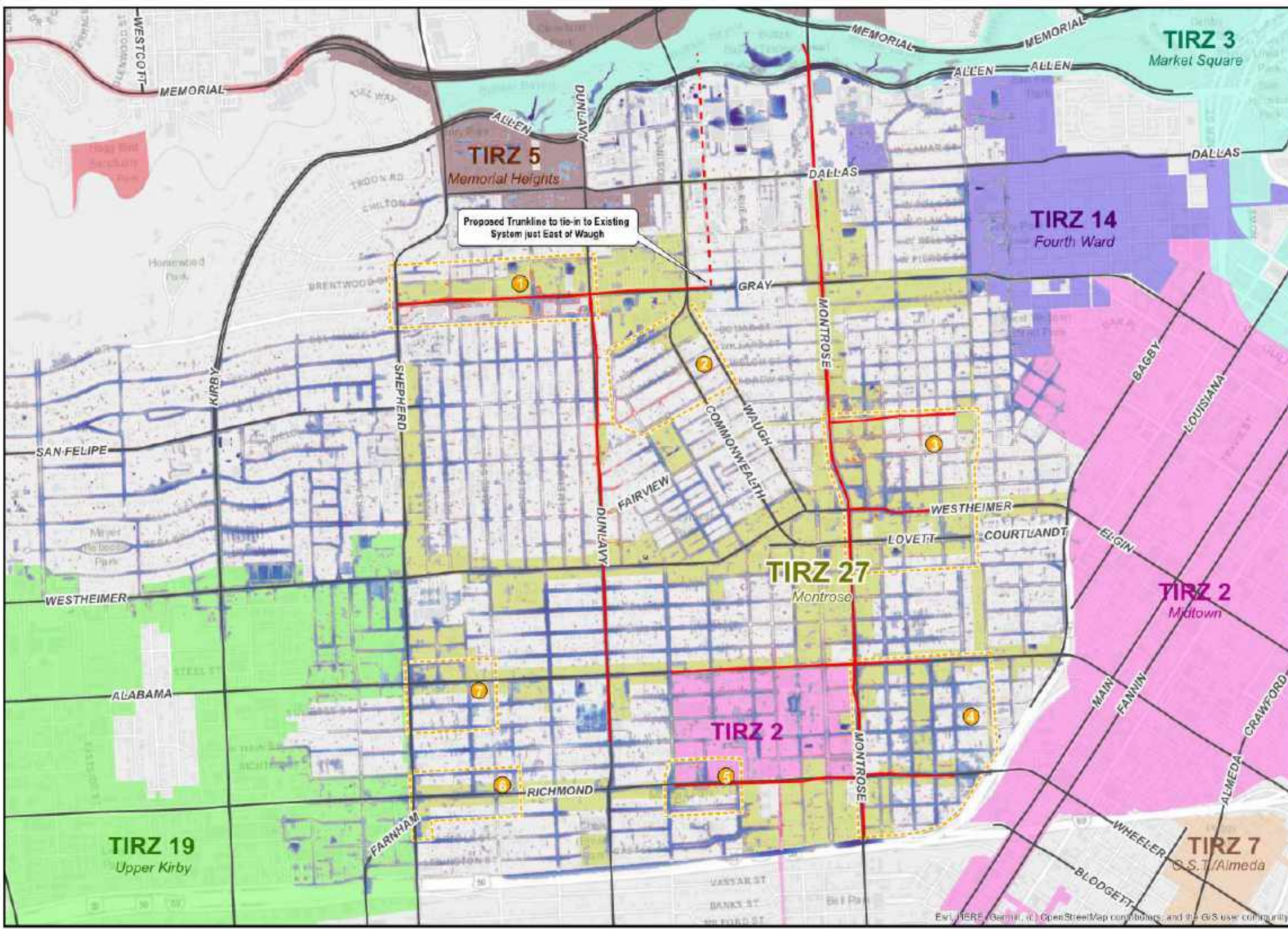
- Major Streets
 - - - Existing Storm Drain
 - - - Cutoff at Waugh
 - Proposed SD Trunkline
 - ▭ Problem
 - ▭ Existing 2-yr
- Proposed 2-yr
Depths (ft)**
- 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01
- TIRZ Boundaries**
- TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7



City of Houston
Harris County



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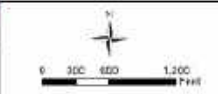
MONTROSE
 TIRZ INCREMENT REINVESTMENT ZONE 27

Proposed ALT 3
 10-yr Inundation

- Legend**
- Major Streets
 - - - Existing Storm Drain
 - - - Cutoff at Waugh
 - Proposed SD Trunkline
 - ▭ Problem
 - ▭ Existing 10-yr

- Proposed 10-yr**
Depths (ft)
- 0.25 - 0.50
 - 0.51 - 0.75
 - 0.76 - 1.00
 - 1.01 - 1.50
 - 1.51 - 2.00
 - 2.01 - 2.50
 - 2.51 - 3.00
 - 3.01 - 5.00
 - < 5.01

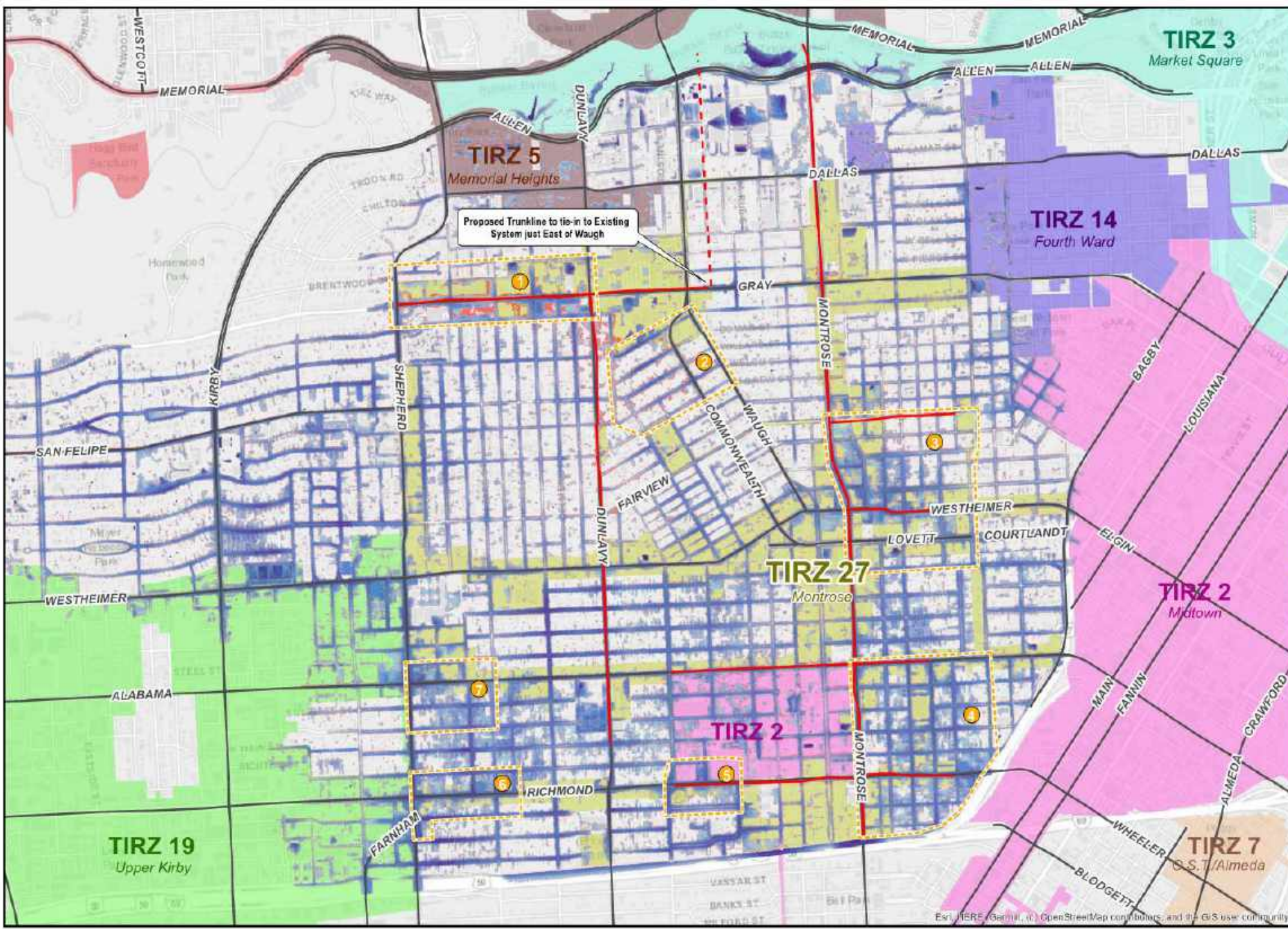
- TIRZ Boundaries**
- TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7



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MONTROSE
 TIRZ INCREMENT REINVESTMENT ZONE 27

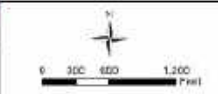
Proposed ALT 3
100-yr Inundation

- Legend**
- Major Streets
 - - - Existing Storm Drain
 - - - Cutoff at Waugh
 - Proposed SD Trunkline
 - Problem
 - Existing 100-yr

Proposed 100-yr
Depths (ft)

0.25 - 0.50
0.51 - 0.75
0.76 - 1.00
1.01 - 1.50
1.51 - 2.00
2.01 - 2.50
2.51 - 3.00
3.01 - 5.00
< 5.01

- TIRZ Boundaries**
- TIRZ 13
 - TIRZ 14
 - TIRZ 16
 - TIRZ 19
 - TIRZ 2
 - TIRZ 27
 - TIRZ 3
 - TIRZ 5
 - TIRZ 7



City of Houston
 Harris County



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Proposed Improvement Options Summary

- **Alternative 1 (Unrestricted) Provides:**
 - **2-Year Criteria**
 - **10-Year Level of Protection**
 - **Close to 100-Year Level of Protection**
- **Alternative 3 (Restricted) Provides:**
 - **2-Year Criteria**
 - **Moderate Improvement for the 10-year**
 - **Limited Improvement for the 100-year**
- **Currently working with the City of Houston and HCFCD on approval of the unrestricted option.**



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THANK YOU



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

May 20, 2024



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

Committee Name: Affordable Housing Committee **Date of Meeting:** 5/16/2024

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>	

Meeting Report

Agenda

- Discussion with Houston CLT (Rescheduled to June 13th)
- Discussion between Director Flores and ABHR
- Discussion regarding strategy for PILOT program
 - Meeting with Lenders
 - Discussion on different programs and funding options
- Discussion regarding communication with Mayor’s Office and attendance of City Council Meetings
- Discussion regarding updating the TIRZ 27 Affordable Housing Committee budget
- Discussion regarding the Save the Montrose Live Oaks meeting
- Discussion regarding Montrose Website updates (Agenda Item moved to June 13th meeting)

Notes

- Connor presented an update on meetings attended with the Public
- Director Flores discussed her conversation with ABHR
- The Committee discussed updates regarding the Montrose Blvd Project
- The Committee discussed creating a statement regarding the Montrose Library project



Progress Report: Montrose TIRZ Regular Meeting – May 20, 2024
Hollaway Environmental + Communications Services

Activities performed this period:

- Participation in scheduled Projects and Planning Committee, Affordable Housing Committee, and Public Engagement Committee meetings.
- Management of the info@montrosehtx.org email inbox and coordination of public inquiry responses.
- Media inquiry and response coordination with the Montrose TIRZ Executive Committee.
- Management of the Montrose TIRZ Facebook page.
- Documentation of the April 24, 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.
- 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.
- Management of the info@montrosehtx.org email inbox and coordination of public inquiry responses.
- Media inquiry and response coordination with the Montrose TIRZ Executive Committee.
- Continued coordination with the Affordable Housing Committee on next steps for the proposed pilot program.
- 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:** 5/9/2024

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>	

Meeting Report

Agenda

- Debrief on Housing Workshop 2
 - Next steps and meeting with lenders
 - Create strategy for moving forward in PILOT program
 - Discussion on scheduling required meetings to flush out PILOT program
- Discussion of different programs and funding options
 - Purchasing, rent assistance, CLT, tax reductions, etc.
- Review of excel spreadsheet of past meeting experiences and programs
- Discussion regarding communication with Mayor’s Office and attendance of City Council Meetings
- Discussion regarding updating the TIRZ 27 Affordable Housing Committee budget
- Discussion regarding January Advisors contract extension

Notes

- The Committee debriefed and reviewed the feedback gathered from 2nd Housing Workshop
- The Committee discussed next steps to refine data for affordable goals of 60% AMI
- The Committee discussed a recommendation to extend January Advisors current budget to Q4 2024
- The Committee discussed reviewing average property value of housing in Montrose

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

May 20, 2024

Board of Directors
Montrose Redevelopment Authority
City of Houston, Texas

We are pleased to confirm our understanding of the services we are to provide Montrose Redevelopment Authority (the "Authority").

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the year ended June 30, 2024. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable

assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

As part of our audit planning, we have identified management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

We will obtain an understanding of the Authority and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Authority from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

Responsibilities of Management for the Financial Statements (Continued)

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Joseph Ellis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

- Audit of the Authority's financial statements as of and for the year ended June 30, 2024, at a cost not to exceed \$14,500

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue

Engagement Administration, Fees and Other (Continued)

a report, or withdrawing from the engagement. The Authority will be obligated to compensate us for our time expended through the date of withdrawal or termination.

Reporting

We will issue a written report upon completion of our audit of the Authority's financial statements, which will also address the supplementary information required by the City in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole* and the other supplementary information in accordance with *AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

Fossil Fuels Boycott Verification

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

Israel Boycott Verification

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Anti-Terrorism Representation

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

We appreciate the confidence you have placed in our firm and we look forward to serving the Authority again this coming year.

Sincerely,



McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

This letter correctly sets forth the understanding of Montrose Redevelopment Authority.

Signature Title Date

Mayor's Office of Economic Development Date

Engagement Letter



BURTON ACCOUNTING, P.L.L.C.
Certified Public Accountants
HOUSTON • AUSTIN • CONROE

April 15, 2024

Board of Directors
Montrose Redevelopment Authority
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

RE: AGREED UPON PROCEDURES ENGAGEMENT

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services provided to Montrose Redevelopment Authority (hereinafter called the "Authority").

We will apply the procedures described in this letter to solely assist Authority in the determining the status of the agreed-upon procedures which Authority has specified below for the fiscal year ended June 30, 2024:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, Authority agrees to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain Authority's written agreement to the procedures to be applied and Authority's acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which Authority agrees.

We plan to begin our procedures when we receive the necessary documents from the Authority's auditors, and, unless unforeseeable problems are encountered, the engagement should be completed within two weeks after receiving the documents.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Authority's Board of Directors. If we encounter restrictions in performing our procedures, we will discuss the matter with the Authority. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to the Authority.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- Authority refuses to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- Authority fails to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to Authority.

Authority agrees to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

Authority is responsible for the audit review. In addition, Authority is responsible for providing us with (1) access to all information of which Authority or the appropriate party is aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from the Authority that, among other things, will confirm Authority's responsibility for the audit review.

Chris Palis, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will range from \$2,500.00 to \$3,000.00. Authority will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$85.00 to \$250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from Authority's consultants and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with Authority and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if Authority's account becomes 60 days or more overdue and will not be resumed until Authority's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. Authority will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to assist Authority and believe this letter accurately summarizes the significant terms of Burton's engagement. If you have any questions, please let us know. If Authority is in agreement with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with Authority will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,



Burton Accounting, P.L.L.C.

RESPONSE:

This letter correctly sets forth the understanding of Authority.

Montrose Redevelopment Authority

By: _____

Title: _____

Date: _____

Montrose TIRZ 27 Board Meeting May 20th, 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;
- Attended the April 24th Affordable Housing Workshop No. 2
- Updated stakeholder database and property value list in Montrose

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;