

**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, July 22, 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/fuayte8w> 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; Chair's welcoming remarks and introduction of new directors.
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. Open Meetings Act and Public Information Act Training Requirements.
5. Appoint Vice Chair.
6. Committee Structure and Committee Appointments, including Resolution Establishing Committees.
7. Financial matters, including report from bookkeeper, review financial information, and authorize payment of invoices.
8. Projects and Planning:
 - a. report from Gauge Engineering, including receive update and authorize appropriate action for the following projects:
 - i. Montrose Boulevard Improvements, Segment One;
 - ii. update on W. Alabama Street DCR Improvements;
 - iii. Cherryhurst Sidewalk Improvements; and
 - iv. Wharton Dual Language Academy Safe Routes to School Design.
9. Receive update from The Goodman Corp.

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.

10. FY 2025 budget and potential 5-year Capital Improvement Projects.
11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
13. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, 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/fuayte8w> 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

May 29, 2024

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session, on the 29th day of May, 2024, at The Montrose Center, 401 Branard Street, Second Floor, Houston, Texas 77006, inside the boundaries of the Zone, and the roll was called of the members of the Board being present:

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

and all of the above were present in person, except Directors Flores and 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, Derek St. John, and David Greaney of Gauge Engineering (“Gauge”); Connor Stokes and Amiah Williams of Hollaway Environmental Communications (“Hollaway”); James Vick of SWA Group; Katy and Mehdi Rais, Kevin Strickland, Steve Longmire, Jonna Hitchcock, Gia Longworth, and additional members of the public; and Alia Vinson and Alyssa Peruchini of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

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

DRAINAGE PRESENTATION

Mr. St. John gave a drainage presentation regarding the Montrose Boulevard Improvements project and responded to questions from the Board related to same.

RECEIVE PUBLIC COMMENT

Kevin Strickland addressed the Board regarding the following: (1) the construction along Shepherd Drive and Durham Drive in the Heights; (2) inquired about certain drainage impacts of the Montrose Boulevard Improvements project; and (3) inquired about the status and funding of libraries in Montrose.

Gia Longsworth addressed the Board regarding the following: (1) inquiry regarding funds previously allocated to a project that does not commence; (2) commented on positive attributes of spending time outdoors and commented on carbon emissions from cars; and (3) stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Cindy Pruitt addressed the Board regarding the following: (1) expressing gratitude for the drainage presentation on Montrose Boulevard Improvements project; (2) inquired about certain inlets and smaller drainage on side streets in the Zone; and (3) inquired about the 3500 Graustark Street block and street drainage, including expressing certain concerns related to repaving the sidewalk.

Wayne Thompson addressed the Board regarding the following: (1) inquired about the modelling of the drainage presentation on Montrose Boulevard Improvements project; and (2) inquired about permeable and nonpermeable surfaces.

Alexander Spike addressed the Board and showed a video segment of flooding in the Zone.

Lauren Morris addressed the Board regarding the mature trees along Montrose Boulevard, Segment One.

Katy Rais addressed the Board regarding the following: (1) inquiring about how many trees may not need to be removed with the sidewalks designed narrower; and (2) commented on the hours and potential relocation of the library in Montrose.

Jonna Hitchcock addressed the Board regarding the following: (1) inquired about certain trees along Montrose Boulevard and drainage matters; (2) commented on the Authority's consultant, Hollaway; and (3) commented on a petition related to the Montrose Boulevard, Segment One, project.

David Centanni stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Helen Zunka addressed the Board regarding the following: (1) additional follow up questions regarding the drainage presentation on Montrose Boulevard Improvements; (2) funding available for the Montrose Boulevard Improvements project;

(3) the Houston-Galveston Area Council (“HGAC”) data for the Zone; (4) certain agency approvals for the Montrose Boulevard Improvements, Segment One, project; and (5) the trees along the length of Montrose Boulevard within the Montrose Boulevard Improvements project.

MINUTES

The Board reviewed the minutes of the April 15, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as revised. 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 Noebels moved to approve the bookkeeper’s report and authorize payment of the invoices. Director Hunt 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 May 3, 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.

PROPOSAL FOR ENGINEERING CONSULTING SERVICES

In connection with providing support services as requested, Mr. Ali reviewed a proposal for engineering consulting services, in an amount not to exceed \$15,000. Following review and discussion, Director Noebels moved to approve the proposal for engineering consulting services, as submitted. Director Watters seconded the motion, which carried unanimously.

WHARTON DUAL LANGUAGE ACADEMY SAFE ROUTES TO SCHOOL IMPROVEMENTS DESIGN AND BID PHASE SERVICES

Mr. Ali reviewed a proposal for developing design plans for sidewalk and traffic signal improvements associated with the HGAC federal funding received

from the Wharton Safe Routes to School application, in the amount of \$758,112.50. Following review and discussion, Director Noebels moved to approve the proposal for the Wharton Safe Routes to School project. Director Watters seconded the motion, which carried unanimously.

WEST ALABAMA STREET PROPOSAL

Mr. Ali reviewed a proposal for supplemental services to update the West Alabama Design Concept Report (DCR), in the amount of \$81,282.50. Following review and discussion, Director Noebels moved to approve the proposal for supplemental services to update the West Alabama DCR. Director Watters seconded the motion. Director Hunt abstained from the vote. The motion failed due to lack of a quorum voting in favor of the proposal.

WEST GRAY SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of METRO 5310 Program West Gray Street Sidewalk Improvements project.

WAUGH DRIVE EXTENSION IMPROVEMENTS

Mr. Ali updated the Board on the Waugh Drive Extension Improvements project.

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

There was no further discussion on this project.

CHERRYHURST SIDEWALK IMPROVEMENTS

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

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, noting that this project is currently on hold.

RECEIVE UPDATE FROM GOODMAN

There was no update this month from The Goodman Corp.

PUBLIC ENGAGEMENT REPORT

Director Hunt provided an update on the ongoing work of the Public Engagement Committee, including the report from the May 16, 2024, committee meeting, a copy of which is attached.

Mr. Stokes provided an update on the ongoing work of Hollaway since the previous Board meeting and responded to questions from the Board regarding same. A copy of the Hollaway report is attached.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee, including the report from the May 9, 2024, committee meeting, a copy of which is attached.

BUDGET FOR FISCAL YEAR 2025

Ms. Vinson reviewed the draft budget for Fiscal Year 2025 and asked the directors to provide any comments in advance of the next Board meeting. She noted that no action is required at this meeting and that approval of the budget will be on the next agenda. Director Hunt noted her concerns with certain budget items. There was no action taken on this agenda item.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END JUNE 30, 2024

Ms. Vinson reminded the Board that the Authority is required to prepare and appropriately file an audit for fiscal year ending June 30, 2024, pursuant to terms set forth in the Tri-Party Agreement between the City of Houston (the "City"), the Zone, and the Authority, as well in accordance with Chapter 431 of the Texas Local Government Code.

Mr. Ellis reviewed an audit continuance letter with the Board for McCall Gibson to conduct the Authority's audit for fiscal year end June 30, 2024, in an amount not to exceed \$14,000. Mr. Ellis responded to questions from the Board and provided an overview of the objective of the Authority's audit and procedures related to same. Following review and discussion, Director Noebels moved to engage McCall Gibson to perform the audit for fiscal year end June 30, 2024, and authorize execution of the continuance letter. Director Hunt seconded the motion, which passed unanimously.

ENGAGE MARK BURTON, CPA, TO PERFORM A REVIEW OF THE AUDITED FINANCIAL STATEMENTS

Ms. Vinson informed the Board that they have engaged Mark Burton, CPA in prior years to perform a review of the audited financial statements prepared by McCall Gibson for the Authority to address any material weakness with the preparation of the

audited financial statements. Following review and discussion, Director Watters moved to engage Mark Burton, CPA, to perform a review of the audited financial statements. Director Noebels seconded the motion, which passed unanimously.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reviewed the report from the Zone Administrator.

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

The Board noted that the next regular Authority meeting is planned for June 17, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098.

RECEIVE PUBLIC COMMENT

Steve Longmire addressed the Board regarding the reported status of the new library at the Montrose Collective.

Greg LeGrande addressed the Board regarding the reported status of the new library at the Montrose Collective and thanked Gauge for the drainage presentation on the Montrose Boulevard Improvements project.

William Johnson addressed the Board regarding the following: (1) reported that the City of Houston has placed certain Mandell Place projects on hold; (2) commented on budgeted amounts of certain projects for sidewalks and curb cuts; and (3) commented on the cost of designing the Wharton Safe Routes to School project.

Sam Wagner addressed the Board regarding the proposed side of the sidewalk included in the design of the Montrose Boulevard Improvements, Segment One, project.

Robert Shephard addressed the Board regarding the following: (1) the City of Houston guidelines related to drainage projects; and (2) ponding that occurs along certain streets and related drainage matters.

Helen Zunka addressed the Board regarding the following: (1) additional inquiries related to the presentation on drainage of Montrose Boulevard Improvements; (2) requesting certain documents are available on the Authority website; and (3) commented on the number of trees planted for the Montrose Boulevard Improvements project.

Laura Caille addressed the Board regarding the following: (1) community involvement for the Montrose Boulevard Improvements project; and (2) inquired about the sidewalk improvements project along West Alabama Street.

Medhi Rais addressed the Board regarding the following: (1) certain information regarding the Atlas 14 drainage study; (2) commented on percentage of Zone residents who attend the Wharton Dual Language Academy; and (3) certain intersections and crosswalks within the Zone.

Cindy Pruitt addressed the Board regarding permeable surfaces and absorption of water.

Katy Rais addressed the Board regarding the following: (1) stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing; (2) the location of certain schools in the Zone; and (3) inquired about parking at the Montrose Collective development.

Kevin Strickland addressed the Board regarding the following: (1) certain requested improvements to West Alabama Street, including sidewalk improvements and a dedicated bicycle lane; and (2) commented on certain federal funding obtained by Congresswoman Fletcher.

Gia Longworth addressed the Board regarding West Alabama Street Improvements.

Chair Web addressed the members of the public regarding certain Zone projects.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ABHR

MEMORANDUM

TO: Board of Directors
FROM: Allen Boone Humphries Robinson LLP
DATE: July 15, 2024
RE: Ethics Training – Open Meetings Act and Public Information Act

SUMMARY OF TEXAS OPEN MEETINGS ACT AND TEXAS PUBLIC INFORMATION ACT REQUIREMENTS

Texas Open Meetings Act (“TOMA”)

The Texas Open Meetings Act (Chapter 551, Texas Government Code) requires each elected or appointed public official to complete a course of training of not less than one and not more than two hours regarding the responsibilities of the governmental body and its members under the TOMA.

Texas Public Information Act (“TPIA”)

The Texas Public Information Act (Chapter 552, Texas Government Code) requires each elected or appointed public official to complete a course of training of not less than one and not more than two hours regarding the responsibilities of the governmental body and its members under the TPIA. All elected public officials are “temporary custodians” of public information, both during and after the term of office.

DEADLINES FOR TRAINING

- Elected or appointed directors who have taken the oath of office must complete the requisite trainings **within 90 days** of taking the oath of office.¹

¹ Note for current directors: for most districts, ABHR was designated as the District’s public information coordinator, and the district attorney completed the TPIA training on behalf of the directors. Based on recent legislative changes, all current directors are now encouraged to complete the TPIA training in addition to the TOMA training.

HOW TO RECEIVE TOMA TRAINING

Option 1: Watch the Training Video Online

The Texas Attorney General website provides a link to its TOMA training materials. The link will open a Windows Media file that will run for just over 1 hour. If you do not have high-speed internet access, viewing this file may be difficult. The link is available at:

<https://texasattorneygeneral.gov/og/open-government-training>

Option 2: Request Materials from the Office of the Texas Attorney General

You may obtain a free DVD copy of the training material by calling the Texas Attorney General's Public Information and Assistance line at 1-800-252-8011. VHS copies are not available.

Upon completion of training, a certificate of completion is required to be filed with the District's records manager (in most cases, ABHR). You may obtain the certificate from the Texas Attorney General's Office in the following ways:

- 1) Print directly from the Texas Attorney General weblink provided below, using the validation code provided at the end of the training video.

<https://www.texasattorneygeneral.gov/open-government/open-meetings-act-training-confirmation-and-certificate>

- 2) Contact the District's legal assistant with the date of training and the validation code.

HOW TO RECEIVE TPIA TRAINING

Option 1: Watch the Training Video Online

TPIA training materials may be obtained from the Texas Attorney General's office in the same manner as the TOMA materials. The link is available at:

<https://texasattorneygeneral.gov/og/open-government-training>

Option 2: Request Materials from the Office of the Texas Attorney General

You may obtain a free DVD copy of the training material by calling the Texas Attorney General's Public Information and Assistance line at 1-800-252-8011. VHS copies are not available.

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<https://www.texasattorneygeneral.gov/open-government/public-information-act-training-confirmation-and-certificate>

- 2) Contact the District's legal assistant with the date of training and the validation code.

RESOLUTION ESTABLISHING COMMITTEES

WHEREAS, the MONTROSE REDEVELOPMENT AUTHORITY (hereinafter referred to as the "Authority"), a local government corporation created pursuant to Chapter 431, Subchapter C, Texas Transportation Code; and

WHEREAS, the Authority's Board of Directors (the "Board") hereby seeks to establish various committees of the Board; NOW, THEREFORE,

BE IT RESOLVED OF THE BOARD OF DIRECTORS OF MONTROSE REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board hereby establishes the following:

1. Projects and Planning Committee:
 - a. Committee Chair: Matt Brollier
 - b. Robert Guthart
 - c. Abby Noebels
2. Finance Committee:
 - a. Committee Chair: Jeffrey Watters
 - b. Murad Ajani
 - c. Abby Noebels
3. Public Engagement Committee:
 - a. Committee Chair: Helen Zunka
 - b. Murad Ajani
 - c. Matt Brollier
4. Affordable Housing Committee:
 - a. Committee Chair: Robert Guthart
 - b. Helen Zunka
 - c. Jeffrey Watters

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 15th day of July, 2024.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

June 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	9,329,156.15	14,842,698.31	429,979.29	24,601,833.75
Revenue	6,905,042.40	64,803.70	0.00	6,969,846.10
Expenditures	79,779.24	0.00	429,979.29	509,758.53
Ending Balance	16,154,419.31	14,907,502.01	0.00	31,061,921.32

NOTES:

Date	Series	Principal	Interest	Total
9/1/2023	2023	0.00	0.00	0.00
3/1/2024	2023		429,979.29	429,979.29
			Total FYE 2024	429,979.29

June 30, 2024

General Operating Fund

BEGINNING BALANCE: **9,329,156.15**

REVENUE:

TIRZ 27 Increment	6,597,570.70	
Due from Joint Project Fund	251,683.67	
Stellar Bank Interest	98.29	
TexPool Interest	41,566.75	
Voided Check (s) 2187	14,122.99	
Total Revenue:		6,905,042.40

DISBURSEMENTS:

Checks Presented At Last Meeting	79,375.16	
Checks Written at/after Last Meeting	0.00	
Bank Charges	19.93	
Fraudulent Charges	384.15	
Total Expenditures		79,779.24

Ending Balance: **16,154,419.31**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	6,621,516.84
TexPool	*0001	5.3120	9,532,902.47
Total			16,154,419.31

TIRZ 27 - Montrose RA
Checks Presented
 July 15, 2024

Num	Name	Description	Amount
2312	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-20,857.26
2313	City of Houston	Municipal Service Fee	-189,901.00
2314	Equi-Tax Inc.	Tax Roll Management	-637.50
2315	ETI Bookkeeping Services	Bookkeeping Fee	-1,726.46
2316	Gauge Engineering, LLC	Engineering Fees	-14,232.87
2317	Holloway Environmental & Communications	Public Engagement Expenses	-41,259.16
2318	January Advisors	Consultant Fees	-315.00
2319	Knudson, LP	Professional Consultant	-6,023.48
2320	SPARK School Park Program	Park Program	-206,000.00
2321	The Goodman Corporation	Planning Consultant	-3,800.00
Total			-484,552.73

Joint Project Fund

BEGINNING BALANCE		251,683.67
REVENUE		
TexPool Interest	0.00	
Voided Check(s)	0.00	
Total Revenue		0.00
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	251,683.67	
Total Expenditures		251,683.67
ENDING BALANCE		0.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	5.3120	0.00
Total			0.00

Capital Projects Fund

BEGINNING BALANCE		14,842,698.31
REVENUE		
TexPool Interest	64,803.70	
Voided Check(s)	0.00	
Total Revenue		64,803.70
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		14,907,502.01

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3120	14,907,502.01
Total			14,907,502.01

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

	Amount Approved	Distribution	Variance
<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			734,632
Ending Bank Balance			14,907,502

*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	429,979.29	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		429,979.29
ENDING BALANCE		0.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Regions Bank	*4347		0.00
Total			0.00

Montrose Redevelopment Authority / TIRZ 27
Investment Report
June 30, 2024

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Market	Beginning Balance N.A.V.	Book	Interest Earned	Deposits or (Withdrawals)	Market	Ending Balance N.A.V.	Book
GOF	TexPool	5.3120	9,379,943.28	0.99995	8,319,152.05	41,566.75	172,183.67	9,532,139.84	0.99992	9,532,902.47
GOF	TexPool	5.3120	250,522.29	0.99995	251,683.67	0.00	(251,683.67)	0.00	0.99992	0.00
CPF	TexPool	5.3120	14,774,211.21	0.99995	14,842,698.31	64,803.70	(0.00)	14,906,309.41	0.99992	14,907,502.01

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	(429,979.29)	0.00

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	10,004.10	98.29	6,611,414.45	6,621,516.84

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	6,621,516.84	FHLB-Dallas	1,000,000	LOC	1,000,000	1,000,000
Regions Bank	0.00	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 investment 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
June 2024

	June			Year to Date (12 Months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
6-4320 - Increment Collections	0	0	0	5,556,863	6,279,270	-722,407	6,279,270
6-4330 - Interest	106,469	4,167	102,302	1,281,647	50,000	1,231,647	50,000
6-4336 - Grants	0	1,314,167	-1,314,167	492,406	15,770,000	-15,277,594	15,770,000
6-4340 - Bond Proceeds	0	0	0	14,602,849	0	14,602,849	0
6-4462 - Joint Project Reimbursement	0	0	0	267,500	0	267,500	0
Total Income	106,469	1,318,334	-1,211,865	22,201,265	22,099,270	101,995	22,099,270
Expense							
6-6300 - Salaries and Benefits	6,023	6,000	23	78,376	72,000	6,376	72,000
6-6320 - Legal Fees	6,534	10,000	-3,466	217,902	120,000	97,902	120,000
6-6321 - Auditing Fees	0	0	0	16,000	10,000	6,000	10,000
6-6322 - Engineering Fees	2,200	4,167	-1,967	10,655	50,000	-39,345	50,000
6-6323 - Planning Consultants	3,800	4,167	-367	269,490	50,000	219,490	50,000
6-6324 - Affordable Housing Consultant	315	5,833	-5,518	53,009	70,000	-16,991	70,000
6-6333 - Accounting	1,686	1,583	103	22,259	19,000	3,259	19,000
6-6334 - Tax Roll Management	638	667	-29	7,654	8,000	-346	8,000
6-6353 - Insurance / Bonds	0	0	0	991	5,000	-4,009	5,000
6-6370 - Board Meeting Expense	0	0	0	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	273,848	313,964	-40,116	313,964
6-6430 - COH Municipal Services	0	0	0	183,610	196,546	-12,936	196,546
6-6460 - Public Engagement Expenses	41,269	5,000	36,269	225,060	60,000	165,060	60,000
6-6460 - Board Development	0	417	-417	0	5,000	-5,000	5,000
6-6911 - Bond Interest Expense	0	0	0	429,979	0	429,979	0
6-7000 - Capital Expenditure							
6-7206 - Workforce/Affordable Housing	0	62,500	-62,500	0	750,000	-750,000	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	434,000	-421,519	434,000
6-7215 - SPARK Park	206,000	0	206,000	206,000	0	206,000	0
6-7217 - Sidewalk Program/ Safe	3,148	29,167	-26,021	46,172	350,000	-303,828	350,000
6-7218 - Montrose Blvd - Reconstruction	4,461	617,500	-613,039	723,328	7,410,000	-6,686,672	7,410,000
6-7219 - Welch Safe Street	0	10,417	-10,417	0	125,000	-125,000	125,000
6-7220 - Stanford Safe Street	0	10,417	-10,417	0	125,000	-125,000	125,000
6-7221 - Mandell Bikeway	0	36,167	-36,167	12,481	434,000	-421,519	434,000
6-7222 - Safe Route to School Sidewalk	4,425	0	4,425	698,878	0	698,878	0
6-7223 - W Alabama Street	0	62,500	-62,500	0	750,000	-750,000	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	1,330,000	-1,330,000	1,330,000
6-7227 - Westheimer Corridor Study	0	20,833	-20,833	107,538	250,000	-142,462	250,000

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

	June			Year to Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7000 - Capital Expenditure - Other	0	0	0	291,060	0	291,060	0
Total 6-7000 - Capital Expenditure	218,032	996,501	-778,469	2,623,581	11,958,000	-9,334,419	11,958,000
6-7395 - Miscellaneous Expense	404	0	404	658	0	658	0
Total Expense	280,891	1,034,335	-753,444	4,572,793	12,937,510	-8,364,717	12,937,510
Net Income	-174,422	283,999	-458,421	17,628,472	9,161,760	8,466,712	9,161,760

PROGRESS REPORT

JULY 2024

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS

- No action on Segment 1 until directed otherwise.
- One of the post oak trees by Magnolia Cemetery fell from Hurricane Beryl.

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.

CHERRYHURST SIDEWALK IMPROVEMENTS

- Goal is to enhance pedestrian facilities by closing gaps in first-and-last mile connectivity to transit.
- Project will upgrade outdated sidewalks, eliminate barriers with ADA compliant sidewalks and ramps, and enhance pedestrian visibility at intersections with crosswalks.
- Have initial recommendations based on the community feedback, presence of trees and project budget, which will be presented to the P&P Committee.

WHARTON DUAL LANGUAGE ACADEMY SAFE ROUTES TO SCHOOL DESIGN

- Turning Movement Counts and traffic data were collected in May.
- Initial site visits have been completed.
- Initial recommendations are in the process of being developed.
- More information will be presented to the P&P Committee.

EXHIBIT A
SCOPE OF SERVICES
MONTROSE REDEVELOPMENT AUTHORITY – TIRZ 27
WEST ALABAMA STREET DRAINAGE AND MOBILITY IMPROVEMENTS
DESIGN CONCEPT REPORT – PHASE I

This proposal is for the development of a revised concept for the mobility and drainage improvements for West Alabama Street from Shephard Drive to Spur 527 (approx. 1.7 miles).

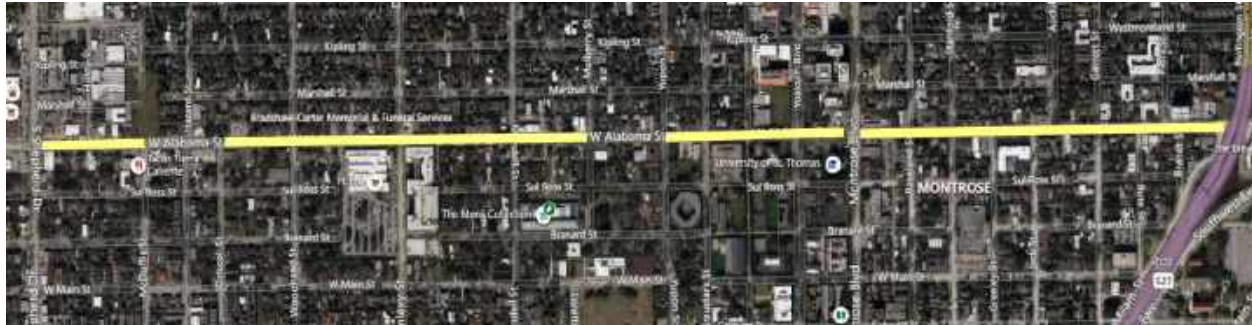


Figure 1: Project Location Map

This is a revision of the original West Alabama Street concept in the Design Concept Report in alignment with Houston Vision Zero Action Plan. The focus will be on the revision of the preferred alternative to a 3-lane cross-section throughout the entire Design Concept Report. Where feasible, options will be developed to incorporate a high comfort bicycle facility for as much of the corridor as possible within the existing right-of-way. This will be considered while outlining potential benefits and impacts related to right-of-way, mature trees, safety, and traffic operations. The details of the scope are as follows:

I. DESIGN CONCEPT REPORT

A. BASIC SERVICES

1. Site Visit

A field visit will be conducted to identify potential benefits and impacts related to right-of-way, mature trees, safety, and traffic operations.

2. Reevaluate Conceptual Construction Sequencing, Detours & Impacts to Area

Re-evaluate the current construction sequence and a traffic control concept that will minimize impacts to the region's traffic movement pattern will be explored. Detours, phasing, sequencing, construction zones, and temporary pavement requirements will be identified. Narrative will also be revised if necessary.

3. Private/Public Utilities Re-Assessment

Existing public utilities such as storm, water and wastewater infrastructure and existing private utilities such as existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles will all be evaluated against the roadway design changes.

B. ROADWAY DESIGN REVISION

1. Alternative Analysis - Multi Modal/Preferred Alternative

Gauge will coordinate with TEI Planning+Design for the multi modal transportation analysis will be updated to account for the new 3-lane roadway typical section alternative. It will also incorporate pedestrian and bicycle facilities that promote safety throughout the corridor and make it more pedestrian/bicycle friendly.

2. Revised Typical Sections

Gauge will coordinate with TEI Planning+Design regarding the drafting of typical sections. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW). See Exhibit C for additional information.

3. Preliminary Roadway Schematic

The 3-lane alternative will be laid out on current aerial photography and topographic survey to form the roadway plan.

4. Preliminary Public Utility Schematic (Water, Sanitary, and Drainage)

Proposed water lines, sanitary sewers, and storm sewers will be laid out on the revised roadway plan and adjust their alignment for constructability.

C. DRAINAGE DESIGN/ANALYSIS

Drainage is a key component of the West Alabama reconstruction project. With the change of preferred alternative, the drainage impact analysis should be updated to reflect the changes. This will include the following tasks:

1. Storm Sewer Design and Proposed System Analysis

The proposed drainage system will be designed to function independently as a stand-alone project and in concert with the planned regional solution on Montrose Blvd. A model of the proposed storm sewer system(s) will be constructed and analyzed for the 2-year and 100-year frequencies. Necessary sizing, location, elevation, and cover requirements of the trunkline will be determined. The inlets and laterals will be refined as necessary to ensure sufficient intake & conduit capacity and to maintain a hydraulic grade line (HGL) below or at the gutter elevation of the roadway for the length of the project for the 2-year event. The proposed storm sewer system will be evaluated and improved in order to meet overland flow and Maximum Ponding Elevation criteria for the 100-year event.

2. Evaluate Overland Sheet Flow Changes Due to Lowered Roadway Profile

The proposed project area receives offsite overland sheet flow moving from west to east and north to south from adjacent drainage systems. Modifications to the roadway within the project limits have the potential to change the overland flow patterns. Modifications to the roadway profile will be quantified and captured in the detailed model. Impacts to overland sheet flow will be determined and recommendations to eliminate overland flow impacts will be developed.

3. Proposed Conditions Storm Sewer Drainage Area Map

Proposed conditions storm sewer drainage area maps for the preferred alternative will be developed at both the overall and inlet level. The overall drainage area map will consist of drainage areas, 2-year storm sewer runoff rates, and flow direction arrows, and will include a preliminary layout of all proposed storm sewer trunk lines, inlets, and ditches. Drainage areas will be delineated based on the improvements evaluated in the Proposed System Analysis.

4. Drainage Impact Assessment and Mitigation

Drainage impacts associated with the proposed roadway improvement will be evaluated and mitigation measures necessary to ensure no adverse impacts will be proposed. Potential drainage impacts associated with the proposed improvements including effects of additional increased impervious cover, a reduction in storm water storage, and modifications to overland sheet flow patterns. Zero increase in runoff will be allowed.

- a. **Increased Impervious Cover** – An evaluation of the existing and proposed impervious cover will be performed to identify the changes associated with the proposed roadway improvements.

- b. **Changes in Storage** – The proposed roadway, anticipated to be a curb and gutter cross section, will be evaluated to account for any changes in storage.
- c. **Mitigation Options** – Mitigation options will be evaluated to determine the most effective means (both cost and function) of eliminating potential impacts. Potential mitigation options include; (1) storage beneath the roadway in the form of oversized or additional storm sewer, (2) above ground offsite storage, and (3) sub-surface offsite storage (items 2 and 3 are not likely). The mitigation options will be modeled with the proposed roadway and drainage improvements and the results will be compared with the existing conditions analysis to ensure no adverse impacts.

5. Drainage Impact Analysis Report

A drainage impacts analysis report will be prepared as a standalone document. This report will be provided to the City for their review and approval as the owner of the facility receiving discharge from the project limits. The report will document the existing conditions and proposed improvements and will address the potential for adverse impacts including necessary mitigation measures.

D. PROJECT MANAGMENT/AGENCIES & TEAM COORDINATION//QUANTITIES/OPCC

1. Project Management and Coordination:

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and all relevant agencies.

2. Quantities

Current preliminary engineering level quantities will be updated to incorporate the revised roadway concept.

3. Opinion of Probable Construction Cost

Current Opinion of Probable Construction Cost (OPCC) will be updated for the select alternative.

4. Quality Assurance / Quality Control

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.

5. DCR Update

The Design Concept Report will be fully updated to incorporate all changes related to the new preferred typical section.

6. DCR Presentation to City of Houston

The summary of the DCR will be presented to the City of Houston based on all changes related to the new preferred typical section.

7. Community Meeting

Gauge will prepare for and hold one Public Meeting, which will include a presentation and board materials. This will be to present the refined schematic to the community and solicit feedback.

II. SUBCONSULTANT ENGINEERING SERVICES

1. Exhibit C – Traffic Engineering Analysis Update

TEI Planning+Design will update the vehicle facility recommendations, the multimodal facility recommendations, update the cross sections, and fully incorporate all changes into the Design Concept Report. See Exhibit C for additional information.

II. EXPENSES

1. Printing, Deliveries and Production, Mileage

Expenses included printing, any deliveries, reproduction, and any other miscellaneous items.



**EXHIBIT B
WEST ALABAMA STREET DRAINAGE AND MOBILITY IMPROVEMENTS - SUPPLEMENT
REVISED DESIGN CONCEPT REPORT- LEVEL OF EFFORT**

I. DESIGN CONCEPT REPORT

DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Basic Services							
1 Site Visit	1	4	4			9	\$1,370.00
2 Reevaluate Conceptual Construction Sequencing, Detours & Impacts to Area	1	4	4	8		17	\$2,090.00
3 Private/Public Utilities Re-Assessment	1	2	6	12		21	\$2,360.00
Total	3	10	14	20	0	47	\$5,820.00
B. Roadway Design Revision							
1 Alternative Analysis - Multi Modal/Preferred Option	4	8				12	\$2,240.00
2 Proposed Typical Sections	1	2	4			7	\$1,040.00
3 Preliminary Roadway Schematic	4	16	32	12		64	\$8,480.00
4 Preliminary Public Utility Schematic (Water, Sanitary, & Drainage)	4	8	8	8		28	\$3,920.00
Total	13	34	44	20	0	111	\$15,680.00
C. Drainage Design/Analysis							
1 Storm Sewer Design and Analysis	1	4	16			21	\$2,810.00
2 Evaluate Overland Sheet Flow Changes	1	2	4			7	\$1,040.00
3 Proposed Storm Sewer Drainage Area Maps	1	2	12	4		19	\$2,360.00
4 Drainage Impact Assessment and Mitigation	1	4	12			17	\$2,330.00
5 Drainage Impact Analysis Report	1	8	16	4		29	\$3,830.00
Total	5	20	60	8	0	93	\$12,370.00
D. Project Management/Agencies & Team Coordination/Quantities/OPCC							
1 Project Management							
a. Overall Project Mgmt/Team Coordination/ Project Controls	8	8			6	22	\$3,670.00
b. Project Coordination/Agency Coordination Meetings	8	8	4	4		24	\$4,000.00
2 Quantities	2	8	16			26	\$3,700.00
3 Opinion of Probable Construction Cost	2	4	4			10	\$1,600.00
4 Quality Assurance / Quality Control	4	8	12	12		36	\$4,760.00
5 DCR Update	8	16	40			64	\$9,280.00
6 DCR Presentation to City of Houston	2	6	12			20	\$2,890.00
7 Community Meeting	4	16	32			52	\$7,400.00
Total	38	74	120	16	6	254	\$37,300.00
TOTAL HOURS	59	138	238	64	6	505	
Contract Labor Rate	\$230.00	\$165.00	\$120.00	\$90.00	\$85.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$13,570.00	\$22,770.00	\$28,560.00	\$5,760.00	\$510.00		\$71,170.00

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit C - Traffic Engineering Analysis Update - TEI Planning+Design	\$8,175.00	10%	\$8,992.50
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$ 8,992.50

III. EXPENSES

DESCRIPTION OF WORK TASKS	QUANTITY	UNIT	COST	TOTAL
1 Printing, Deliveries and Reproduction, Mileage	1	LS	\$1,000.00	\$1,000.00
TOTAL SUBCONTRACTED ENGINEERING SERVICES				\$ 1,000.00

GRAND TOTAL	
I. DESIGN CONCEPT REPORT	\$71,170.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$8,992.50
III. EXPENSES	\$1,000.00
PROJECT TOTAL	\$81,282.50



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Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

May 15, 2024

Mr. Haidar Baidani, PE
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

RE: Additional Services Proposal for TIRZ 27 W. Alabama Street Design Concept Review (DCR)

Dear Mr. Baidani:

TEI Planning + Design (TEI) is pleased to submit this additional services proposal to support Gauge Engineering in updating the 2022 W. Alabama Design Concept Review (DCR) for TIRZ 27.

Scope of Services

This proposal includes transportation engineering services needed for revisions to the multimodal design concepts and traffic engineering elements of the 2022 draft DCR to update the preferred alternative to a 3-lane cross-section for W. Alabama Street between Shepherd Drive to Spur 527. Specific items and tasks included in the TEI Scope of Services for each segment are included below.

Task 1 – Updates to Vehicle Facility Recommendations

TEI will update the DCR (including the Transportation Operations Analyses document) to reflect the 3-lane alternative as the preferred roadway cross-section for W. Alabama Street.

Task 2 – Updates to Multimodal Facility Recommendations

TEI will re-assess the feasibility of high-comfort bikeways along the W. Alabama Corridor with the updated 3-lane preferred alternative. The alternatives analysis and preferred alternatives sections of the DCR will be updated to reflect the findings of the bikeway feasibility regarding the design of the back-of-curb area. These recommendations will be influenced by multimodal considerations and intersection safety best practices in alignment with the Houston Vision Zero Action Plan.

Task 3 – Support for Updates to Cross-section Development

Utilizing the data and findings of Tasks 1 & 2 above, TEI will assist Gauge with the updating the proposed cross-sections along the corridor to reflect the 3-lane preferred alternative for the following segments:

- Shepherd Drive to Dunlavy Street
- Dunlavy Street to Yoakum Street
- Yoakum Street to Stanford Street
- Stanford Street to Flora Street
- Flora Street to Spur 529-Milam Street

The cross-sections developed will inform corridor schematic design concepts for the project.

Deliverables

TEI will prepare the following deliverables:

- A revision of the W. Alabama DCR including the following sections and associated tables and exhibits to reflect the 3-lane preferred cross-section:
 - Section 3: Alternatives Analysis
 - Section 4: Preferred Alternative
 - Transportation Operations Analyses Appendix

Assumptions:

1. The report will be updated assuming the existing cross-section at the time of writing the 2022 report (i.e., a reversible center turn lane). Is a different existing conditions cross-section is requested, a new proposal will be provided.

Compensation

Based on our estimated hours required to complete the items documented above, we request authorization of **\$8,175.00** (fixed fee) as outlined in the attached fee worksheet. The project will be billed monthly based on the estimated percent complete for each task.

If you have any questions regarding this proposal, please contact me at 832.543.1851 or sarah.wetmore@teiconnects.com.

Sincerely,

A handwritten signature in black ink that reads "Sarah Wetmore" with "PE" written in smaller letters below the name.

Sarah Wetmore, PE

Principal

Attachments:

Fee Spreadsheet

May 15, 2024



**ATTACHMENT A
FEE SPREADSHEET**
SUMMARY OF HOURS BY CLASSIFICATION
FOR SCOPED TASKS

**Additional Services for TIRZ 27 W. Alabama Street DCR
Gauge Engineering**

DESCRIPTION OF WORK TASK**	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$275.00	\$220.00	\$190.00	\$170.00	\$155.00	\$140.00	\$125.00		
Task 1 – Updates to Vehicle Facility Recommendations	1	2	0	0	0	10	0	13	\$ 2,115.00
Task 2 – Updates to Multimodal Facility Recommendations	2	4	0	0	0	12	0	18	\$ 3,110.00
Task 3 – Support for Updates to Cross-section Development	2	2	0	0	0	14	0	18	\$ 2,950.00
TOTAL PROJECT HOURS	5.0	8.0	0.0	0.0	0.0	36.0	0.0	49.0	
PERCENT OF TOTAL HOURS	10.20%	16.33%	0.00%	0.00%	0.00%	73.47%	0.00%	100.00%	
DIRECT EXPENSES					COST	TOTAL LABOR COST			\$ 8,175.00
NA					\$0.00				
						DIRECT EXPENSES			\$0.00
DIRECT EXPENSES TOTAL					\$0.00	REQUESTED CONTRACT AMOUNT			\$8,175.00