

**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, August 19, 2024, at 6:30 p.m., at St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas\***, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/3j7ah3np>** 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 meeting 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 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 receive update and authorize appropriate action for the following projects:
    - i. Mandell Park Improvement;
    - ii. Montrose Boulevard Improvements, Segment One;
    - iii. update on W. Gray Sidewalk Improvements, including final Pay Estimate.
    - iv. Cherryhurst Sidewalk Improvements; and
    - v. North Montrose Safe Routes to School Design.
6. Receive update from The Goodman Corp.
7. Public Engagement matters, including Public Engagement Committee report.
8. Affordable Housing matters, including Affordable Housing Committee report.

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.

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



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Attorney for the Zone

**\*The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, 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/3j7ah3np> 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

July 22, 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 22<sup>nd</sup> day of July, 2024, at the Havens Center, at St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, and the roll was called of the members of the Board being present:

Matt Brollier	Position 1 Chair
Abby Noebels	Position 2
Murad Ajani	Position 3
Eureka Gilkey	Position 4
Robert Guthart	Position 5
Jeffrey Watters	Position 6
Helen Zunka	Position 7

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

Also attending the meeting were Jennifer Curley and Brandon Walywyn, representing the City of Houston (the “City”); Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Kristi Miller of The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); Connor Stokes and Cindy Dees of Hollaway Environmental Communications (“Hollaway”); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson, Sanjay Bapat, Suewan Johnson, and Alyssa Peruchini of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order at 6:30 p.m. and the members of the Board introduced themselves.

RECEIVE PUBLIC COMMENT

Jack Valinski stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing and discussed a vision for the City to continue improving in order to attract people to move to the City.

Jana Wesson stated that she is against the Montrose Boulevard Improvements, Segment One, project commencing as designed and requested that the plans be revised to include narrower sidewalks to preserve certain trees along Montrose Boulevard.

David Centanni welcomed the newly appointed Board members and raised concerns about the current state Montrose Boulevard, including the lack of shaded bus stops, accessibility issues, project delays affecting potential tree growth, drainage problems, budget cuts, and the status of trees in front of Magnolia Cemetery, one of which was knocked over by Hurricane Beryl. David inquired about when the project will move forward and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Medhi Rais welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Medhi stated that he is a co-founder of Walk and Roll Houston and emphasized the need for safety and accessibility along Montrose Boulevard and invited any members of the Board to join him on a walk to school with his children.

Greg LeGrande welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Jennifer Monju noted her attendance at a recent walk audit of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Ryan Monju noted his attendance at a recent walk audit and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Ryan noted that he would like to see a protected bike path provide access to Buffalo Bayou Park.

Mary Ellen Whitworth welcomed the newly appointed Board members and noted her attendance at a recent walk audit of Montrose Boulevard and discussed a recent study regarding tree canopies in Houston.

Vivian Song noted her attendance at a recent Walk and Roll Houston event to audit certain portions of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Kevin Strickland welcomed the newly appointed Board members and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Kevin stated that he is a co-founder of Walk and Roll Houston and emphasized the need for safety and accessibility along Montrose Boulevard. Kevin discussed the state of the Post Oak Trees adjacent to the Magnolia cemetery and noted

one was knocked over by Hurricane Beryl, one was severely damaged with a large limb coming down and the third was unhealthy prior to the storm.

Mary Anne Fried noted that she is a resident of Woodhead Street and shared personal experiences with tripping on sidewalks and her husband being hit by a car. Mary Ann noted her attendance at a recent walk audit of Montrose Boulevard and stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Dougie Steinbach noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Dougie requested the Board consider the addition of pedestrian islands on W. Clay Street.

Radu Tutos welcomed the newly appointed Board members and stated that he serves on the Board for the Boulevard Oaks Civic Association. Radu stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing, as well as improvements to Mandell Street which is a key corridor for people going to Rice University.

Evelyn Spike welcomed the newly appointed Board members and noted her attendance at a recent walk audit of Montrose Boulevard. Evelyn stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Alex Spike provided additional information regarding the walking audit events, including other community organizations that attended the recent events. He stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Muizz Akhtar noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Nancy Higgs addressed the Board regarding points raised about three historically designated trees and discussed an analysis provided by an arborist for same. Nancy provided information related to the effects of Hurricane Beryl in the Zone.

Cindy Pruitt welcomed the newly appointed Board members and echoed the need to revise the initial Montrose Boulevard Improvements, Segment One, project plan to protect the trees along the side of Montrose Boulevard. Cindy commented on communication about projects for the Zone. Cindy requested that the design be changed to narrow the sidewalks for the Boulevard Improvements, Segment One, project, and requested the use of permeable surfaces for same.

John Geiss noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Alondra Torres noted her attendance at a recent walk audit of Montrose Boulevard. Alondra stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

David Goozey noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Laura Conely noted her attendance at a recent walk audit of Montrose Boulevard. Alondra stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Katy Rais welcomed the newly appointed Board members and noted her attendance at a recent walk audit of certain portions of Montrose Boulevard. Katy stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

#### MINUTES

The Board reviewed the minutes of the May 29, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Guthart seconded the motion, which carried unanimously.

#### TEXAS PUBLIC INFORMATION ACT TRAINING

Ms. Vinson discussed the Texas Public Information Act (“TPIA”) and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. She distributed a memorandum regarding Texas Open Meetings Act (“TOMA”) and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board of Directors to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District’s permanent records.

#### APPOINT VICE CHAIR

Mr. Bapat provided an overview of how the City of Houston appoints its Board members for the Authority and selects the Chair and how the Board selects the remaining officer positions. He noted that the Mayor appointed Director Brollier as Chair and Director Watters is the current Board Secretary but the Vice-Chair position is

currently vacant. Next, the Board considered appointing a Vice-Chair. After discussion, Director Brollier moved to appoint Director Guthart as the Vice-Chair. Director Noebels seconded the motion, which carried unanimously.

#### COMMITTEE STRUCTURE AND COMMITTEE APPOINTMENTS, INCLUDING RESOLUTION ESTABLISHING COMMITTEES

The Board then considered the committee structure and appointments. Ms. Vinson provided an overview of the Authority's committees, including the Projects and Planning Committee, Finance Committee, Public Engagement Committee, and Affordable Housing Committee. After discussion, Director Guthart moved to approve the following committee structure and appointments: (1) Directors Brollier, Guthart, and Noebels to serve on the Projects and Planning Committee; (2) Directors Watters, Ajani, and Noebels to serve on the Finance Committee; (3) Directors Zunka, Ajani, and Brollier to serve on the Public Engagement Committee; and (4) Directors Guthart, Zunka, and Watters to serve on the Affordable Housing Committee. Director Ajani seconded the motion, which carried unanimously.

Next, the Board considered approving a Resolution Establishing Committees, reflecting the appointed directors and their respective committees. Following review and discussion, Director Guthart moved to approve and authorize execution of the Resolution. Director Ajani seconded the motion, which carried unanimously

#### FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. Ms. Landreville updated the Board on fraudulent activity that had occurred in the Authority's general fund, reporting that the account was secured by the Positive Pay program protecting the Authority's funds. Mr. Bapat provided an overview of financial matters and the Authority's accounts. Ms. Landreville reviewed the invoices submitted and included in the Board packet. After review and discussion, Director Noebels moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which carried unanimously.

In connection with financial matters, Mr. Bapat reminded the Board of the previously approved Park Funding Agreement (the "Agreement") between the Authority and SPARK for the construction of a park at Ella J. Baker Montessori School. Mr. Bapat noted that construction of the park is complete, and the recreational amenity is open to the public. In accordance with the terms of the Agreement, the Authority agrees to reimburse SPARK \$206,000 within 60 days after the completion of the park. Following discussion, Director Noebels moved to approve payment to SPARK in the amount of \$206,000. Director Ajani seconded the motion, which carried unanimously.

The Board, Mr. Bapat, and Ms. Vinson generally discussed certain additional financial matters.

## PROJECTS AND PLANNING

### 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.

### MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali stated that there is no action requested or updates on the Montrose Boulevard, Segment One, project at this time.

### WEST ALABAMA STREET PROPOSAL

The proposal for the West Alabama Design Concept Report (DCR) was deferred to allow for the Projects and Planning Committee to review same.

### CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of Cherryhurst Sidewalk Improvements project.

### WHARTON DUAL LANGUAGE ACADEMY SAFE ROUTES TO SCHOOL DESIGN

Mr. Ali updated the Board on the status of design for the Wharton Dual Language Academy Safe Routes to School project.

### RECEIVE UPDATE FROM GOODMAN

Ms. Miller provided an overview of the services provided by Goodman, including the pursuit of funds for certain Authority projects, and provided updates to the Board related to same.

### 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. There was no action taken on this agenda item.

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

The Board noted that the next regular Authority meeting is planned for August 19, 2024, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.



The Board noted that the next walk audit hosted by Walk and Roll Houston will be held on August 3, 2024.

RECEIVE PUBLIC COMMENT

Julie Young spoke to request revisions to the design for Montrose Boulevard Improvements, Segment One. Julie proposed that the design for the project be revised from 10-foot sidewalks to 6-foot sidewalks to preserve as many trees as possible but to maintain the existing lane widths and median widths. Julie commented on the number of trees that fell as a result of Hurricane Beryl in the Zone. Julie stated that she opposes the certain portions of the drainage improvements in the Montrose Boulevard Improvements, Segment One, project, and emphasized the importance of green space, 12-foot-wide driving lanes, open intersections, and a 30-foot wide median to preserve trees.

Steve Longmire thanked the previous Authority Board members for their time and efforts.

Jonna Hitchcock noted that she is a co-founder of Save Montrose Live Oaks and discussed the coalitions objectives, noting that she opposes the Montrose Boulevard Improvements, Segment One, project as designed.

Sam Wagner noted his attendance at a recent walk audit of Montrose Boulevard and stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Rocky Kneten welcomed the newly appointed Board members and noted that he opposes the Montrose Boulevard Improvements, Segment One, project as designed.

Marian Wright welcomed the newly appointed Board members and requested that they listen to the voice of the community.

Julien Nguyen stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Julien stated that he attends school in the Zone and would like safer crosswalks.

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

Virginia Lynn stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing, and would like to see intersection improvements at W. Clay Street.

ADJOURN

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

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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Monthly financial and bookkeeping report .....	5
Gauge engineer's report.....	6

# Montrose Redevelopment Authority / TIRZ No. 27

## Cash Management Report

July 31, 2024

### ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2024

### Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	16,154,419.31	14,907,502.01	0.00	31,061,921.32
Revenue	64,863.25	67,323.08	0.00	132,186.33
Expenditures	1,695,196.49	0.00	0.00	1,695,196.49
Ending Balance	14,524,086.07	14,974,825.09	0.00	29,498,911.16

### 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
			<b>Total FYE 2024</b>	<b>429,979.29</b>

## General Operating Fund

**BEGINNING BALANCE:** **16,154,419.31**

**REVENUE:**

Stellar Bank Interest	69.44	
Fraud Reimbursement	384.15	
TexPool Interest	64,409.66	
Voided Check (s)	0.00	
<b>Total Revenue:</b>		<b>64,863.25</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	484,552.73	
Due to Debt Service	1,210,643.76	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
<b>Total Expenditures</b>		<b>1,695,196.49</b>

**Ending Balance:** **14,524,086.07**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	36,773.94
TexPool	*0001	5.3173	14,487,312.13
		<b>Total</b>	<b>14,524,086.07</b>

**TIRZ 27 - Montrose RA**  
**Checks Presented**  
August 19, 2024

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
2322	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-25,368.41
2323	Equi-Tax Inc.	Tax Roll Management	-637.50
2324	ETI Bookkeeping Services	Bookkeeping Fee	-2,422.27
2325	Gauge Engineering, LLC	Engineering Fees	-32,251.05
2326	Hollaway Environmental & Communications	Public Engagement Expenses	-6,307.50
2327	R. Miranda Trucking & Construction, LLC	Safe Streets / Safe Sidewalks	-38,317.59
2328	The Goodman Corporation	Planning Consultant	-2,500.00
<b>Total</b>			<b>-107,804.32</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>14,907,502.01</b>
<b>REVENUE</b>		
TexPool Interest	67,323.08	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>67,323.08</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>14,974,825.09</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.3173	14,974,825.09
<b>Total</b>			<b>14,974,825.09</b>

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

	<u>Amount</u> <u>Approved</u>	<u>Distribution</u>	<u>Variance</u>
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	0	14,172,870
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>0</b>	<b>14,172,870</b>
<b><u>Non-construction costs</u></b>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
<b>Total Nonconstruction Costs:</b>	<b>1,314,840</b>	<b>1,314,840</b>	<b>0</b>
<b>Total Bond Issuance Requirement*</b>	<b>15,487,710</b>	<b>1,314,840</b>	<b>14,172,870</b>
Interest Earned			801,955
Ending Bank Balance			<u><u>14,974,825</u></u>

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



**Montrose Redevelopment Authority / TIRZ 27**  
**Investment Report**  
**July 31, 2024**

**SCHEDULE OF INVESTMENTS**

Investment Pools

Fund	Location Of Assets	Interest Rate	Market	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance	
				N.A.V.	Book			Market	N.A.V.
GOF	TexPool	5.3173	9,379,943.28	0.99995	9,319,152.05	64,409.66	5,103,750.42	14,487,457.00	14,487,312.13
GOF	TexPool	5.3173	250,522.29	0.99995	251,683.67	0.00	(251,683.67)	0.00	0.00
CPF	TexPool	5.3173	14,774,211.21	0.99995	14,842,698.31	67,323.08	64,803.70	14,974,974.84	14,974,825.09

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	69.44	26,700.40	36,773.94

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	36,773.94	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 divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

\_\_\_\_\_  
 Bookkeeper

\_\_\_\_\_  
 Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	1/13/2020	10/15/2022

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

	July			Year to Date ( 1 Month )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	6,953,578	593,345	6,360,233	6,953,578	593,345	6,360,233	7,120,140
6-4330 · Interest	131,802	4,167	127,635	131,802	4,167	127,635	50,000
6-4336 · Grants	0	638,619	-638,619	0	638,619	-638,619	7,663,422
<b>Total Income</b>	<b>7,085,380</b>	<b>1,236,131</b>	<b>5,849,249</b>	<b>7,085,380</b>	<b>1,236,131</b>	<b>5,849,249</b>	<b>14,833,562</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	0	6,000	-6,000	0	6,000	-6,000	72,000
6-6320 · Legal Fees	25,368	10,000	15,368	25,368	10,000	15,368	120,000
6-6321 · Auditing Fees	0	833	-833	0	833	-833	10,000
6-6322 · Engineering Fees	2,664	4,167	-1,503	2,664	4,167	-1,503	50,000
6-6323 · Planning Consultants	2,500	4,167	-1,667	2,500	4,167	-1,667	50,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	5,833	-5,833	70,000
6-6333 · Accounting	1,726	1,583	143	1,726	1,583	143	19,000
6-6334 · Tax Roll Management	638	667	-29	638	667	-29	8,000
6-6353 · Insurance / Bonds	0	417	-417	0	417	-417	5,000
6-6420 · City of Houston Admin Fee	356,007	0	356,007	356,007	0	356,007	0
6-6430 · COH Municipal Services	189,901	196,546	-6,645	189,901	196,546	-6,645	196,546
6-6431 · COH Admin Fee	0	356,007	-356,007	0	356,007	-356,007	356,007
6-6450 · Public Engagement Expenses	6,308	5,000	1,308	6,308	5,000	1,308	60,000
6-6460 · Board Development	0	417	-417	0	417	-417	5,000
<b>6-7000 · Capital Expenditure</b>							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	62,500	-62,500	750,000
6-7217 · Sidewalk Program/ Safe	1,705	29,167	-27,462	1,705	29,167	-27,462	350,000
6-7218 · Montrose Blvd - Reconstruction	616	617,500	-616,884	616	617,500	-616,884	7,410,000
6-7222 · Safe Route to School Sidewalk	64,209	0	64,209	64,209	0	64,209	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	62,500	-62,500	750,000
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	110,833	-110,833	1,330,000
6-7228 · Houston Public Library - Montro	0	83,333	-83,333	0	83,333	-83,333	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	20,833	-20,833	250,000
6-7000 · Capital Expenditure - Other	1,375	0	1,375	1,375	0	1,375	0
<b>Total 6-7000 · Capital Expenditure</b>	<b>67,905</b>	<b>986,666</b>	<b>-918,761</b>	<b>67,905</b>	<b>986,666</b>	<b>-918,761</b>	<b>11,840,000</b>
6-7395 · Miscellaneous Expense	-384	0	-384	-384	0	-384	0
<b>Total Expense</b>	<b>652,633</b>	<b>1,578,303</b>	<b>-925,670</b>	<b>652,633</b>	<b>1,578,303</b>	<b>-925,670</b>	<b>12,861,553</b>
<b>Net Income</b>	<b>6,432,747</b>	<b>-342,172</b>	<b>6,774,919</b>	<b>6,432,747</b>	<b>-342,172</b>	<b>6,774,919</b>	<b>1,972,009</b>

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

**Committee Name:** Finance Committee **Date of Meeting:** 8/13/2024

**Chairperson:** Jeffrey Watters

**Attendees:**

<u>Jeffrey Watters</u>	<u>Abby Noebels</u>
<u>Murad Ajani</u>	<u>Jim Webb</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Meeting Report**

**Agenda**

- Overview and purpose of the Finance Committee
- Discussion on process to review invoices and new contracts
- Review of the TIRZ 27 CIP Budget
- Discussion with TGC, The Goodman Corporation, regarding past work and future funding
- Discussion regarding standing Finance Committee Meeting time

**Notes**

- The Committee discussed the purpose of the Finance Committee and its role in reviewing invoices and other budget matters
- The Committee reviewed the TIRZ 27 CIP budget and made recommendations to change the operations budget for FY 2025 to reflect the actuals spent in 2024
- Jim Webb with TGC discussed TGC's past work with the TIRZ and their success in bringing \$21.4m in funding to the TIRZ
- The Committee discussed standing meeting near the end of the fiscal year

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

**Committee Name:** Projects and Planning Committee    **Date of Meeting:** 7/30/2024

**Chairperson:**    Matt Brollier

**Attendees:**

Matt Brollier	Abby Noebels
Robert Guthart	Muhammad Ali
Sanjay Bapat	Jim Webb
Kristi Miller	Patti Joiner
Walter Morris	

**Meeting Report**

**Agenda**

- Overview of the Purpose of the P&P Committee Meetings and Robert Rules (Walking Quorum)
- Discussion regarding changes or edits to the Committee Process
- Discussion regarding Chair’s general questions regarding the P&P Committee
  - Review the Project and Financing Plan
  - Review the TIRZ boundaries and annexation
- Discussion regarding past, present, and future projects
  - Discussion regarding completed projects
  - Discussion on ongoing projects
  - Clarification and details on Zone studies
- Gauge Engineering Project Status Report
  - W Alabama Proposal
  - Discussion regarding the Pat Walsh Memorial Park Trail Bench and Budget
- Goodman Corporation Fund and Grant Report
  - Discussion on HGAC funded projects
  - Review the Bond/Debt Issuance Limit
- Discussion regarding TIRZ 27 FY 2025 Budget
- Discussion regarding future standing P&P Committee Meeting time for balance of the year

**Notes**

- The Committee discussed Roberts Rules and walking quorums
- The Committee discussed past and current projects of the Zone
- The Committee discussed the 2020 annexation
- The Committee discussed projects requiring HGAC funding
- David Greany and Derek St. John discussed the Montrose Blvd project in-depth
  - All new Directors will receive an in-depth presentation from Gauge on the Montrose Blvd project
- The Committee reviewed the FY 2025 budget
  - Gauge provided updated construction numbers for all T-sheets in budget
- The Committee discussed holding another P&P Committee meeting before the August 19<sup>th</sup> Board Meeting to discuss specifics on the Montrose Blvd project with SWA (This was postponed to after the August 19<sup>th</sup> Board Meeting due to conflicts in Schedule)

# PROGRESS REPORT

AUGUST 2024

MONTROSE/TIRZ 27



11750 Katy Freeway, Suite 400  
Houston, TX 77079

## MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

- Presented project scope and details to new P&P Committee members.
- No action on Segment 1 until directed otherwise.
- Continue to communicate with new administration.

## W. GRAY SIDEWALK IMPROVEMENTS

- Consider final Pay Estimate for retainage release.

## CHERRYHURST SIDEWALK IMPROVEMENTS

- Gauge presented project summary to P&P Committee.
- Alternatives are being explored to expand the project beyond the limits of the \$200k METRO 5310 Grant with a match by TIRZ 27. These alternatives will be presented to the P&P Committee. Afterwards, the sidewalk improvements limits will be finalized and presented to the community.
- Gauge is coordinating with the City of Houston related to a project that overlaps the study area.

## NORTH MONTROSE SAFE ROUTES TO SCHOOL DESIGN

- Gauge presented project summary to P&P Committee.
- Content is being developed for public engagement, which will be presented to P&P Committee.
- Gauge will work with public engagement committee to schedule an Open House.



## Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

**Committee Report Form****Committee Name:** Public Engagement Committee  
Meeting**Date of Meeting:** 8/6/2024**Chairperson:** Helen Zunka**Attendees:**

Helen Zunka

Matt S. Brollier

Murad Ajani

Patti Joiner

Walter Morris

Connor Stokes

Alyssa Peruchini

Sanjay Bapat

Suewan Johnson

**Meeting Report****Agenda**

- Overview of purpose of Public Engagement Committee and Roberts Rules
- Discussion on questions from the Chair of the Public Engagement Committee
- Discussion with Hollaway regarding past Public Engagement Efforts
  - Zone Facebook Account
  - Improved Database for noticing residents
  - Media relations efforts
  - Media training for Directors
  - Update to Public Engagement/Media Policy
- Discussion regarding standing meeting time and any changes regarding Committee Process

**Notes**

- Introductions
- Sanjay with ABHR reviewed the Texas Open Meetings Act
- Connor Stokes discussed Hollaway's work with TIRZ and the next steps for Public Engagement
  - Support in implementation of public meetings outside of Board Meetings
  - Creation of Community Engagement Plan
  - Support of Affordable Housing Workshops
  - Management of HubSpot and Database updates
  - Established TIRZ 27 Facebook Page
- The Committee discussed TIRZ representation in the Media
- The Committee discussed improving communication between TIRZ 27 and the Mayor's Office
- The Committee discussed holding training sessions for Directors to improve public engagement
- The Committee discussed the TIRZ 27 FY 2025 budget
  - Patti Joiner with Knudson recommended adding a line item on each project for Public Engagement
- The Committee discussed a presentation regarding the Safe Routes to School Projects at a later Board Meeting

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

**Committee Name:** Affordable Housing Committee      **Date of Meeting:** 8/14/2024

**Chairperson:** Robert Guthart

**Attendees:**

<u>Robert Guthart</u>	<u>Helen Zunka</u>
<u>Jeffrey Watters</u>	<u>Jeff Reichman</u>
<u>Sanjay Bapat</u>	<u>Suewan Johnson</u>
<u>Alyssa Peruchini</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	<u> </u>
<u> </u>	<u> </u>

**Meeting Report**

**Agenda**

- Discussion regarding overview and purpose of the Affordable Housing Committee
- Discussion with January Advisors regarding past efforts and workshops
  - Discussion regarding January Advisors contract extension and possible work in FY 2025
- Discussion regarding Affordable Housing Projects line item in FY 2025 TIRZ 27 Budget
- Discussion on next steps for Affordable Housing
- Discussion on standing meeting time for Affordable Housing Committee

**Notes**

- The Committee briefly discussed the purpose of the Affordable Housing Committee
- Jeff Reichman with January Advisors presented information from the January Advisors study
- The Committee discussed past studies and efforts of the Affordable Housing Committee
- The Committee discussed potential solutions for Affordable Housing
- The Committee discussed documents and studies needed for review before the next Affordable Housing Committee

## Montrose TIRZ 27 Board Meeting August 19th, 2024:

**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;
- Established Shared Drive for all Directors
- 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;
- Edited the TIRZ 27 FY 2025 Budget
- Attended multiple meetings with the City
- Provided Knudson reports for the TIRZ Board Book.

### **Affordable Housing Committee:**

- Attended 1 Committee Meeting;

### **Projects and Planning Committee:**

- Attended 1 Committee meetings;

### **Finance Committee:**

- Attended 1 Committee Meeting

### **Public Engagement Committee:**

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