

**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, September 16, 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/ydjcb5pk>** 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. Montrose Safe Routes to School Connections presentation.
3. Minutes.
4. 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. Montrose Safe Routes to School Connections design; and
 - iv. Cherryhurst Sidewalk Improvements.
5. Receive update from The Goodman Corp.
6. Public Engagement matters, including Public Engagement Committee report and approval of proposal for communications training.
7. Affordable Housing matters, including Affordable Housing Committee report.
8. Financial matters, including Financial Committee report, report from bookkeeper, review financial information, and authorize payment of invoices.
9. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
10. Discussion and possible action related to Authority office space.
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

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.

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.)

/s/ Alia Vinson

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/ydjcb5pk> 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.**

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MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

September 2024

Gauge
ENGINEERING



MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS



TYPE
FULL SIDEWALK RECONSTRUCTION
4.5 miles

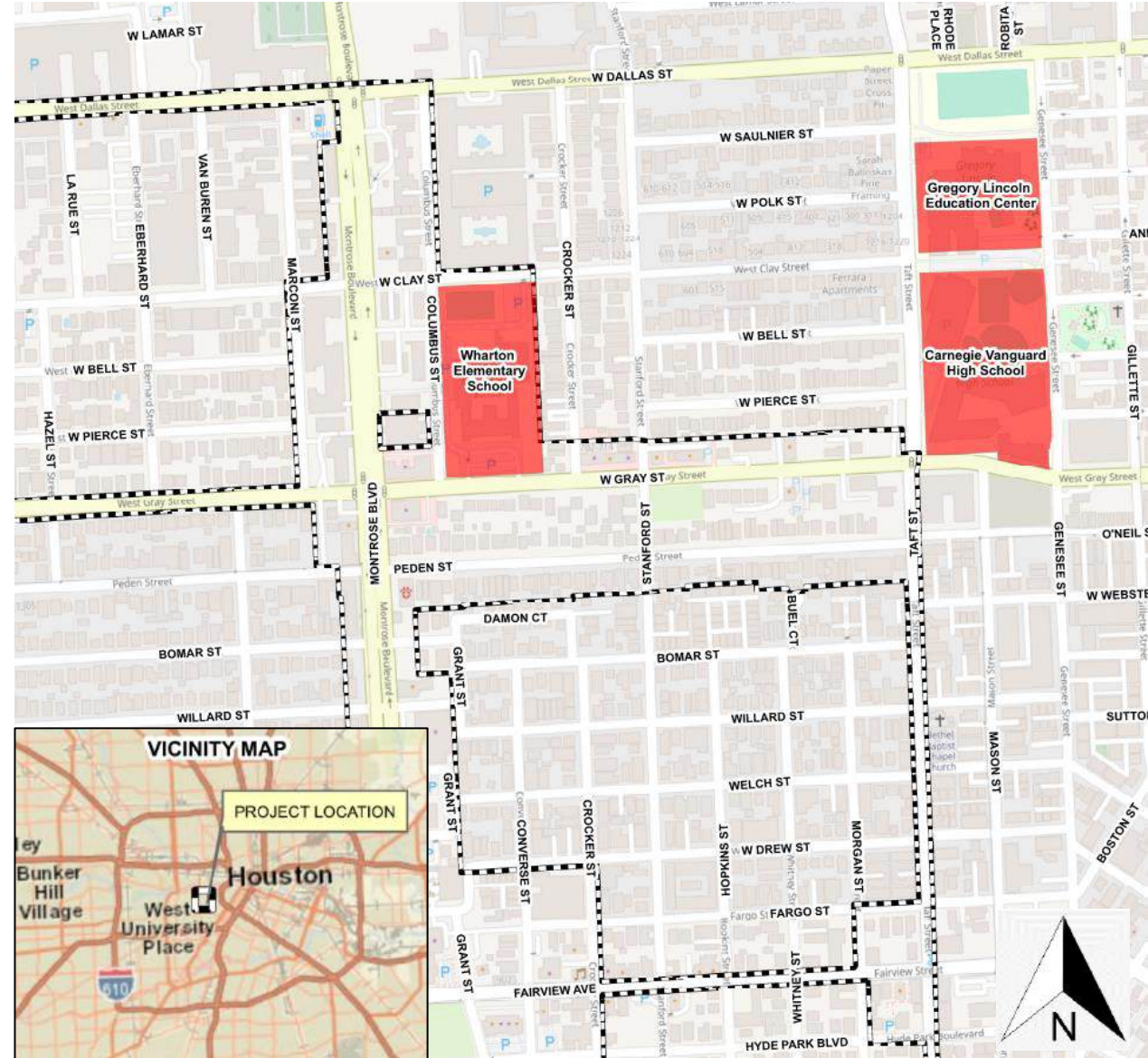


COST ESTIMATE
Approximately \$6 Million

FUNDING SOURCES
FEDERAL FUNDS (90%) AND TIRZ 27 (10%)



PHASE
DESIGN

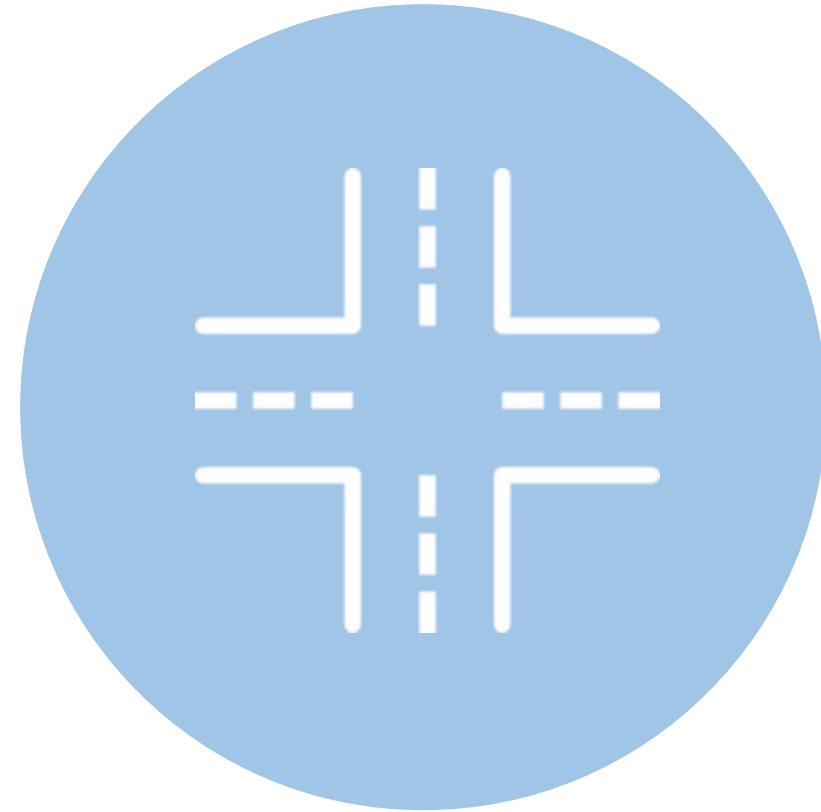


PROJECT OBJECTIVES

Proposed conditions will achieve the following



Enhance Safety and Improve
Walking Routes to Schools



Improve Intersection Safety

PROJECT SCOPE



Improve Pedestrian Realm



Upgrade Intersection Safety



Tree Protection & Preservation

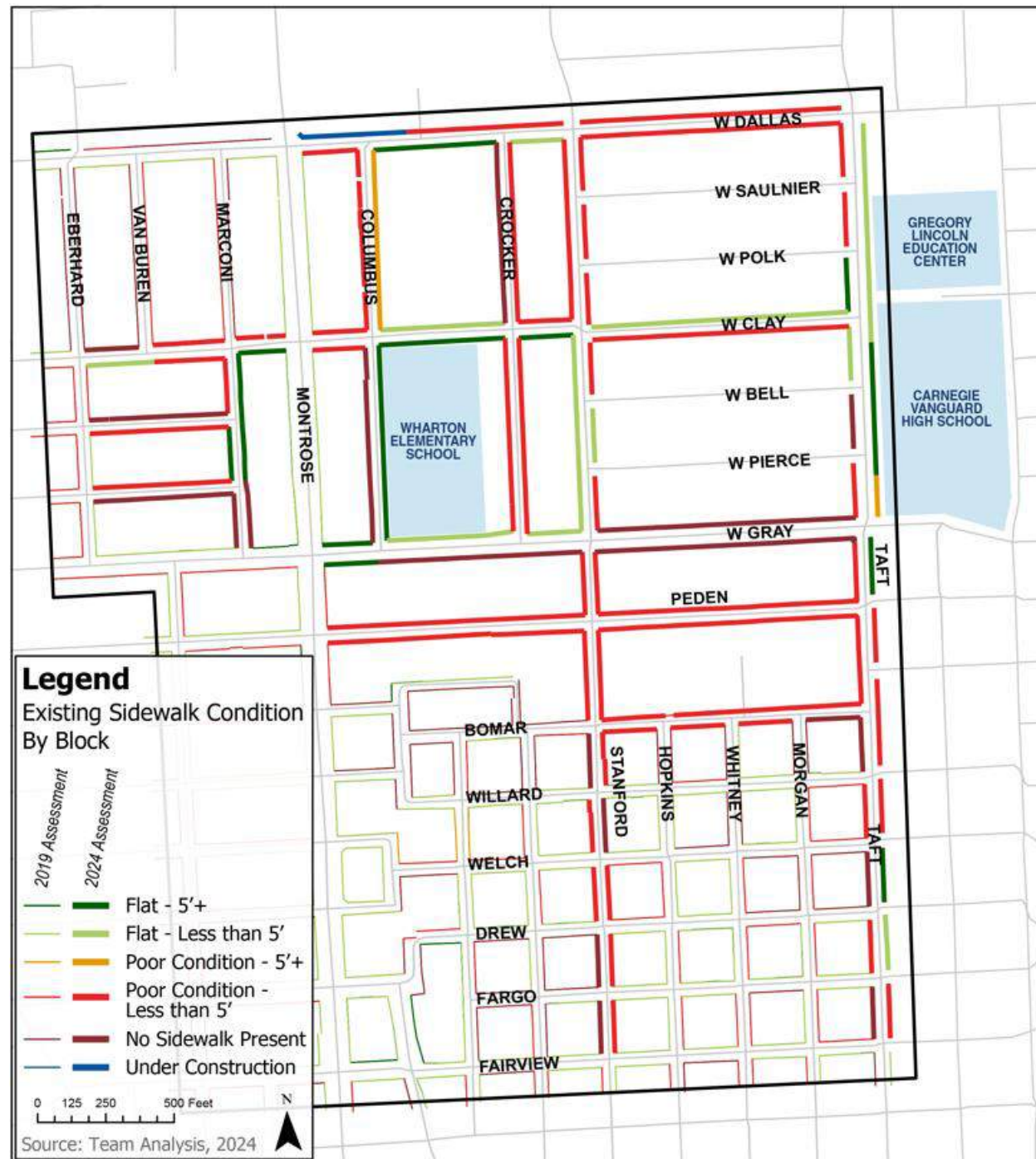


EXISTING CONDITIONS



EXISTING SIDEWALKS BY BLOCK

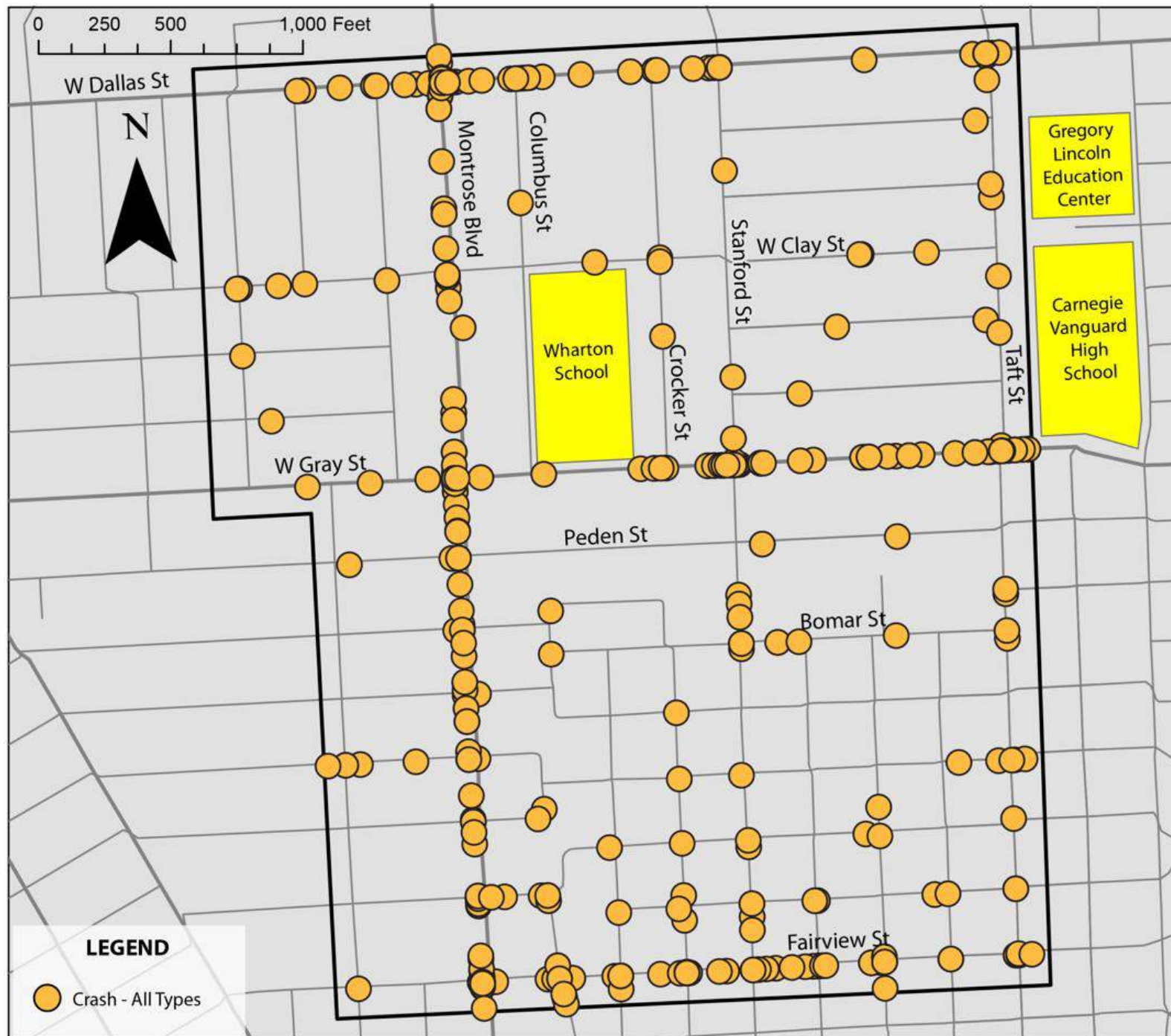
- 24% of blocks are accessible



CRASH HOTSPOTS

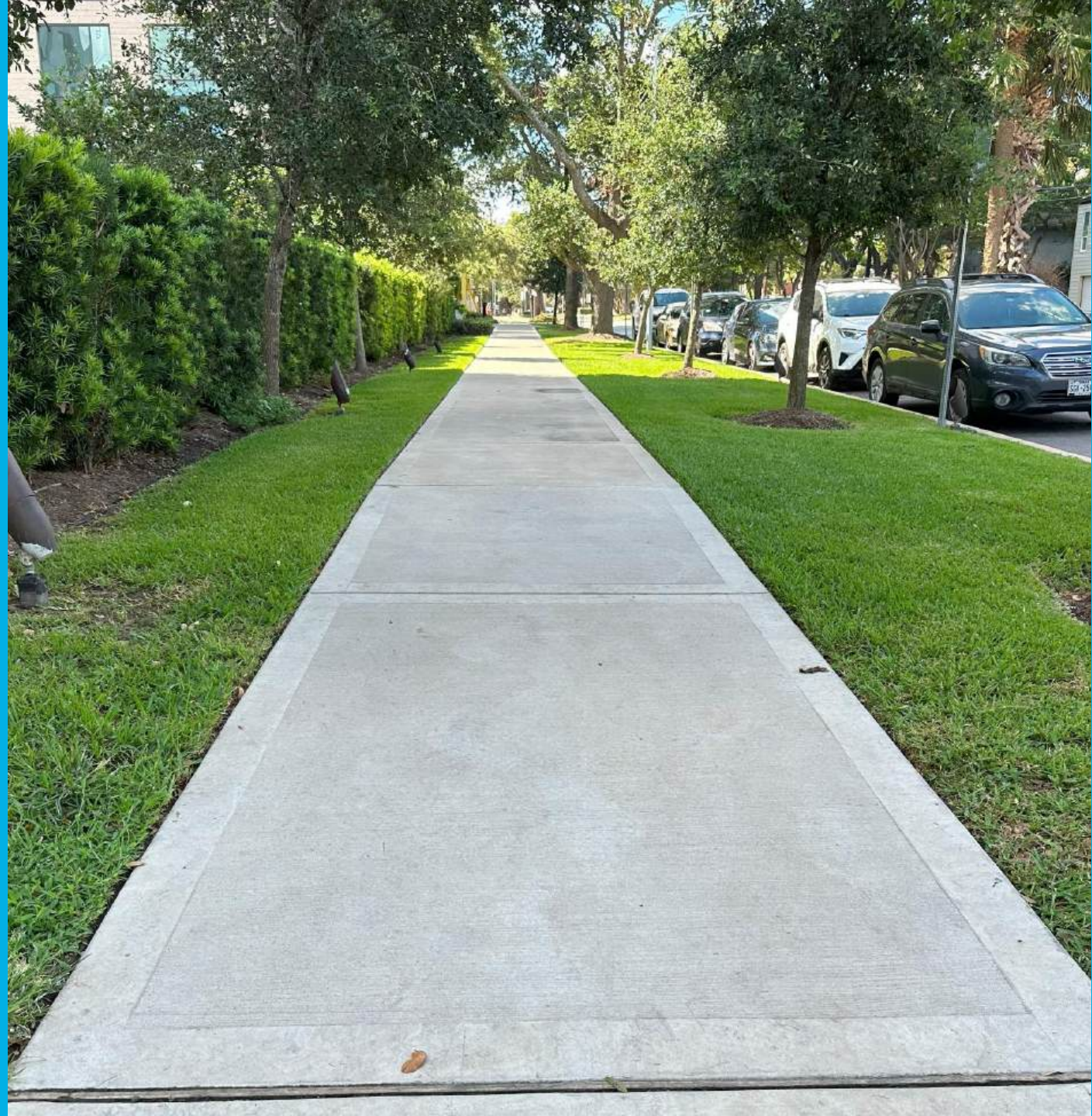
Summary of Crashes within Study area
between 2019-2023

	Number of Crashes
Total Crashes	577
Crashes involving intersections	482
Failed to yield ROW	158
Failed to control speed	119
Ped Involved Crashes	17
Bike Involved Crashes	3
Fatalities	1
Serious Injuries	10

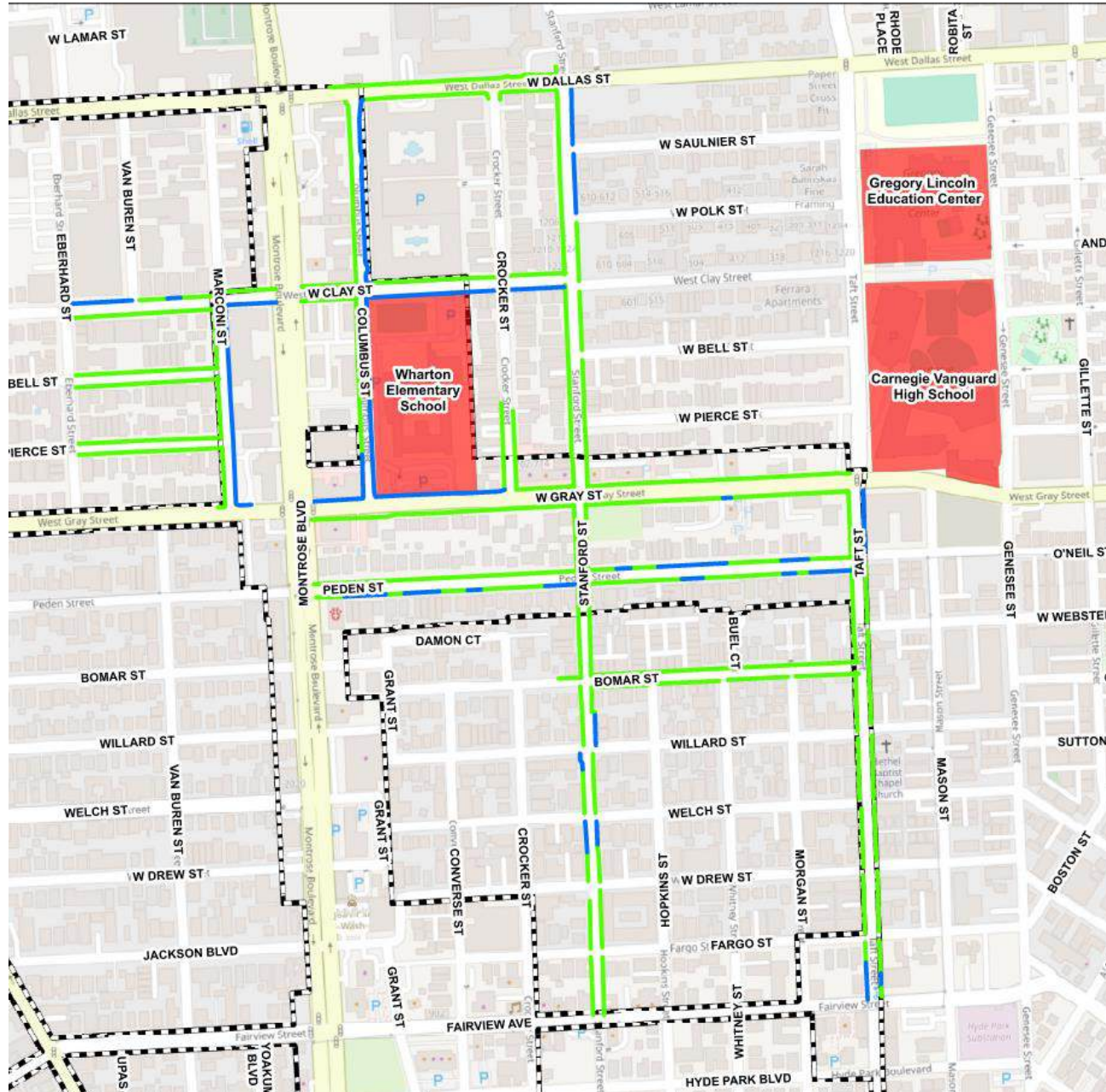


Source: *TxDOT Crash Records Information System (CRIS), 2019-2023*

PROPOSED CONDITIONS



PROPOSED SIDEWALK IMPROVEMENTS



Legend

- Existing Sidewalk to Remain (5-ft minimum)
- Proposed 5 to 6-ft Sidewalk
- Schools
- TIRZ 27

Improvements:

- 4.5 miles of sidewalk replacement
- Pedestrian ramps

INTERSECTION/CROSSING RECOMMENDATIONS

- **1 Pedestrian Signal**

- Stanford/Gray

- **3 All-Way-Stop Controlled Intersections**

- Clay/Crocker
- Stanford/Peden
- Stanford/Bomar

- **30 High-Visibility Crosswalks**

- **3 Level C Crosswalks**

- Crossing Pavement Markings
- Advanced Warning Signage
- Additional Pavement Markings

- **1 Rectangular Rapid Flashing Beacon (RRFB)**

- Stanford/Dallas



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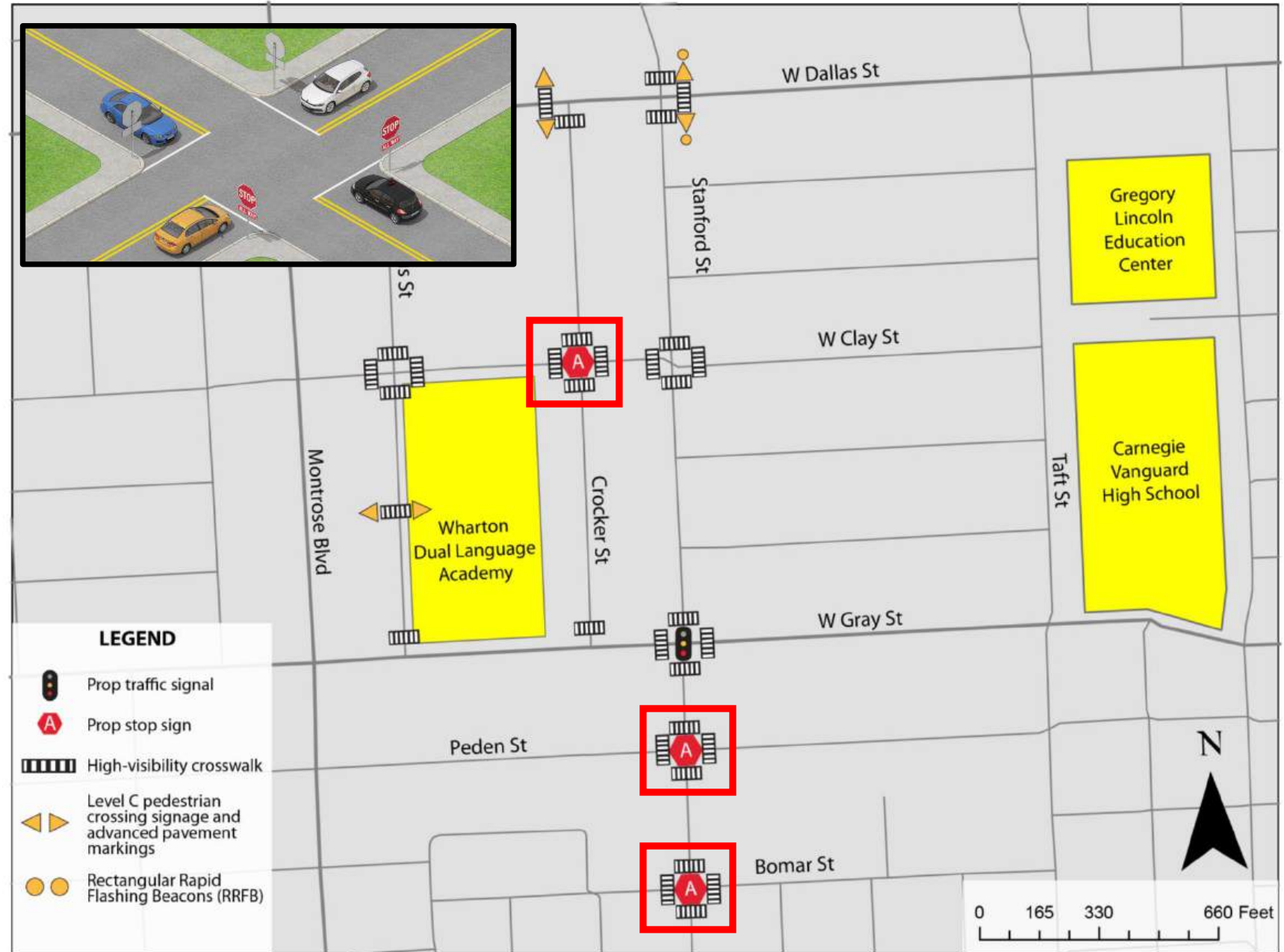
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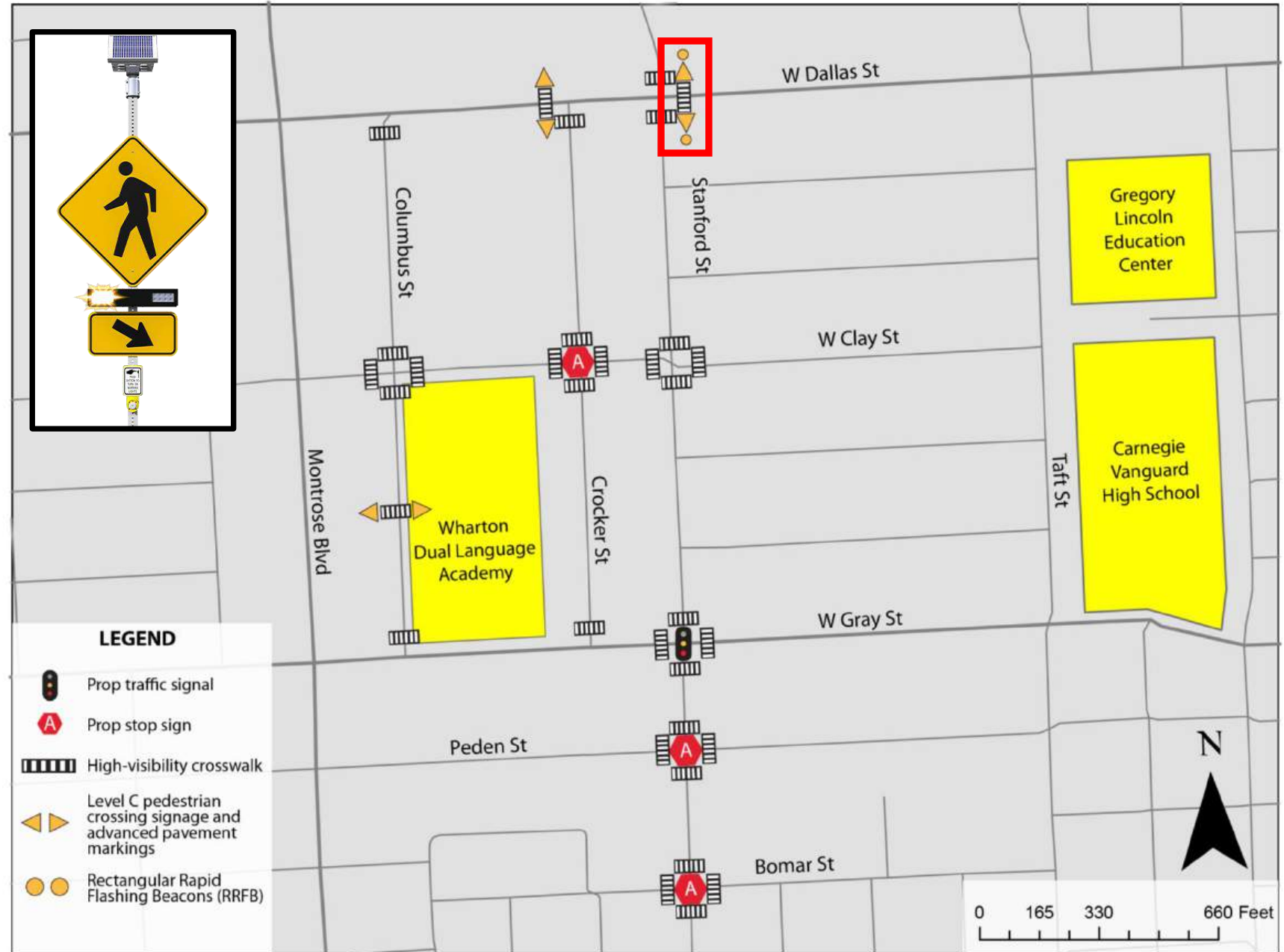
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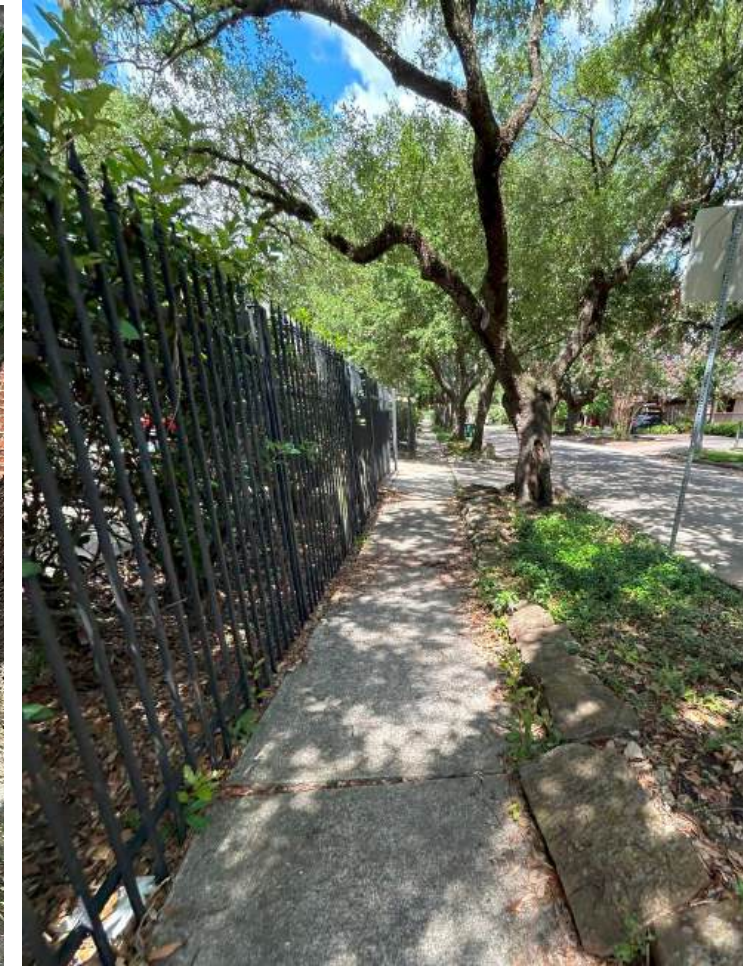
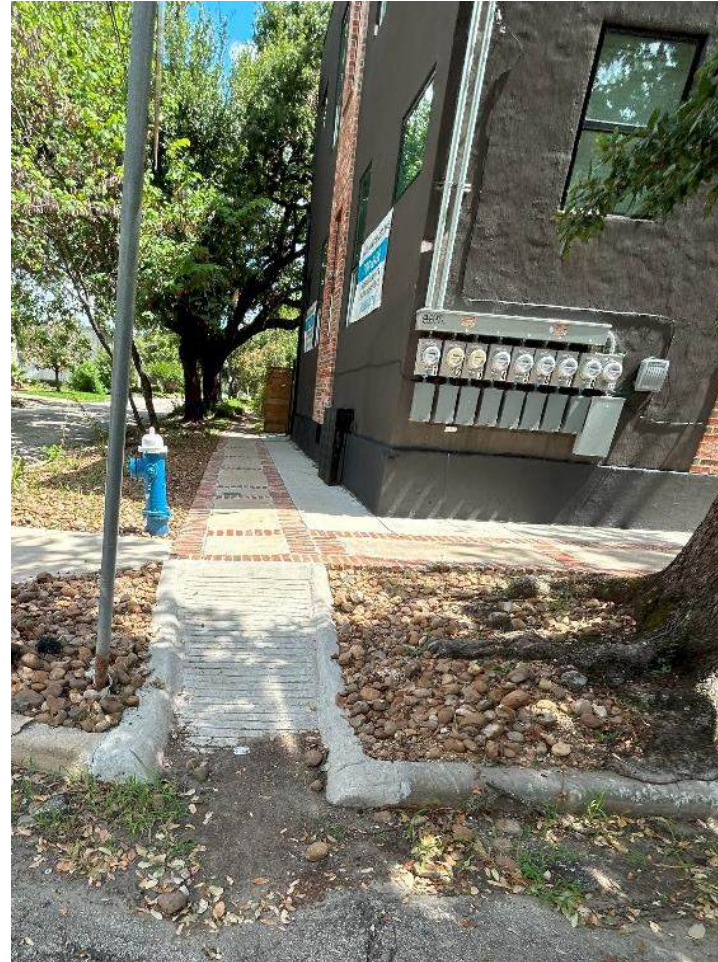
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IMPROVEMENTS IN FRONT OF RESIDENCES

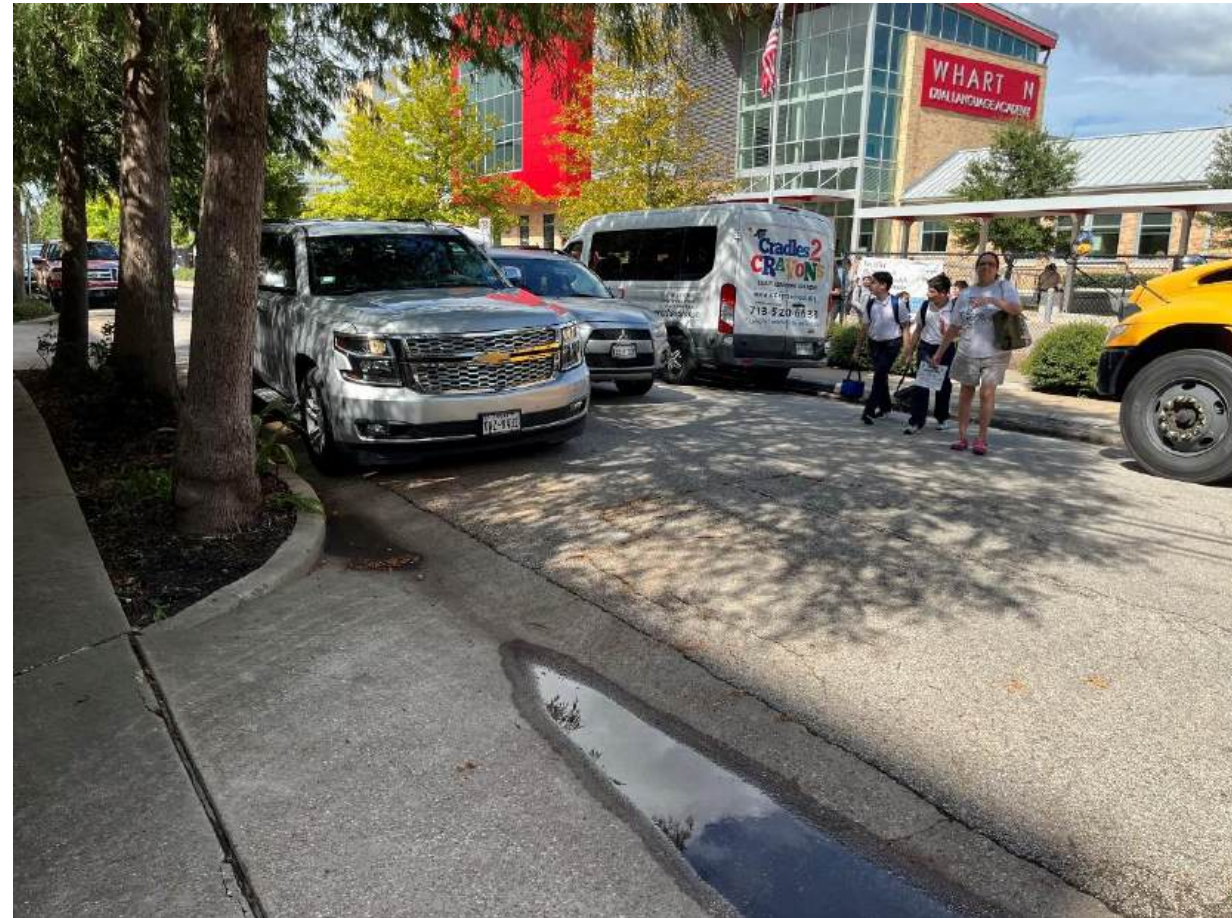
- Replace sidewalks with new 5 to 6-ft sidewalks
- Replace driveways with ADA compliant driveways
 - Coordinate in advance
 - High-Early Strength Concrete
- Preserve fences and landscaping where possible.
 - Coordinate in advance if to be relocated
- Provide individualized tree protection
- Replace intersection ramps



EXISTING PEDESTRIAN CROSSINGS

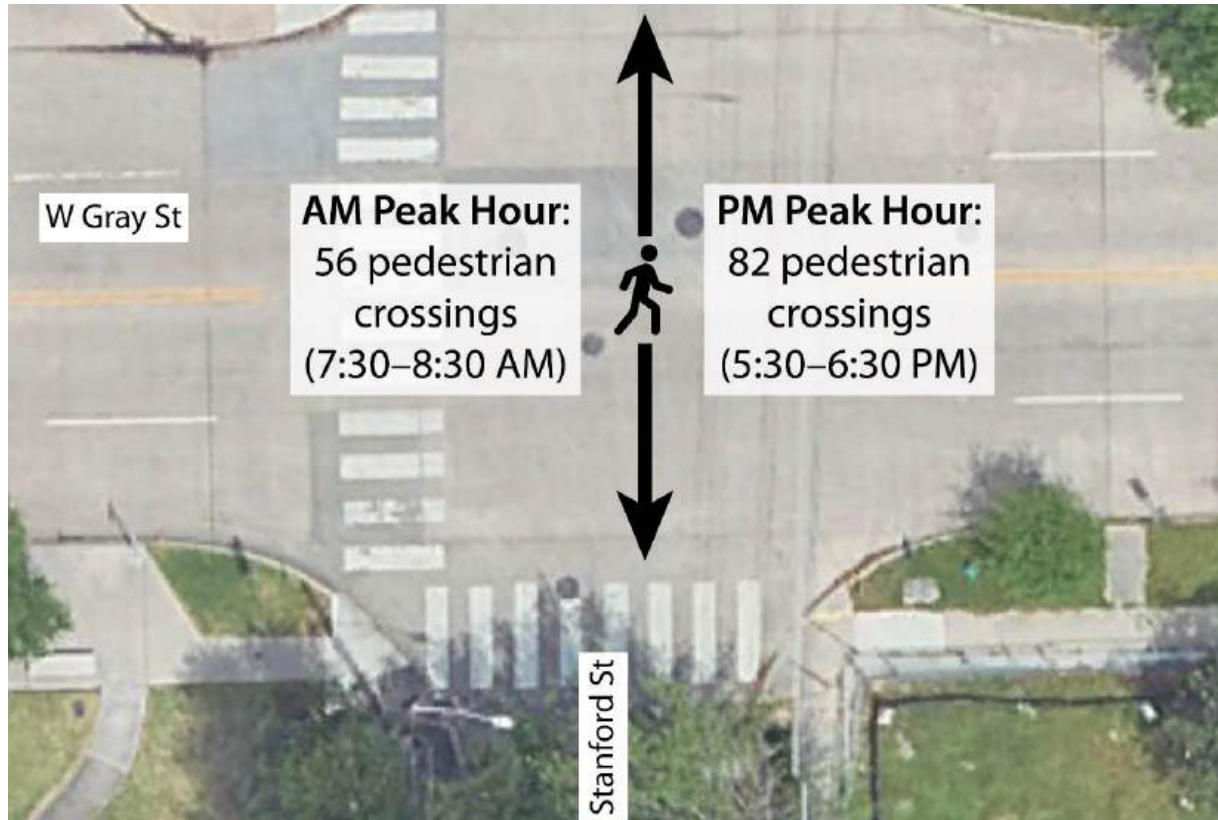


Stanford at W Gray

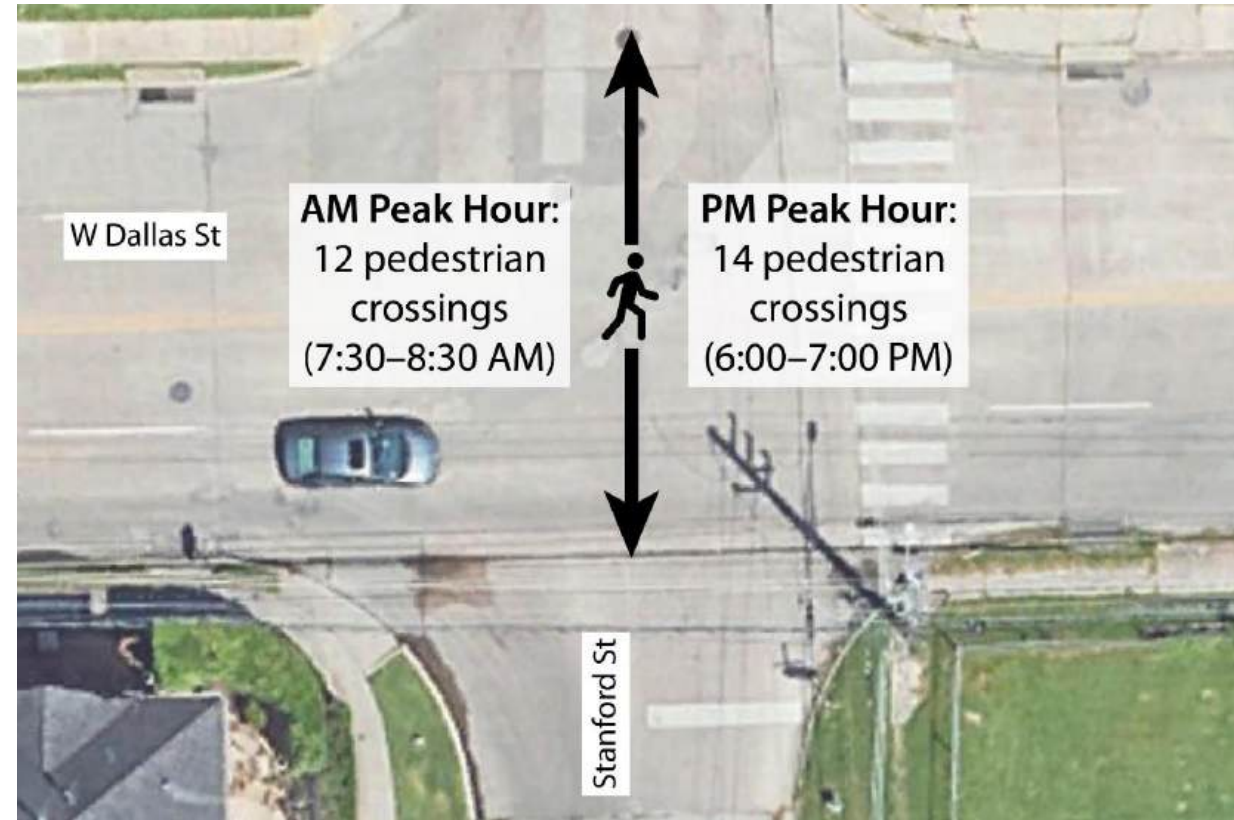


Columbus Midblock

PEDESTRIAN CROSSING VOLUMES



Stanford at W Gray



Stanford at W Dallas

PROPOSED CONDITIONS OF PEDESTRIAN CROSSINGS



Pedestrian Signal at Stanford at W Gray



Rectangular Rapid Flashing Beacon
at Stanford at W Dallas

TREE PRESERVATION

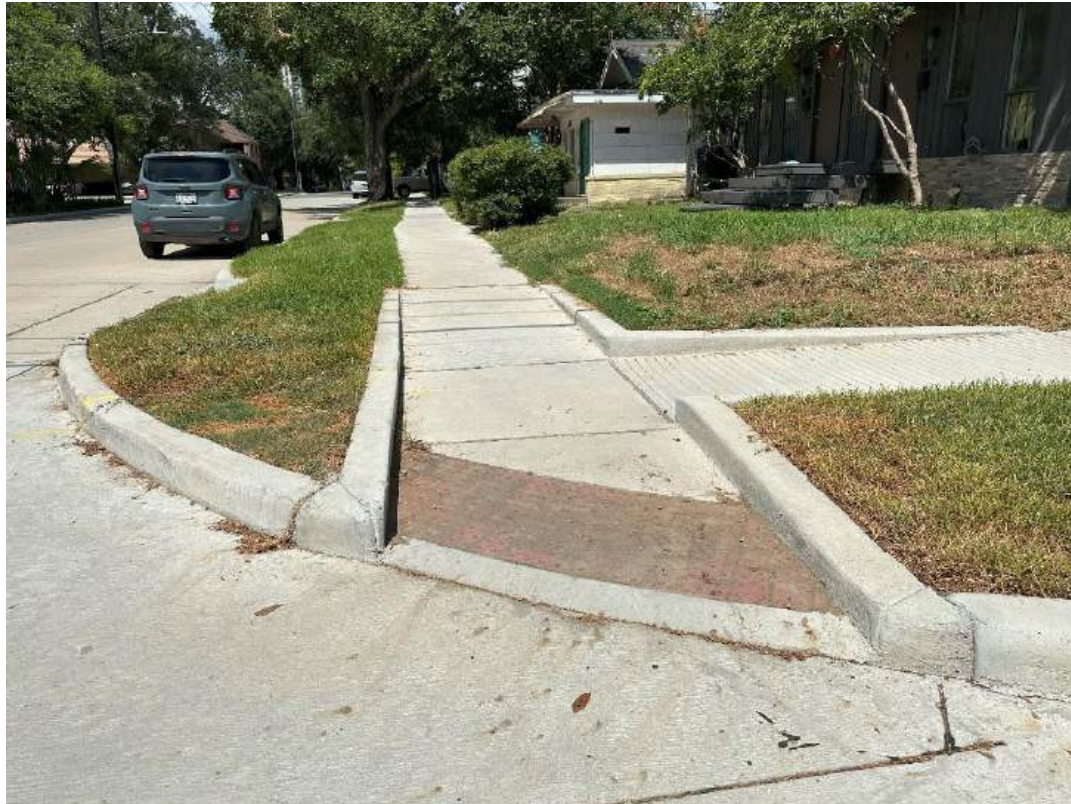
BEST MANAGEMENT PRACTICES

- Narrow sidewalk to avoid damaging roots
- Steel plates to span uneven root systems
- Individualized tree protection



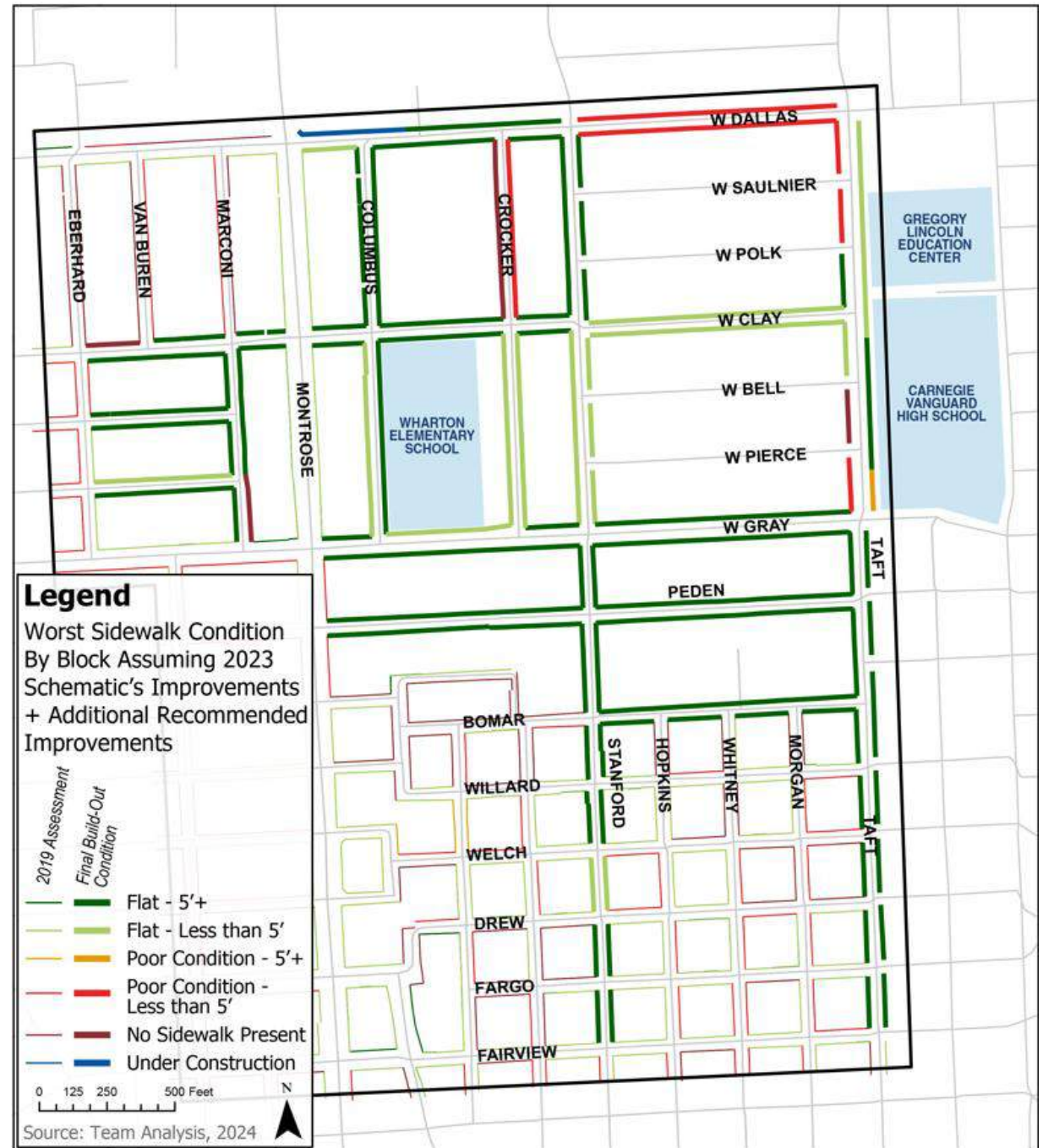
COMPLETED PROJECTS

- Hawthorne St
- Woodhead St
- Gray St



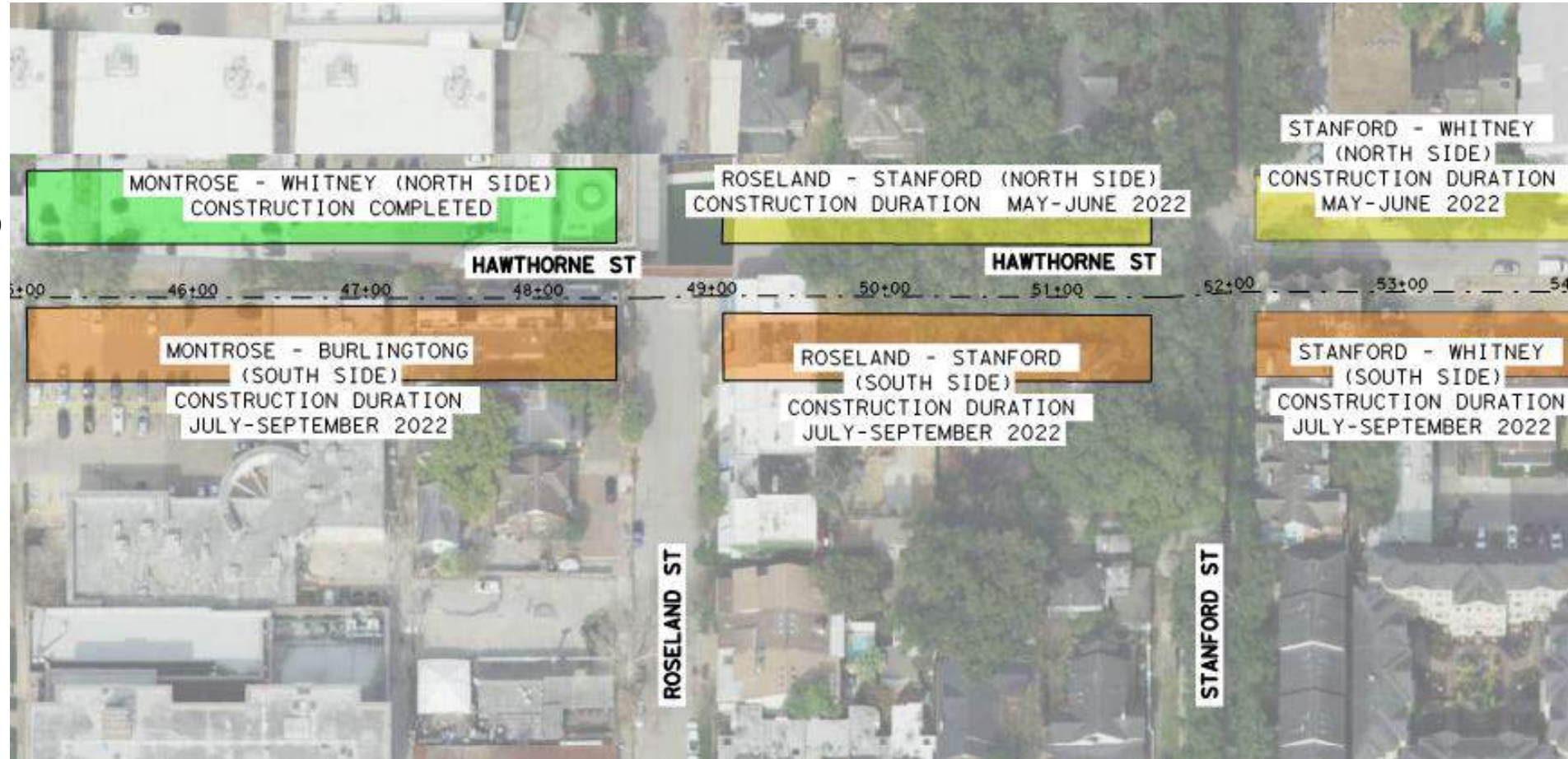
SIDEWALK CONDITION BY BLOCK AFTER FUTURE CONSTRUCTION

- 88% of blocks are accessible



COORDINATION DURING CONSTRUCTION

- Full-time Inspector
- Door hangers
 - Relevant personnel contact info
 - Schedule
- Sequencing exhibits
- Progress Updates



LEGEND

-  SIDEWALK INSTALLATION COMPLETED
-  SIDEWALK INSTALLATION IN PROGRESS
-  SIDEWALK FUTURE PLAN

COORDINATION DURING CONSTRUCTION

PROGRESS REPORT—JULY 2022

HAWTHORNE ST. & WOODHEAD ST. NEIGHBORHOOD SAFE STREETS IMPROVEMENTS

WBS No. N-T27000-0002-7



PROJECT LOCATION

The project is located in west central Houston, Texas, just north of the US 59 highway. The project limits include:

- **Woodhead Street:** from West Clay Street to IH-69
- **West Clay Street:** from Dunlavy Street to Woodhead Street.
- **Hawthorne Street:** from Woodhead Street to Spur 527.

FUNDING PARTNERS

- **Montrose Redevelopment Authority/TIRZ 27**
 - 50% of Construction Cost
 - Design and Construction Oversight Cost
- **Harris County Precinct 1— Commissioner Rodney Ellis**
 - 50% of Construction Cost



PROJECT BACKGROUND

This project was recommended in the Walk+Bike Montrose plan, which identified these corridors to be developed into Neighborhood Safe Streets. **A Neighborhood Safe Street is a corridor designed so that roadway users of all ages and abilities, no matter their mode of travel, will feel safe and comfortable traveling along that corridor**

PROJECT OBJECTIVES

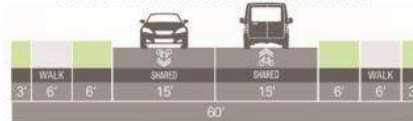
Convert Woodhead St. and Hawthorne St. corridors into Neighborhood Safe Streets and making the corridors more walkable and safer for all, recognizing the daily walk trips by parents and kids to Lanier Middle School.

PROJECT DESCRIPTION

- **Improve Bicycle Safety & Mobility:**
Mill & overlay existing deteriorated asphalt roadway, re-stripe the roadway, replace speed humps with speed cushions, and install curb extensions at intersections to develop a safe, low-stress shared roadway experience for both motorists and bicyclists.
- **Improve Pedestrian Facilities:**
Promote a pedestrian-friendly environment by incorporating 6-FT wide, continuous, uninterrupted and safe sidewalks accompanied by City compliant curb ramps along the project corridors, within public right-of-way. The sidewalks are only reduced at specific spots to accommodate mature trees. The corridors were physically walked with an Urban Forester to assist with the sidewalk design around any mature trees.



30-FT & 35-FT Curb to Curb Width Section



PROJECT STATUS

- Completed demolition of existing sidewalk, forming and installation of new sidewalks and driveways for the following:
- All sidewalk on the north side of Hawthorne St complete from Woodhead St to Roseland St south side from Woodhead St to Mt Vernon St.
- Installed Traffic Control and Tree Protection along south side of Hawthorne St heading east past Yupon St.
- Demolition of the intersection at Hawthorne St and Woodhead St.

NEXT STEPS

- Continue construction on the south side of Hawthorne St heading east of Mt Vernon St and on the north side heading east of Roseland St.

PROGRESS REPORT—JULY 2022

HAWTHORNE ST. & WOODHEAD ST. NEIGHBORHOOD SAFE STREETS IMPROVEMENTS

WBS No. N-T27000-0002-7



CONSTRUCTION TIME

- Original Contract Time: 12 Months
- Notice to Proceed Date: March 23, 2022

CONTACT INFORMATION

Construction Manager:
Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079



Contractor:
R. Miranda Trucking & Construction
6326 Perch Creek Dr.
Houston, TX 77049

PAYMENT ESTIMATES

Original Contract Amount	\$4,729,510.00
Change Order Amount to Date	-
Current Contract Amount	\$4,729,510.00
Previous Payments	\$599,032.59
Current Payment(s) Due	\$253,320.40
Contract Completion Date	03/22/2023
Balance Remaining	\$3,832,296.33

PROGRESS PHOTOS



Curb Installation



Ramp framework installation



Driveway Installation



Sidewalk Concrete Pour

NEXT STEPS



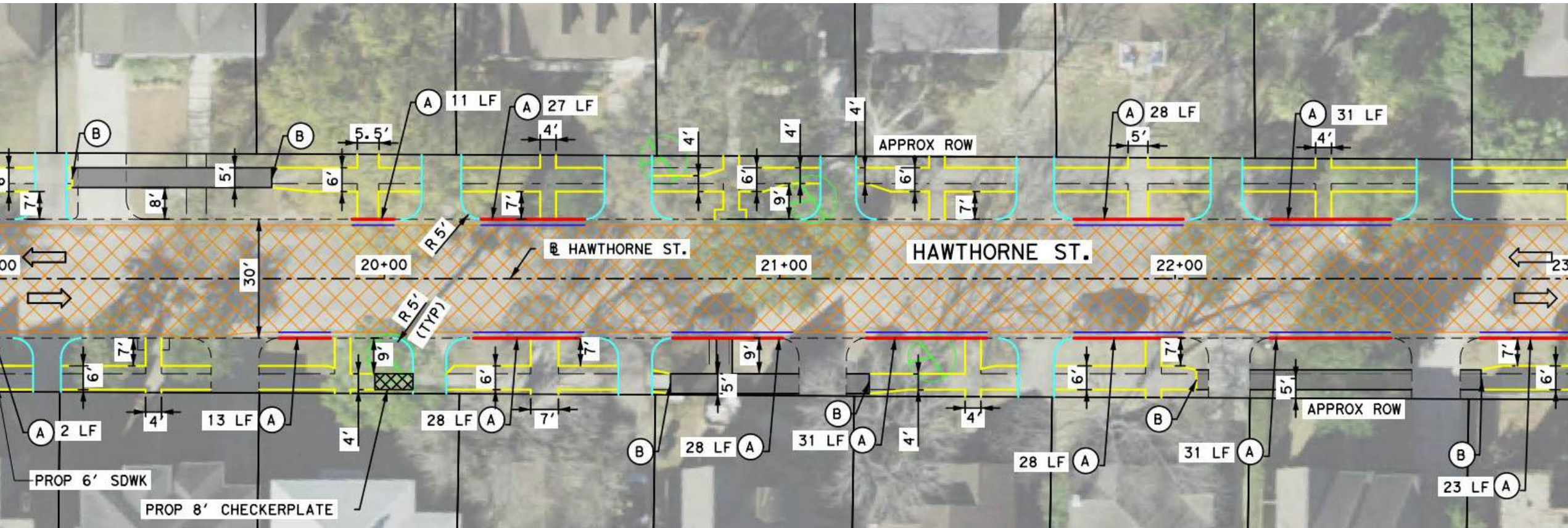
NEXT STEPS

- Receive Feedback from Community
- Advance Detailed Design
- Open House Format
 - Boards
 - Detailed Schematics



LEGEND

- EXIST LANE
- - - EXIST CURB
- - - EXIST DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- EXIST SIDEWALK TO REMAIN
- ▨ PROP 1.5 INCH ASPHALT MILL AND OVERLAY
- ▩ PROP CONCRETE MEDIAN
- EXIST INLET
- PROPOSED RAISED MEDIAN
- Ⓐ REMOVE AND REPLACE CURB AND GUTTER
- Ⓑ MATCH EXIST SIDEWALK
- Ⓒ ADJUST TO GRADE



SCHEDULE



PROPOSED SCHEDULE

Community Meeting
at Board Meeting
September 2024

Open House Meeting
December 2024

Design Phase
Thru Spring 2025

Construction Phase
Summer 2025

**Timeline subject to change based on funding*

A blue-tinted photograph of a wall with graffiti. The graffiti includes large, stylized letters and a sunburst pattern at the bottom. The word "Questions?" is overlaid in the center in a large, white, bold font. There are several small, dark rectangular objects mounted on the wall, possibly light fixtures or sensors.

Questions?

Thank You!

Contact Us

- info@montrosehtx.org
- montrosehtx.org



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

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

August 19, 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 19th day of August, 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 Director Gilkey, thus constituting a quorum.

Also attending the meeting were Brandon Walywyn, representing the City of Houston (the “City”); Fred King of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Kristi Miller of The Goodman Corp. (“Goodman”); Muhammad Ali and Derek St. John 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, 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.

RECEIVE PUBLIC COMMENT

Greg LeGrande requested that the Board remain receptive to the Houston Galveston Area Council (“H-GAC”) funded project along Waugh Drive.

John Geiss requested that the Board continue to pursue affordable housing work.

Jonna Hitchcock discussed the summary position statement of the Save the Montrose Live Oaks group.

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

Lindsey Aldrich Walsh stated that she is the widow of Pat Walsh and inquired about the status of the Mandell Park improvements, including a bench in memory of Pat Walsh.

Ghia Longworth stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Robert Gardner stated that he is against the Montrose Boulevard Improvements, Segment One, project commencing as designed and requested that the plans be revised.

Kevin Strickland (i) expressed his gratitude that the Authority is working on Mandell Street improvements, including certain improvements to the Mandell Park, (ii) noted that H-GAC funds have been approved to rebuild Waugh Drive from Washington Avenue to W. Dallas Street, and (iii) requested an update from the Board regarding the W. Alabama project.

Mary Ellen Whitworth commented on raising temperatures and certain climate matters in the U.S. including data for Harris County.

Medhi Rais commented on local civic associations and super neighborhood organizations that have endorsed the Montrose Boulevard Improvements, Segment One project commencing as designed. Medhi requested an update on the design status of the Montrose Safe Routes to School Connections project.

Evelyn Spike stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing as designed.

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

Ian Johnson 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 Steinbach inquired about certain proposed construction along Woodhead Street. Dougie stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Matt Latham inquired about the effects of the inclement weather from Hurricane Beryl and the proposed planting of certain trees along Montrose Boulevard.

MINUTES

The Board reviewed the minutes of the July 22, 2024, regular meeting. After review and discussion, Director Noebels moved to approve the minutes as presented. Director Guthart seconded the motion, which carried unanimously.

FINANCIAL MATTERS

Mr. King reviewed the monthly financial and bookkeeping report, a copy of which is attached. Mr. King 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 Watters seconded the motion, which carried unanimously.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the committee report from the July 30, 2024, meeting.

MANDELL PARK IMPROVEMENT

Chair Brollier provided an update on certain Mandell Park improvements in honor of the late Pat Walsh. The Board noted that funding for this project is included in the Authority's Capital Improvement Plan (CIP) budget. The Board discussed partnering with the Houston Parks and Recreation Department.

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, SEGMENT ONE

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

UPDATE ON W. GRAY SIDEWALK IMPROVEMENTS, INCLUDING FINAL PAY ESTIMATE

Mr. Ali updated the Board on the W. Gray Sidewalk Improvements project. He reviewed and recommended approval of Pay Estimate No. 9 and

Final, in the amount of \$38,317.59, payable to R. Miranda Trucking and Construction (“R. Miranda”) and recommended final acceptance of the project. Following review and discussion, Director Watters moved to approve Pay Estimate No. 9 and Final, in the amount of \$38,317.59, payable to R. Miranda, and based on the recommendation of the engineer, accept the project. Director Noebels seconded the motion, which carried unanimously.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of construction of Cherryhurst Sidewalk Improvements project. In response to feedback from the Board, Mr. Ali noted that Gauge will prepare three different proposals for the Board to consider regarding the sidewalk improvements, as discussed.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali updated the Board on the status of design for the Montrose Safe Routes to School Connections project. The Board noted the Board and members of the public will receive a presentation on the Montrose Safe Routes to School Connections project beginning at 6:30 p.m. on September 16, 2024, at the Authority’s regular Board meeting. The Board discussed the project’s projected timeline.

RECEIVE UPDATE FROM GOODMAN

Ms. Miller provided updates to the Board regarding the pursuit of funds for certain Authority projects and the ongoing work of Goodman.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the committee report from the August 6, 2024, committee meeting. The Board discussed the timing of when the Board received public comments during the regular Board meetings and noted that the public comment period may be shifted to the end of the meeting only.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Affordable Housing Committee, as reflected in the committee report from the August 14, 2024, meeting.

BUDGET FOR FISCAL YEAR 2025

Ms. Vinson and Mr. Bapat reviewed the draft budget for Fiscal Year 2025 and responded to questions from the Board regarding same. Following review and discussion, Director Noebels moved to adopt the budget for Fiscal Year 2025 and

authorize submittal of same to the City. Director Zunka seconded the motion. The Board further discussed certain line items of the budget, including the line item related to the Houston Public Library. Following additional discussion, the motion carried, with Directors Guthart, Broilier, Zunka, and Noebels voting “yay” and Director Watters voting “nay.”

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

The Board noted that the next regular Authority meeting is planned for September 16, 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 beginning of the September 16, 2024, regular meeting, will be designated for a presentation on the Montrose Safe Routes to School Connections project.

RECEIVE PUBLIC COMMENT

Julie Young requested revisions to the design for Montrose Boulevard Improvements, Segment One. Julie commented on the speed of traffic along Montrose Boulevard. Julie requested that the Montrose Boulevard Improvements, Segment One project include HAWK signals and not Toucan intersections.

Jack Valinski spoke to request that the Board not change the process during which the Board received public comments. Jack requested that the Authority not fund the Houston Public Library included in the Authority’s budget.

Bill Johnson stated that he supports public comment occurring at the end of the regular Board meetings. Bill requested that the Authority prioritize Mandell Street improvements while other projects are on hold by the City.

Laura Connally reported that she is a founder of Urban Pass who partnered with Walk and Roll Montrose. She 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.

Laura Caille spoke to request revisions to the design for Montrose Boulevard Improvements, Segment One. Laura stated that she would like to see the results from the recent walk audits of Montrose Boulevard.

Rocky Kneten spoke regarding a traffic study that was commissioned for Montrose Boulevard. Rocky commented on certain data related to heat and concrete and measuring heat islands.

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

Lloyd Matzner stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Lloyd inquired about the objections from the City that have put the project on hold. Lloyd inquired about the Montrose Safe Routes to School Connections project and proposed timeline for same.

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

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

Mary Baronitus stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing.

Katy Rais stated that she is in support of the Montrose Boulevard Improvements, Segment One, project commencing. Katy discussed several matters related to Houston Public Libraries.

David Centanni stated that he is in support of the Montrose Boulevard Improvements, Segment One, project commencing. David requested that the average speed of traffic along Montrose Boulevard be confirmed as well as certain data related to the removal to differing numbers of trees removed from the project and how that number may affect sidewalk widths in the design of the project.

Mr. Ali responded to questions received during this portion of the public comments period.

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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Monthly financial and bookkeeping report	3
Gauge engineer's report.....	3

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 9/6/2024

Chairperson: Matt Brollier

Attendees:

<u>Matt Brollier</u>	<u>Abby Noebels</u>
<u>Robert Guthart</u>	<u>Muhammad Ali</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 Project Status Report
 - Discussion regarding City of Houston review of the Montrose Blvd Project
 - Discussion regarding redesign for Waugh Dr
 - Discussion regarding Montrose Library Source of funds
 - Relocation of CenterPoint Lines across from the Ismaili Center
- Discussion regarding Safe Routes to School Presentation for September Board Meeting
- Update on City of Houston Budget Review
 - City of Houston has not reviewed the TIRZ 27 CIP Budget yet
- Update on follow up items from July 30th P&P Committee meeting
 - Gauge and SWA to meet with Directors to present Montrose Blvd presentation – Completed

Notes

- The Committee discussed status of City of Houston Review for the Montrose Blvd Project
- The Committee discussed the relocation of utility lines across from the Ismaili Center
- The Committee discussed the organization of materials for the Board Agenda for Monday, September 16th
- The Committee discussed utility line construction with Lydia Mares
- The Committee discussed alternatives for potential redesign on Waugh Drive
- The Committee discussed the Cherry Hurst Project Design

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

- No action on Segment 1 until directed otherwise.
- Continue to communicate with the City.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Preliminary sidewalk limits have been finalized.
- Field work and survey work have begun.
- Design has also commenced.
- Developed a presentation for the community to be presented at the Sept board meeting.

CHERRYHURST SIDEWALK IMPROVEMENTS

- Gauge coordinated with the City of Houston related to a project that overlaps the study area. This project will not influence the sidewalk design.
- Two additional options that would further extend the improvements beyond the \$400K allotted budget are currently being considered.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Public Engagement Committee
Meeting**Date of Meeting:** 9/11/2024**Chairperson:** Helen Zunka**Attendees:**

Helen Zunka

Matt S. Brollier

Murad Ajani

Patti Joiner

Walter Morris

Sanjay Bapat

Alyssa Peruchini

Suewan Johnson

Meeting Report**Agenda**

- Discussion regarding reorder of public comment in Board Agenda
- Discussion regarding Hollaway Transition
 - Hollaway tasks to be delegated to ABHR and Knudson
 - Discussion regarding social media and Facebook
 - Discussion regarding AV setup for Board meeting – Triton will be used for September Board Meeting
 - Discussion regarding Media Training for Directors
 - Discussion regarding transition from HubSpot to Mailchimp
- Discussion regarding September Board Meeting
 - Discussion regarding door hangers for SRTS
 - Discussion regarding SRTS webpage update
- Discussion regarding update to overall stakeholder database (Combination of HubSpot, MailChimp, Mayor's Office of Citizen's Assistance, and other)

Notes

- The Committee discussed organization of the Board Agenda for the September 16th Board Meeting
- The Committee discussed the Montrose SRTS presentation for the September 16th Board Meeting
- The Committee reviewed the Board Procedures Package sent by Hollaway discussing which tasks will be designated to Knudson and ABHR
- The Committee discussed updates to the Stakeholder Database and extending a targeted public outreach approach
- The Committee discussed extending notices and TIRZ updates through multiple social media platforms
- The Committee discussed transition of the Montrose Website from HubSpot to MailChimp



Public Effective Media Communications Training

Your desire and ability to deliver key messages to the news media can enhance your organization's reputation and credibility. But without a plan, you can get sidetracked in an interview or crisis news briefing and lose the opportunity to deliver those messages in a memorable way. By developing and sharpening your communication capabilities, you can minimize negative news coverage and help ensure that your company's key messages are heard and understood.

In this workshop, The Terri Ammerman Group will help you hone your communications skills. We will show you how to develop a successful messaging strategy that will lead to success when the media calls.

Benefits of Attendance

In an age where news travels instantaneously around the globe, a skilled communicator can quickly enhance an organization's image. This seminar will give you the tools and the confidence to deal with difficult questions while ensuring you clearly deliver your organization's key messages.

In this session, you will learn:

- How to focus on your key messages during interviews and crisis news briefings
- How to prepare for interviews and crisis news briefings
- The most common and damaging media traps
- Why it is important to have a working relationship with the media
- What reporters want to know and why

Practical Learning

While lecture is an important piece of the seminar, we focus on giving participants practical experience in realistic media situations. Each participant will be videoed giving interviews or mock crisis news briefings. The instructors critique each video and share tips on how participants can improve. Videos of real-life interviews and crisis news briefings are also analyzed.

Some features of this workshop are:

- Four on-camera appearances
- Viewing and analyzing videos of real-life interviews and news briefings
- Realistic scenarios used in the crisis communications segment of the seminar



Program Options/Costs

Price:

\$1475 per person. This class accommodates six people who are from various companies. It is held in a hotel in Houston.



Effective Media Communications Message Development

Your organization's reputation and credibility sometimes depends on your ability to work effectively with the news media. By developing and sharpening your communications capabilities, you can help ensure that your company's key messages are heard and understood.

In this workshop, our firm's flagship, you will learn the importance of having a communications plan for dealing with the media and the public, and how to make it work.

Benefits of Attendance

Thousands of business and other professionals have chosen The Ammerman Experience's Effective Media Communications workshop in order to learn the skills needed to deal successfully with the media. In this small-group session you will learn:

- How to be interviewed.
- What is required before, during and after an interview.
- How to get your points into an interview.
- The most common (and damaging) media traps.
- Why it is important to have a working relationship with the media.
- What reporters want to know and why.
- How important perceptions are to your reputation.

Workshop Outline

- 8:00 a.m. Media Basics: This information includes a review of the basic skills that are critical to success in dealing with the media.
Guidelines on how to prepare for the media interview.
Elements that stress the need for a strategy before any encounter and sensitizes participants to the "traps" that naturally occur during interviews.
Includes a discussion of techniques that allow interview subjects to exercise control and emphasize key messages during media encounters
- 9:45 a.m. Break
- 10:00 a.m. Interview #1: One-on-one interview designed to provide an assessment of skills as an interviewee.
- 10:30 a.m. Critique Interview # 1.
- 11:15 a.m. Working with today's business media: why and how
What constitutes a successful media interview, and how to achieve it.
Control, message development and bridging
Traps to avoid during an interview Potential problems, and how to prevent/correct them

- 11:30 a.m. Interview #2: Participants utilize a specific strategy to communicate and accentuate key messages and themes during the interview. Concurrent activity: Individual focus on message development.
- 12:00 p.m. Lunch
- 12:30 p.m. Critique Interview # 2.
- 1:30 p.m. How to Improve Your Performance During Telephone Interviews
Add energy and enthusiasm to your message. Control your environment for the interview by eliminating distractions
- 2:00 p.m. Interview # 3: Telephone Interview. Participants practice voice control, eliminating distractions and continuing to refine their message points. Concurrent activity: videotaped examples of remote interviews from the Ammerman library.
- 2:30 p.m. Break
- 2:45 p.m. Critique Interview #3.
- 3:30 p.m. Interview # 4: (Remote interview) Participants learn the proper protocol and techniques for maximizing the opportunities and liabilities present during this type of electronic interview. Concurrent activity: Additional videotaped examples from the Ammerman library.
- 4:00 p.m. Critique Interview #4.
- 4:30 p.m. Wrap-up activities: handouts, session evaluation

Program Options/Cost

Price: \$5975 to \$8975 depending on location and number of people attending. This seminar accommodates up to six people.

Location: Your location or a facility in Houston. For out-of-town sessions, necessary travel expenses for two Ammerman staff members will be added to the session fee. We provide most of the equipment necessary to conduct the training. However, we do ask that you provide the location, an LCD projector, and lunch for your people and the Ammerman staff.

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

August 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, 2025

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	14,524,086.07	14,974,825.09	1,210,643.76	30,709,554.92
Revenue	64,997.43	67,377.94	3,776.09	136,151.46
Expenditures	107,804.32	0.00	873,434.38	981,238.70
Ending Balance	14,481,279.18	15,042,203.03	340,985.47	29,864,467.68

NOTES:

Date	Series	Principal	Interest	Total
9/1/2024	2023	520,000.00	350,209.38	870,209.38
3/1/2025	2023		337,209.38	337,209.38
			Total FYE 2024	1,207,418.76

General Operating Fund

BEGINNING BALANCE: **14,524,086.07**

REVENUE:

Stellar Bank Interest	24.34	
TexPool Interest	64,973.09	
Voided Check (s)	0.00	
Total Revenue:		64,997.43

DISBURSEMENTS:

Checks Presented At Last Meeting	107,804.32	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Total Expenditures		107,804.32

Ending Balance: **14,481,279.18**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	9,993.96
TexPool	*0001	5.2977	14,471,285.22
Total			14,481,279.18

TIRZ 27 - Montrose RA
Checks Presented
September 16, 2024

Num	Name	Description	Amount
2329	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-33,578.47
2330	Equi-Tax Inc.	Tax Roll Management	-637.50
2331	ETI Bookkeeping Services	Bookkeeping Fee	-1,656.34
2332	Gauge Engineering, LLC	Engineering Fees	-86,166.77
2333	January Advisors	Consultant Fees	-633.50
2334	Montrose Collective Owner LP	Developer Reimbursement	-168,409.42
2335	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2336	The Goodman Corporation	Planning Consultant	-4,189.78
Total			-295,396.78

Capital Projects Fund

BEGINNING BALANCE		14,974,825.09
REVENUE		
TexPool Interest	67,377.94	
Voided Check(s)	0.00	
Total Revenue		67,377.94
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00
ENDING BALANCE		15,042,203.03

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	5.2977	15,042,203.03
		Total	15,042,203.03

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

	<u>Amount 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			869,333
Ending Bank Balance			<u><u>15,042,203</u></u>

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

Debt Service Fund

BEGINNING BALANCE		1,210,643.76
REVENUE		
Bond Proceeds	0.00	
Texpool Interest	3,776.09	
Voided Check (s)	0.00	
Total Revenue		3,776.09
EXPENDITURES		
Debt Service Interest Payment	350,209.38	
Debt Service Principal Payment	520,000.00	
Trustee Fee	3,225.00	
Total Expenditures		873,434.38
ENDING BALANCE		340,985.47

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Regions Bank	*4347		0.00
TexPool	*0002	5.2977	340,985.47
		Total	340,985.47

Montrose Redevelopment Authority / TIRZ 27
Investment Report
August 31, 2024

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	5.2977	14,487,457.00	1.00001	14,487,312.13	64,973.09	(81,000.00)	14,474,034.76	1.00019	14,471,285.22
CPF	TexPool	5.2977	14,974,974.84	1.00001	14,974,825.09	67,377.94	(0.00)	15,045,061.05	1.00019	15,042,203.03
DSF	TexPool	5.2977	0.00	1.00001	0.00	3,776.09	337,209.38	341,050.26	1.00019	340,985.47

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	1,210,643.76	0.00	(1,210,643.76)	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	36,773.94	24.34	(26,804.32)	9,993.96

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	9,993.96	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 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
August 2024

	August			Year to Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	6,953,578	7,120,140	-166,562	7,120,140
6-4330 · Interest	136,151	4,167	131,984	267,954	8,333	259,621	50,000
6-4336 · Grants	0	638,619	-638,619	0	1,277,237	-1,277,237	7,663,422
Total Income	136,151	642,786	-506,635	7,221,532	8,405,710	-1,184,178	14,833,562
Expense							
6-6300 · Salaries and Benefits	0	6,000	-6,000	0	12,000	-12,000	72,000
6-6320 · Legal Fees	33,578	10,000	23,578	58,947	20,000	38,947	120,000
6-6321 · Auditing Fees	0	0	0	0	0	0	10,000
6-6322 · Engineering Fees	7,744	4,167	3,577	10,408	8,333	2,075	50,000
6-6323 · Planning Consultants	4,190	4,167	23	6,690	8,333	-1,643	50,000
6-6324 · Affordable Housing Consultant	634	5,833	-5,199	634	11,667	-11,033	70,000
6-6333 · Accounting	2,422	1,583	839	4,149	3,167	982	19,000
6-6334 · Tax Roll Management	638	667	-29	1,275	1,333	-58	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	125	0	125	0
6-6410 · Montrose Collective Reimburse	168,409	0	168,409	168,409	0	168,409	0
6-6430 · COH Municipal Services	0	0	0	189,901	196,546	-6,645	196,546
6-6431 · COH Admin Fee	0	0	0	356,007	356,007	0	356,007
6-6450 · Public Engagement Expenses	0	5,000	-5,000	6,308	10,000	-3,692	60,000
6-6460 · Board Development	0	417	-417	0	833	-833	5,000
6-6910 · Bond Principal	520,000	0	520,000	520,000	0	520,000	0
6-6911 · Bond Interest Expense	350,209	0	350,209	350,209	0	350,209	0
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	125,000	-125,000	750,000
6-7214 · Dallas Bikeway	3,156	0	3,156	3,156	0	3,156	0
6-7217 · Sidewalk Program/ Safe	682	29,167	-28,485	2,387	58,333	-55,946	350,000
6-7218 · Montrose Blvd - Reconstruction	1,451	617,500	-616,049	2,067	1,235,000	-1,232,933	7,410,000
6-7222 · Safe Route to School Sidewalk	71,484	0	71,484	135,693	0	135,693	1
6-7223 · W Alabama Street	0	62,500	-62,500	0	125,000	-125,000	750,000
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	221,667	-221,667	1,330,000
6-7228 · Houston Public Library - Montro	0	83,333	-83,333	0	166,667	-166,667	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	41,667	-41,667	250,000
6-7000 · Capital Expenditure - Other	1,650	0	1,650	3,025	0	3,025	1
Total 6-7000 · Capital Expenditure	78,423	986,666	-908,243	146,328	1,973,334	-1,827,006	11,840,002
6-7395 · Miscellaneous Expense	0	0	0	-384	0	0	0
Total Expense	1,169,597	1,024,500	145,097	1,822,231	2,601,553	-779,322	12,861,555
Net Income	-1,033,446	-381,714	-651,732	5,399,301	5,804,157	-404,856	1,972,007