

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

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, April 21, 2025, 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/54uuw3wx>**. The purpose of the meeting is 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. Minutes.
3. Receive reports from:
  - a. bookkeeper;
  - b. Gauge Engineering;
  - c. The Goodman Corporation;
  - d. Finance Committee;
  - e. Affordable Housing Committee;
  - f. Projects and Planning Committee; and
  - g. Public Engagement Committee.
4. Receive public comment.

(In accordance with the registration procedure found on the last page of this agenda, 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.)
5. Reorganize committees and appoint Secretary.
6. Authorize payment of invoices.

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.

7. Authorize appropriate action, if any, from the following reports:
  - a. Gauge Engineering, including receive and acknowledge transition letter from Gauge Engineering to HR Green.
  - b. The Goodman Corporation, including:
    1. Interlocal Agreement By and Between City of Houston, Texas and Montrose Redevelopment Authority (Federal Transportation Administration Awards); and
    2. Interlocal Agreement with METRO for Cherryhurst Sidewalk project.
  - c. Affordable Housing Committee, including consideration of Scope of Work from January Advisors; and
  - d. Public Engagement Committee, Agreement with MyHart Communications.
8. FY 2025 Budget status and proposed amendment, FY 2026 Budget and Process, potential 5-year Capital Improvement Projects, and authorize appropriate action.
9. Exhibit to Service Agreement with Tom Combs and Associates, LLC.
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).



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, provided they indicate their intention to make public comment in the manner requested by the Board prior to the commencement of the public comment period. 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/54uuw3wx> 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.**

*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") reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Economic Development).*

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.

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

March 17, 2025

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, open to the public, at the Havens Center, St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 17<sup>th</sup> day of March, 2025, and the roll was called of the members of the Board:

Matt Brollier	Position 1 Chair
Katy Caldwell	Position 2
Murad Ajani	Position 3
Elizabeth A. Larson	Position 4
Robert Guthart	Position 5 Vice Chair
T. Ray “Ray” Purser	Position 6
Helen Zunka	Position 7

and all of the above were present in person, except Director Purser, thus constituting a quorum. Director Larson attended via videoconference.

Also attending the meeting, either in person or via videoconference, were: Tom Combs of Tom Combs and Associates LLC; Brian Sparks of Triton Consulting Group, Inc.; Jennifer Curley, representing the City of Houston (the “City”); Jennifer Landreville of ETI Bookkeeping; Walter Morris of Knudson LLP (“Knudson”); Kristi Miller of The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson, 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 6:33 p.m.

MINUTES

The Board reviewed the minutes of the February 17, 2025, regular meeting. After review and discussion, Director Guthart moved to approve the minutes as presented. Director Zunka seconded the motion, which carried with Directors Brollier, Guthart, Zunka, Ajani, and Larson voting “aye” and Director Caldwell abstaining from the vote.

## INTRODUCTION OF NEW DIRECTORS

Chair Brollier introduced the new Directors and recognized former Directors Abby Noebels, Jeffrey Watters, and Eureka Gilkey, thanking them for their service on the Borad. Directors Larson and Caldwell gave brief remarks.

## RECEIVE REPORTS

### BOOKKEEPER'S REPORT

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

### GAUGE ENGINEERING

Mr. Ali reviewed the engineer's report, a copy of which is attached, and provided an update on the projects outlined in the report.

### MONTROSE BOULEVARD, SEGMENT ONE UPDATE

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project. He added that Gauge is collaborating with the Public Engagement Committee to develop public engagement materials. He added that the contractor plans to mobilize on March 31, 2025.

### MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali provided an update on the design of the Montrose Safe Routes to School Connections project and responded to questions from the Board regarding same. He reported that a final traffic report has been submitted to the City. Mr. Ali discussed potential partnership opportunities with City of Houston Tax Increment Reinvestment Zone No. 14.

### CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project, noting that design is ongoing.

### W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project, and responded to questions from the Board.

## THE GOODMAN CORP.

Ms. Miller reviewed the ongoing work of Goodman, including the pursuit of funds for certain Authority projects. She reviewed upcoming funding opportunities, including projects, project costs, application costs, and due dates.

## PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the March 7, 2025, committee report. Chair Brollier responded to questions from the Board regarding projects within the Zone.

## PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the March 3, 2025, committee report. Director Zunka responded to questions from the Board regarding communication plans, outreach, and other engagement matters for projects within the Zone.

## RECEIVE PUBLIC COMMENT

Julie Young expressed her support for the redesign of the Montrose Boulevard, Segment One, project, and for synchronizing the traffic lights along Montrose Boulevard.

Karl Strobe shared his disappointment with the redesign of the Montrose Boulevard, Segment One, project.

Jack Valinski requested an update from the Affordable Housing Committee.

Greg LeGrande provided a brief high-level history of nearby super neighborhoods.

Kevin Strickland referenced recent comments made by Councilwoman Kamin at a recent City Council meeting. He requested that the Board consider eliminating certain right turns.

Sam Wagner welcomed the newly appointed Directors and shared his disappointment with the redesign of the Montrose Boulevard, Segment One, project.

Steve Longmire welcomed the newly appointed Directors and noted a typo in the February 17, 2025, regular meeting, minutes. Steve shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and requested a report from the Affordable Housing Committee.

Melissa Abrantes welcomed the newly appointed Directors and shared her disappointment with the redesign of the Montrose Boulevard, Segment One, project. She commented on the lack of institutional knowledge with the replacement of certain directors on the Board.

Ian Johnson shared his disappointment with the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board take public engagement with the community into account.

Laura Conely shared her disappointment with the redesign of the Montrose Boulevard, Segment One, project, and provided suggestions for the distribution of construction updates to affected Zone residents and businesses.

David Centanni welcomed the newly appointed Directors, inquired about the source of additional funding for the Montrose Boulevard, Segment One, project, and inquired about the warranty and maintenance of the trees located in Segment One.

Alexia Hernandez shared her disappointment with the redesign of the Montrose Boulevard, Segment One, project.

Medhi Rais welcomed the newly appointed Directors and requested that the Board consider engagement with the three schools located inside the boundaries of the Zone. Medhi requested that a representative from the Authority attend and provide updates to the North Montrose Civic Association meetings while the Montrose Boulevard Improvements, Segment One, project is ongoing.

## AUTHORIZE PAYMENT OF INVOICES

The Board reviewed the invoices submitted and included in the bookkeeper's report.

After review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which carried unanimously.

## AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

### MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

Mr. Ali responded to earlier public comments as well as questions from the Board related to the Montrose Boulevard, Segment One, project. Ms. Curley responded to questions from the Board.

Mr. Ali reviewed three proposals from Gauge in connection with the construction of the Montrose Boulevard, Segment One, project: (1) a proposal for construction management and inspection, in the amount of \$398,660.00; (2) a proposal for construction materials testing, in the amount of \$250,976.55; and (3) a proposal for construction phase services, in the amount of \$353,569.00.

Following review and discussion, Director Guthart moved to approve the three Gauge proposals presented for the Montrose Boulevard, Segment One, project. Director Ajani seconded the motion, which carried unanimously.

## AUTHORIZE APPROPRIATE ACTION FROM REPORTS

### GOODMAN

Ms. Miller requested authorization for Goodman to pursue grant funds for two sidewalk infill projects, in the southeastern quadrant and northeastern quadrant of the Zone, respectively. She requested that the Board authorize the preparation and transmittal of letters of local share for the funding pursuits.

Following review and discussion, Director Guthart moved to authorize Chair Brollier to execute letters of local share and Goodman to submit the letters of local share. Director Zunka seconded the motion, which carried unanimously.

### PUBLIC ENGAGEMENT COMMITTEE

The Board noted that no action was requested by the Public Engagement Committee this month.

## FY 2026 PROCESS

The Board discussed the fiscal year 2026 budget process. Ms. Vinson and Ms. Curley responded to questions from the Board regarding same.

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

There was no discussion on this matter.

## DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for April 21, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

ADJOURN

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

---

Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Members of the public sign in sheet.....	1
Monthly financial and bookkeeping report .....	2
Gauge engineer’s report.....	2

**Montrose Redevelopment Authority / TIRZ No. 27**  
**Cash Management Report**  
**March 31, 2025**

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	13,740,916.28	15,225,980.02	11,740.52	28,978,636.82
Revenue	61,711.02	56,026.18	43.22	117,780.42
Expenditures	131,403.77	11,118.00	0.00	142,521.77
Ending Balance	13,671,223.53	15,270,888.20	11,783.74	28,953,895.47

**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
			<b>Total FYE 2024</b>	<b>1,207,418.76</b>

## General Operating Fund

**BEGINNING BALANCE:** 13,740,916.28

**REVENUE:**

Stellar Bank Interest	5.63	
TML Refund Check	379.26	
TexPool Interest	50,208.13	
Due from CPF	11,118.00	
Voided Check (s)	0.00	
<b>Total Revenue:</b>		<b>61,711.02</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	131,390.94	
Checks Written at/after Last Meeting	0.00	
Bank Charges	12.83	
<b>Total Expenditures</b>		<b>131,403.77</b>

**Ending Balance:** 13,671,223.53

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	20,674.39
TexPool	*0001	4.3345	13,650,549.14
		<b>Total</b>	<b>13,671,223.53</b>

Operating Fund 03-31-2025 Balance	13,671,223.53	
Less Checks Presented at meeting	-244,150.61	
<b>Projected Ending Balance</b>	<b>13,427,072.92</b>	

**TIRZ 27 - Montrose RA**  
**Checks Presented**  
**April 21, 2025**

Num	Name	Description	Amount
2409	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-36,106.25
2410	Elsquared Media Group	Web Design	-4,788.00
2411	Equi-Tax Inc.	Tax Roll Management	-637.50
2412	ETI Bookkeeping Services	Bookkeeping Fee	-1,687.45
2413	Gauge Engineering, LLC	Engineering Fees	-94,407.08
2414	Gauge Engineering, LLC	Engineering Fees- Capital Projects	-51,697.28
2415	Knudson, LP	Professional Consultant	-22,756.51
2416	Macy Bodenhamer	Public Engagement Expenses	-625.00
2417	Robert Schroeder	Public Engagement Expenses	-937.50
2418	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2419	The Goodman Corporation	Planning Consultant	-12,099.60
2420	Tom Combs & Associates	Consultant Fees	-17,788.44
2421	ZM Interests, LP	Rent- May	-495.00
<b>Total</b>			<b>-244,150.61</b>

## Capital Projects Fund

**BEGINNING BALANCE** 15,225,980.02

### REVENUE

TexPool Interest	56,026.18	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>56,026.18</b>

### EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	11,118.00	
<b>Total Expenditures</b>		<b>11,118.00</b>

**ENDING BALANCE** 15,270,888.20

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.3345	15,270,888.20
		<b>Total</b>	<b>15,270,888.20</b>

**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>
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	179,582	13,993,288
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>179,582</b>	<b>13,993,288</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>1,494,422</b>	<b>13,993,288</b>
Interest Earned			1,277,600
Ending Bank Balance			<u><u>15,270,888</u></u>

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

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>15,217,367.27</b>
<b>REVENUE</b>		
TexPool Interest	50,758.60	
Total Revenue		<b>50,758.60</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	42,145.85	
Total Expenditures		<b>42,145.85</b>
<b>ENDING BALANCE</b>		<b>15,225,980.02</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.3555	15,193,591.53
		<b>Total</b>	<b>15,225,980.02</b>

Montrose Redevelopment Authority / TIRZ 27

Investment Report

March 31, 2025

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			Market	N.A.V.				Market	N.A.V.
GOF	TexPool	4.3345	13,720,855.60	1.00012	13,719,223.01	50,208.13	(118,882.00)	13,650,685.65	1.00001
CPF	TexPool	4.3345	15,227,791.91	1.00012	15,225,980.02	56,026.18	(11,118.00)	15,271,040.91	1.00001
DSF	TexPool	4.3345	11,741.92	1.00012	11,740.52	43.22	(0.00)	11,783.86	1.00001

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	21,693.27	5.63	(1,024.51)	20,674.39

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	20,674.39	FHLB-Dallas	1,000,000	LOC	1,000,000	1,000,000

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority'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 Authority 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	10/25/2024



**TIRZ 27 - Montrose RA**  
**Profit & Loss Budget vs. Actual**  
**March 2025**

	March			Year to Date ( 9 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	0	0	0	6,953,578	7,120,140	-166,562	7,120,140
6-4330 · Interest	50,214	4,167	46,047	504,753	37,500	467,253	50,000
6-4336 · Grants	0	638,619	-638,619	0	5,747,567	-5,747,567	7,663,422
<b>Total Income</b>	<b>50,214</b>	<b>642,786</b>	<b>-592,572</b>	<b>7,458,331</b>	<b>12,905,207</b>	<b>-5,446,876</b>	<b>14,833,562</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	22,757	6,000	16,757	160,003	54,000	106,003	72,000
6-6320 · Legal Fees	36,106	10,000	26,106	250,106	90,000	160,106	120,000
6-6321 · Auditing Fees	0	0	0	17,000	10,000	7,000	10,000
6-6322 · Engineering Fees	0	4,167	-4,167	13,994	37,500	-23,506	50,000
6-6323 · Planning Consultants	12,100	4,167	7,933	40,902	37,500	3,402	50,000
6-6324 · Affordable Housing Consultant	214	5,833	-5,619	3,162	52,500	-49,338	70,000
6-6333 · Accounting	1,675	1,583	92	16,866	14,250	2,616	19,000
6-6334 · Tax Roll Management	638	667	-29	6,038	6,000	38	8,000
6-6353 · Insurance / Bonds	-379	0	-379	1,992	5,000	-3,008	5,000
6-6370 · Board Meeting Expense	125	0	125	875	0	875	0
6-6410 · Montrose Collective Reimburse	0	0	0	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	6,351	5,000	1,351	28,715	45,000	-16,285	60,000
6-6460 · Board Development	0	417	-417	0	3,750	-3,750	5,000
<b>6-7000 · Capital Expenditure</b>							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	562,500	-562,500	750,000
6-7214 · Dallas Bikeway	0	0	0	3,156	0	3,156	0
6-7217 · Sidewalk Program/ Safe	31,674	29,167	2,507	260,804	262,500	-1,696	350,000
6-7218 · Montrose Blvd - Reconstruction	0	617,500	-617,500	200,908	5,557,500	-5,356,592	7,410,000
6-7222 · Safe Route to School Sidewalk	0	0	0	64,209	0	64,209	0
6-7223 · W Alabama Street	3,000	62,500	-59,500	3,000	562,500	-559,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	59,733	0	59,733	146,946	0	146,946	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	997,500	-997,500	1,330,000
6-7228 · Houston Public Library - Montro	0	83,333	-83,333	0	750,000	-750,000	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	187,500	-187,500	250,000
6-7000 · Capital Expenditure - Other	24,041	0	24,041	69,855	0	69,855	0
<b>Total 6-7000 · Capital Expenditure</b>	<b>118,448</b>	<b>986,666</b>	<b>-868,218</b>	<b>748,878</b>	<b>8,880,000</b>	<b>-8,131,122</b>	<b>11,840,000</b>
6-7390 · Transferred to Debt Service	0	0	0	1,210,644	0	1,210,644	0
6-7395 · Miscellaneous Expense	18,296	0	18,296	62,217	0	62,217	0
6-9000 · Payroll Expenses	0	0	0	765	0	765	0
<b>Total Expense</b>	<b>216,331</b>	<b>1,024,500</b>	<b>-808,169</b>	<b>3,276,474</b>	<b>9,788,053</b>	<b>-6,511,579</b>	<b>12,861,553</b>
<b>Net Income</b>	<b>-166,117</b>	<b>-381,714</b>	<b>215,597</b>	<b>4,181,857</b>	<b>3,117,154</b>	<b>1,064,703</b>	<b>1,972,009</b>

# **PROGRESS REPORT**

**APRIL 2025**

MONTROSE/TIRZ 27



## **MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE**

- Website is being updated weekly.
- Met with two Civic Associations.
- Contractor mobilized on March 31
- Excavation has begun for storm sewer installation at Allen Parkway.
- First pay app will be submitted for approval at the May board meeting.

## **MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS**

- Design is ongoing.
- 90% plans will be submitted in June and will include all additional segments previously approved.
- Met with TIRZ 14 (Fourth Ward) to discuss partnership opportunities. There was not a quorum at the board meeting. We will present again at a different time.

## **CHERRYHURST SIDEWALK IMPROVEMENTS**

- City comments have been received.
- Design revisions are ongoing.
- 100% plans to be submitted by end of May.

## **WEST ALABAMA DCR**

- Created typical sections that was presented to the P&P Committee.
- Existing trees will be preserved wherever possible.
- Began designing roadway.

## Montrose Redevelopment Authority Status Update

As of April 17, 2025

### FTA Recipient Status

- Under review by Federal Transit Administration (FTA)

### Grant Management, NEPA, and Compliance Services

*Projects: Montrose Safe Routes to School Connections, Cherryhurst Area Sidewalks*

- On hold pending FTA recipient status

### TxDOT Transportation Alternatives – Montrose Neighborhood Greenways Planning Study

- Invited to complete a detailed application. Detailed applications are due in June 2025.

### FY26 Congressional Community Project Funding Requests (Earmarks)

- \$3M request submitted to Representative Lizzie Fletcher (TX-07) for the Northeast Montrose Sidewalk Improvement Project

### Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$151,844 (as of March 31, 2025)
- Opportunities and potential project ideas will be discussed first with the Projects and Planning Committee, and with their recommendation, to the Board

### Houston-Galveston Area Council Call for Projects: pursuing Active Transportation Investment Category

- In March the Board approved the Southeast Montrose Sidewalk Improvement Project (\$5M)
- TGC will finalize project development and submit a required Statement of Project Interest.
- Anticipated call for projects: Spring/Summer 2025

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

**Committee Name:** Affordable Housing Committee **Date of Meeting:** 4/17/2025

**Chairperson:** Robert Guthart

**Attendees:**

Robert Guthart	Helen Zunka
Jeff Reichman	Tom Combs
Suewan Johnson	Walter Morris

**Meeting Report**

**Agenda**

- Discussion regarding Affordable Housing History and Overview for Monday Board Meeting
- Discussion regarding the January Advisors proposal
- Discussion regarding Affordable Housing Next Steps

**Notes**

- The Committee discussed a quick summary of Affordable Housing Committee history
- The Committee discussed the upcoming vote for the January Advisors Proposal to update the January Advisor's Study
- The Committee discussed meeting with the City of Houston

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

**Committee Name:** Projects and Planning Committee **Date of Meeting:** 4/4/2025

**Chairperson:** Matt Brollier

**Attendees:**

Matt Brollier	Robert Guthart
Tom Combs	Suewan Johnson
Muhammad Ali	David Greaney
Kristi Miller	Jennifer Curley
Patti Joiner	Walter Morris
Jim Webb and Shawn Wallace	

**Meeting Report**

**Agenda**

- Gauge Project Status Report
  - Montrose Blvd
  - Cherryhurst
  - Wharton Safe Routes to School project (SRTS)
    - Discussion regarding intersection improvements
  - Mandell Corridor
  - Alabama Redesign
- Discussion regarding the Mandell Park Improvement Project
- Goodman Corporation Status Report and parking study discussion
- Discussion with Jennifer regarding upcoming CIP process

**Notes**

- The Committee discussed the projects presented by Muhammad on the Gauge Project Status Report
- The Committee discussed upcoming meeting regarding the Mandell Park Improvement Project
- The Committee discussed grant funding and a potential parking study with the Goodman Corporation
- The Committee discussed budget timeline and process with Jennifer Curley

**Committee Report Form**
**Committee Name:** Public Engagement Committee Meeting

**Date of Meeting:** 4/16/2025

**Chairperson:** Helen Zunka
**Attendees:**

Helen Zunka

Murad Ajani

Walter Morris

Jennifer Curley

Tom Combs

Matt S. Broilier

Patti Joiner

Suewan Johnson

David Greaney

Becky Myers

**Meeting Report****Agenda**

- Debrief regarding Montrose Blvd Project engagement materials, noticing, and signage
  - Use of mail house – E-Z Mail Management
  - Social Media
  - Project materials for door hangers/post cards/flyers
  - Email notices to multifamily apartments
  - Website updates
  - Electric Signs
  - Emails to civic associations, TMC, etc.
- Discuss Public Engagement Budget
- Discussion regarding Public Relations, MyHart Communications, and process regarding media requests
- Discussion regarding upcoming Montrose Website Updates
- Discuss any further steps needed for engagement on Montrose Blvd

**Notes**

- The Committee discussed the successes and challenges with the recent engagement effort for Montrose Blvd
- The Committee discussed the MyHart agreement and potentially expanding social media efforts
- The Committee discussed polling residents on the effectiveness of engagement efforts for the Montrose Blvd Project
- The Committee discussed past and upcoming updates to the Montrose website
- The Committee discussed allowing access to info email to Directors
- The Committee discussed the electronic signage being used for the Montrose Blvd project
- The Committee discussed upcoming Neighborhood meetings and attendees representing the TIRZ

## 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, Planning, and Parking Committee:
  - a. Committee Chair: Matt Brollier
  - b. Robert Guthart
  - c. Katy Caldwell
2. Budget and Finance Committee:
  - a. Committee Chair: Murad Ajani
  - b. Matt Brollier
  - c. Helen Zunka
3. Public Engagement Committee:
  - a. Committee Chair: Helen Zunka
  - b. T. Ray Purser
  - c. Elizabeth Larson
4. Housing and Community Development Committee:
  - a. Committee Chair: Katy Caldwell
  - b. T. Ray Purser
  - c. Robert Guthart

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 21<sup>st</sup> day of April, 2025.

---

Chair, Board of Directors

ATTEST:

---

Secretary, Board of Directors





▶ 11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832.318.8800 **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

April 17<sup>th</sup>, 2025

Chairman Matt Brollier  
TIRZ 27/Montrose Redevelopment Authority  
Offices of Allen Boone Humphries Robinson  
3200 Southwest Freeway  
Houston, TX 77027

Re: Gauge Engineering, LLC Transfer of Operations

Dear Mr. Brollier,

I am pleased to inform you that Gauge Engineering is expanding our capabilities through strategic integration with HR Green, Inc. The primary purpose of the integration is to ensure the continuation and expansion of excellent service to all our clients. As part of the integration between the two firms, we are consolidating the operations of Gauge under HR Green, Inc. (HR Green). I do wish to emphasize that the Gauge team that has served TIRZ 27 for many years and will continue our engagement uninterrupted, with a deeper bench of resources to support you.

This letter is to provide notice that HR Green will continue performance, including all rights, obligations and responsibilities of Gauge Engineering under the current master professional engineering services agreement between Gauge Engineering, LLC and Reinvestment Zone Number Twenty-Seven dated April 15, 2019 (the "Agreement") as of the date of this letter. In addition, Muhammad Ali, Derek St. John and our respective teams will continue to manage and lead all your assignments through completion. The team will remain fully intact but now unified with our HR Green colleagues and positioned to leverage complementary proficiencies to support performance for TIRZ 27.

By this letter, HR Green hereby assumes and ratifies all the terms, conditions and requirements of Gauge under the Agreement. Additionally, please be advised that HR Green will perform the work required by the Agreement with the existing Gauge professionals and there will be no interruption in the services provided pursuant to the Agreement.

Rider 1:

- HR Green verifies, pursuant to Chapter 2271 of the Texas Government Code, it does not boycott Israel and will not boycott Israel during the term of the Agreement. The term "boycott Israel" has the meaning assigned to such term pursuant to Section 808.001 of the Texas Government Code.
- HR Green verifies, pursuant to Chapter 2276 of the Texas Government Code, it does not boycott energy companies and will not boycott energy companies during the term of the Agreement. The term "boycott energy companies" has the meaning assigned to such term pursuant to Section 809.001 of the Texas Government Code.
- HR Green verifies, pursuant to Chapter 2274 of the Texas Government Code, it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of the Agreement. The terms "discriminates against a firearm entity or firearm trade association" and "discriminate against a firearm entity or firearm trade association" have the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code.



- HR Green verifies neither HR Green, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of HR Green: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 2270.0201 or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We kindly request that you countersign this letter and return an executed copy to: Gauge Engineering, LLC, 11750 Katy Freeway, Suite 400, Houston, TX 77079, Attn: Muhammad Ali or e-mail it to [MAli@GaugeEngineering.com](mailto:MAli@GaugeEngineering.com). Alternatively, to the extent you require other documentation necessary to effectuate the transfer, we are happy to execute such form(s) in accordance with your internal procedures. Please feel free to contact me directly with any questions or should you need any additional information regarding the change in operations. Our legal department is also available to address any questions regarding organizational filings, and contact information is listed below. For our invoices, please mail checks to the following address:

HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301

Sincerely,

A handwritten signature in blue ink, appearing to be 'MA', written over a blue line.

Muhammad Ali-PE  
Principal

Acknowledged and Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TIRZ 27/Montrose Redevelopment Authority

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

City of Houston

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

cc: **Erin Winner, Esq.**  
General Counsel  
[EWinner@HRGreen.com](mailto:EWinner@HRGreen.com)  
630-708-5059 (direct)

INTERLOCAL AGREEMENT BY AND BETWEEN  
CITY OF HOUSTON, TEXAS AND MONTROSE REDEVELOPMENT AUTHORITY  
(FEDERAL TRANSIT ADMINISTRATION AWARDS)

This Interlocal Agreement is entered into by and between the City of Houston, Texas, a municipal corporation and home-rule city in the State of Texas (the “City”), and the Montrose Redevelopment Authority, a not-for-profit local government corporation organized and existing under the laws of the State of Texas (the “Authority”).

RECITALS

Pursuant to that certain Agreement By and Among the City, Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”), and the Authority (the “Agreement”), the City has authorized the Authority to, among other things, aid the City and the Zone in the implementation of the Zone’s Project Plan and Reinvestment Zone Financing Plan (as amended, the “Plan”).

The Authority has been, or in the future may be, awarded Federal Transit Administration (“FTA”) funds for certain projects authorized by the Plan.

A public infrastructure project of the Authority (“Zone Project”) funded all or in part by FTA funds shall be subject to certain federal requirements regarding the continued use of such Zone Project.

Pursuant to the Agreement and the Plan, Zone Projects shall be conveyed to the City upon completion of construction and acceptance by the City.

AGREEMENT

For any Zone Project that is funded with FTA funds, the City and the Authority agree as follows:

1. The Zone Project will remain available to be used for the authorized purposes set forth in the FTA award until disposition of the Zone Project in accordance with all applicable federal law, rules and regulations.
2. The FTA shall retain a federal interest in the Zone Project as provided in the FTA award and such interest shall remain until it is removed by the FTA in accordance with applicable federal law, rules and regulations.
3. The FTA is authorized to rely on the agreements set forth in this Interlocal Agreement for any Zone Project funded by the FTA.

Exhibit A attached hereto identifies the Zone Projects that have been awarded FTA funds. The City agrees that Exhibit A may be amended at any time to include additional Zone Projects that receive FTA funds. The Authority agrees to update Exhibit A as necessary and to provide a copy of the same to the City's Chief Economic Development Officer.

This Interlocal Agreement may only be amended or modified by the written agreement of the City and the Authority.

This Interlocal Agreement may be executed in multiple counterparts, each of which shall be an original, and shall be effective as of the date of the City's countersignature below. This Interlocal Agreement shall remain in effect until such time as the FTA removes its federal interest in all Zone Projects identified on Exhibit A, as the same may be amended.

[SIGNATURE PAGE FOLLOWS]

DRAFT

**CITY OF HOUSTON, TEXAS**

\_\_\_\_\_  
Mayor

ATTEST/SEAL:

\_\_\_\_\_  
City Secretary

**APPROVED:**

\_\_\_\_\_  
Chief Economic Development Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Senior Assistant City Attorney

LD No. \_\_\_\_\_

Date: \_\_\_\_\_

**MONTROSE REDEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Chairman, Board of Directors

Attest:

\_\_\_\_\_  
Secretary, Board of Directors

# EXHIBIT A

## ZONE PROJECTS FUNDED WITH FTA FUNDS

<b>Name</b>	West Alabama Complete Streets
<b>Street</b>	West Alabama Street
<b>Limits</b>	Shepherd Drive to Spur 527
<b>FTA Funding</b>	\$11,149,937
<b>FTA Project IDs (TrAMS)</b>	
<b>Description</b>	Replace and widen existing sidewalks to 6-FT, provide ADA compliant ramps, safety lighting, federally eligible landscaping and utility adjustments

<b>Name</b>	Montrose Safe Routes to School
<b>Street</b>	Various
<b>Limits</b>	Multiple locations bound by W Dallas Street to Fairview Street and Eberhard Street to Taft Street
<b>FTA Funding</b>	\$9,403,922
<b>FTA Project IDs (TrAMS)</b>	
<b>Description</b>	Replace existing sidewalks and provide associated safety improvements enhancing access to transit.

## Montrose TIRZ

Affordable Housing Study 2025

February 13, 2025

### PROJECT SUMMARY:

The Montrose TIRZ is interested in understanding the landscape of affordable housing within the TIRZ boundaries and throughout the greater Superneighborhood. Previously, January Advisors completed an affordable housing study in 2020 and updated it in 2023. We propose to conduct a new study using the latest data that can be compared to previous studies, but provides a new benchmark in the changing landscape of housing within the neighborhood.

### SCOPE OF WORK:

- **Board survey.** We will survey the affordable housing committee and other board members to understand the general sentiment about the TIRZ's role in preserving and promoting affordable housing. This survey will help calibrate future ideas for research and implementation.
- **Rental analysis.** Using current rental data from various sources, we will benchmark the average cost of a Studio, 1BR, 2BR, and 3BR rental within the Montrose superneighborhood. These costs will be broken down in various ways, including by age of the structure, the size of the complex, and whether it is located in a historic district or minimum lot size area, among others.
- **Real estate analysis.** Using public residential listings and ownership transfer information from HCAD, we will benchmark the average cost of residential real estate in the neighborhood. This includes segmenting different types of residential units (condo, townhouse, single family) as well as different sizes and ages of these units.
- **Current state assessment.** Using data from previous studies, we will determine the rate of change in Montrose housing over time. We will also look at demographic changes in the neighborhood. If available, we will also evaluate dangerous buildings/red tag data supplied by the City of Houston.
- **Presentation of findings.** Throughout the study, we will work collaboratively with the affordable housing committee. After committee review, we will be available to present the study's findings to the Montrose TIRZ board, representatives from the

City of Houston, and the community.

- **Project management.** We will work with the affordable housing committee and stay in communication throughout the duration of the study, presenting interim findings and receiving guidance and feedback.

#### **DELIVERABLES:**

- **Written report.** The written report will contain details of our findings, visuals such as GIS maps and charts, a summary of our previous work, and our study methodology.
- **Executive presentation.** The executive presentation will provide a summary of our findings.

**TIME:** We can complete this project in approximately 3 months.

**COST:** \$17,500 fixed fee. We require a 50% deposit to begin work, with the balance due upon study completion and acceptance.

#### **ABOUT:**

[January Advisors](http://JanuaryAdvisors.com) is a data science and technology consulting firm. We specialize in nonprofit and public sector clients, working on projects related to technology policy, data strategy, cloud infrastructure, data analysis, and data visualization.





## MASTER CLIENT AGREEMENT

This MASTER CLIENT AGREEMENT (the “**Agreement**”) is entered into effective as of this day of April 1, 2025 (the “**Effective Date**”), by and between MYERS HARTGROVE COMMUNICATIONS, LLC d/b/a MYHART COMMUNICATIONS (the “**Company**”), and the Montrose Redevelopment Authority (the “**Client**”). The Company and the Client hereby agree and acknowledge that the Terms and Conditions attached to this Agreement (the “**T&Cs Document**”) is an integral part of this Agreement and its provisions are hereby incorporated in full as part of this Agreement. References to the Agreement herein include the T&Cs Document.

### 1. **Services (Scope of Work)**

The Client hereby engages the Company to provide the following services (the “**Services**”), and the Company agrees to use its best efforts to diligently provide such Services under the terms and conditions of this Agreement. Specific services and fees will be detailed in separate written Work Authorization for each project. The Company’s fee schedule and reimbursement schedule is attached hereto as Attachment B. The Company will provide an updated fee schedule for services on December 1 of each year. Revised fees will be effective January 1 of each year.

Services to be provided: Public relations services, communication, and content development related to the promotion of activities of and in the Montrose Tax Reinvestment Zone (TIRZ) No. 27, as further identified in the Work Authorizations approved by the Client in writing, each of which shall be attached to this Agreement.

### 2. **Compensation**

The Company will provide invoices to the Client on the last day of each month. The Client shall pay invoices within 30 days of receipt.

The Client will pre-approve expenses that are outside any approved Work Authorization/Scope of Work. Those expenses will be defined in a separate Work Authorization/Scope of Work.



3. **Marketing**

The Client allows the Company to use its name for marketing purposes, including but not limited to news announcements, on its website, in Company newsletters and awards submissions.

4. **Term; Termination**

The term of this Agreement shall be a month-to-month basis, beginning with the Effective Date set forth above. Either party may terminate the Agreement with 30 days prior written notice. In the event the Agreement is terminated, the Client shall owe the Company for all Services performed through the date of termination.

5. **Statutory Verifications**

To the extent the Agreement represents a contract for goods or services within the meaning of Chapters 2271, 2274 or 2276 of the Texas Government Code, Company verifies as follows:

- a. it does not boycott Israel and will not boycott Israel during the term of this Agreement. The term "boycott Israel" has the meaning assigned to such term pursuant to Section 808.001 of the Texas Government Code.
- b. it does not boycott energy companies and will not boycott energy companies during the term of this Agreement. The term "boycott energy companies" has the meaning assigned to such term pursuant to Section 809.001 of the Texas Government Code.
- c. it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The terms "discriminates against a firearm entity or firearm trade association" and "discriminate against a firearm entity or firearm trade association" have the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code.

By signing and entering into the Agreement, Company verifies neither Company, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Company: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 2270.0201 or 2252.153 of



the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(signature page follows)



**MYERS HARTGROVE COMMUNICATIONS d/b/a MYHART  
COMMUNICATIONS (“Company”)**

MyHart Communications  
Suzy Hartgrove, Co-owner

\_\_\_\_\_ Date \_\_\_\_\_

**Montrose Tax Redevelopment Authority (“Client”)**  
(Chairman, Board of Directors)

\_\_\_\_\_ Date: \_\_\_\_\_

Attest:

\_\_\_\_\_

Approved by:  
**City of Houston, Texas**  
Chief Economic Development Officer

\_\_\_\_\_ Date: \_\_\_\_\_

# ATTACHMENT A

## MYHART COMMUNICATIONS TERMS & CONDITIONS

**1. Term; Termination.** The term of this Agreement shall be for the period of time set forth in the Agreement, beginning with the Effective Date set forth therein. Either party may terminate this Agreement, with or without cause, by providing 30 days prior written notice to the other party. The Company shall be entitled to compensation for all Services completed prior to the date of termination, as well as reimbursement of expenses incurred through such date. In addition, the Company shall be entitled to payment for expenses incurred in connection with Services commenced but not completed through the date of termination.

**2. Independent Contractor; Taxes.** The parties each hereby acknowledge that the Company is an independent contractor and shall not be deemed an employee of the Client for any purpose whatsoever. The Client is only interested in the results obtained by the Company, and the Company shall retain sole control of the manner and means of performing the Services contemplated by this Agreement. The Client shall not have the right to require the Company to do anything that would jeopardize the characterization of Company's relationship as an independent contractor of the Client.

The Company does not have, nor shall the Company hold itself out as, having any right, power or authority to create any contract or obligation, either express or implied, on behalf of, or binding on the Client. The Company shall have the sole right to hire, supervise and be solely responsible for its own employees, subcontractors, agents and representatives, who shall have no claim against the Client for compensation or reimbursement of expenses of any nature whatsoever. The Company shall use its own discretion in hiring personnel, providing the Services and otherwise complying with the terms of this Agreement. The Client shall not withhold any income or social security (FICA) taxes from compensation paid to the Company for the Services.

### **3. Proprietary Information**

Neither party shall at any time during or after the Term of this Agreement, directly or indirectly, disclose to others any Confidential Information of the other party unless or until: (a) such Confidential Information has been made public; (b) the party

receives such Confidential Information from an unrelated third party on a non-confidential basis; or (c) as required by applicable law. During the Term of this Agreement, the parties may only use Confidential Information of the other party for purposes necessary to the carrying out of this Agreement. Neither party may make use of any Confidential Information of the other party after the termination of this Agreement. At all times, each party agrees to use all reasonable precautions to ensure that all Confidential Information is properly protected and kept from unauthorized persons or disclosure.

For the purposes of this Agreement, "**Confidential Information**" means any information of or relating to the parties or their respective affiliates that is learned or developed during the Term of this Agreement that (1) is not generally known to the public, and (2) has commercial value in the business of the owning party or its affiliates or which provides such party or its affiliates with a competitive advantage, whether or not it has been reduced to writing and whether or not it is patentable or protected by copyright, trademark, industrial design or other intellectual property principles. Such information includes, but is not limited to, business or marketing plans, customers, customer lists, costs, data, prices, earnings, employees, information, financial information of any nature whatsoever, formulae, know how, Inventions, machines, manuals, apparatus, systems, manufacturing procedures, prospective and executed contracts, Intellectual Property, business arrangements, processes, programs, projects, sources of supply, reports, specifications, technical information, technology, timelines or status reports, trade secrets or any other information which is designated as "confidential" or "proprietary" by such words or by words of similar effect (collectively, the "**Disclosed Materials**"); and (b) any information otherwise obtained, directly or indirectly, by a party through inspection, review or analysis of the Disclosed Materials. Confidential Information also includes information of third parties regarding which either party or its affiliates have accepted obligations of confidentiality.

Both during the Term of this Agreement and thereafter, each party agrees that it will not, without first obtaining the prior written permission of the other party: (i) directly or indirectly utilize any Confidential Information of the other party in its own business, or for the benefit of any person or

# ATTACHMENT A

## MYHART COMMUNICATIONS TERMS & CONDITIONS

entity other than the other party; (ii) develop, manufacture, license, and/or sell any product that is based in whole or in part on Confidential Information of the other party; or (c) disclose such Confidential Information of the other party to any person or entity other than the other party.

Each party retains all right, title and interest in its respective Intellectual Property Rights and Inventions.

**“Intellectual Property Rights”** shall include all patents, trademarks, internet domain names, web addresses, web pages, website and URLs, works of authorship, expressions, designs and design registrations, whether or not copyrightable, including copyrights and copyrightable works, software and firmware, files, records, data, data files, and databases and other specifications and documentation; trade secrets, and all industrial and other intellectual property rights, and all rights interests and protections that are associated with, equivalent or similar to, or required for the exercise of, any of the foregoing, however arising, in each case whether registered or unregistered and including all registrations and applications for, and renewals or extension of, these rights or forms of protection under the laws of any jurisdiction throughout any part of the world.

**“Inventions”** means all discoveries, developments, designs, improvements, inventions, trade secrets, formulas, processes, techniques, computer programs, know-how and data, made or conceived or reduced to practice, whether or not patentable or registrable under copyright, trademark, industrial design or similar statutes, and whether or not shown or described in writing or reduced to practice.

This Agreement does not grant either party the right to use the other party's or its affiliate's trade names or trademarks except as provided in the Agreement.

**4. Work Product.** All reports, documents, concepts, products and processes together with any marketing schemes, business or sales contracts, or any business opportunities prepared, produced, developed, or acquired, by or at the direction of the Company, directly or indirectly, in connection with or otherwise developed or first reduced to practice by the Company performing the services (collectively, the **“Work Product”**) shall belong exclusively to the Client which shall be entitled to all right, interest, profits or benefits in respect

thereof. No copies, summaries or other reproductions of any Work Product shall be made by the Company or any of its agents or employees without the express permission of the Client, provided that the Company is hereby given permission to maintain one copy of the Work Product for its own use.

**5. Non-Solicitation.** During the term of this Agreement and for one year after its termination for any cause whatsoever, neither party shall solicit for employment or hire the other party's current or future employees, either directly or indirectly, without the prior written consent of such other party.

**6. Remedies.** It is recognized and agreed by the parties hereto that irreparable damage will result from any breach of this Agreement. Accordingly, either party shall be entitled to seek specific performance, injunctive relief, or any other forms of equitable relief as a remedy for any breach of this Agreement by the other party; provided however, that such remedy(ies) shall not be deemed to be the exclusive remedy(ies) for a breach of this Agreement, but shall be in addition to all other remedies available at law or equity. The parties further agree that, in the event a party seeks injunctive relief, it may do so without the necessity of proving actual damages or posting any bond, which requirements are specifically waived by the parties. By seeking injunctive relief, such party is in no way precluded from seeking actual damages.

**IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY LOST OR PROSPECTIVE PROFITS OR ANY OTHER SPECIAL, PUNITIVE, EXEMPLARY, CONSEQUENTIAL, INCIDENTAL OR INDIRECT LOSSES OR DAMAGES (IN TORT, CONTRACT OR OTHERWISE) UNDER OR IN RESPECT TO THIS AGREEMENT OR FOR ANY FAILURE OR PERFORMANCE RELATED HERETO HOWSOEVER CAUSED.**

**7. Force Majeure.** Except for the duty to make payments, neither party shall be liable to the other for any failure to perform any of its obligations hereunder to the extent performance is prevented due to Force Majeure. For the purposes of this Agreement, **“Force Majeure”** shall mean causes that are beyond the reasonable control and without the fault or negligence of the party claiming Force Majeure and that could not have been avoided or

## ATTACHMENT A

### MYHART COMMUNICATIONS TERMS & CONDITIONS

prevented by reasonable foresight, planning or implementation of the party claiming Force Majeure. Such causes shall include but not be limited to acts of God, war (declared or undeclared), acts of terrorism, insurrections, hostilities, strikes or lockouts riots, fire, storms, and interference or hindrance by any governmental authority. In case of a Force Majeure condition, the affected party will notify the other party in writing of the particulars of such condition as soon as reasonably practicable, and will do all things reasonably possible to remove such condition and will resume performance hereunder as soon as such condition is removed.

**8. Subcontractors.** The Client acknowledges and agrees that the Company may from time to time hire subcontractors for purposes of providing the Services. The Client will not owe any compensation directly to any such subcontractors.

**9. Miscellaneous.** Severability. The provisions of this Agreement are severable, and the unenforceability of any provision of this Agreement will not affect the enforceability of the remainder of the Agreement. No Waiver. A party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right of such party thereafter to enforce such provision. Assignment. Neither party may assign or otherwise transfer its rights and obligations under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld. This Agreement, and each of the covenants, terms, provisions and agreements contained herein shall be binding on, and inure to the benefit of, permitted assigns and successors of the parties. Governing Law/Venue. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Texas without regard to the conflicts of law rules thereof. Any controversy or claim arising out of or relating to this Agreement or the breach thereof must be exclusively brought in the courts of Harris County, Texas. Entire Agreement. This T&CS document, together with the Agreement and all exhibits and schedules thereto, constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof and supersedes, except as stated herein, any and all prior and contemporaneous agreements, express and implied, between the parties with respect to the subject matter hereof, and may not be amended or modified without specific written provision to that effect signed by both parties.

## Attachment B

Public Relations/Communications Services will be billed at an hourly rate of \$185.00.

### **Expenses Outside of Scope of Work**

#### **Overview of Out-of-Scope Expenses**

This attachment outlines the expenses that fall outside the agreed-upon scope of work and will be billed to the Client in addition to the fees specified in the Master Client Agreement. These expenses are incurred during the course of executing the public relations project work, and may include, but are not limited to, third-party costs, travel expenses, and other non-standard expenses.

#### **Expense Categories**

The following categories of expenses are not included in the Scope of Work and will be billed separately:

##### **A. Printing and Production Costs**

Any printing, production, or material costs related to the execution of campaigns, events, or collateral creation, including but not limited to will be billed at cost:

- Flyers, brochures, business cards, banners, signage, posters, etc.
- Large-scale production or printing for event materials or promotional products
- Vendor charges for third-party production services

##### **B. Travel and Transportation Costs**

- Any travel expenses required for the execution of services, including but not limited to:
  - Parking fees
  - Mileage reimbursement at the standard rate set by the IRS or local government for trips greater than 50 miles
  - Tolls, taxi fares, ride-sharing services, or public transportation related to any travel requests

##### **C. Content Production Related Costs**

- Any costs associated with organizing, hosting, or managing events or general production costs, including but not limited to:
  - Audiovisual equipment, photographers, videographers, and related production costs



#### **D. Digital and Media Purchases**

- Any additional costs related to digital marketing, advertising, or media purchases that are outside of the initial agreement scope, including:
- Paid digital advertising (social media, Google Ads, etc.)
- Sponsored posts, content placement, or media buying
- Software licenses, online platforms, or subscription services required for specific campaigns

#### **E. Other Miscellaneous Out-of-Scope Costs**

- Any additional out-of-scope costs that are necessary to fulfill the PR strategy, including, but not limited to:
  - Courier services, rush delivery fees
  - Any fees incurred for additional third-party contractors or specialists hired for the project, with prior approval from the Client

#### **Expense Authorization and Approval Process**

- a. All out-of-scope expenses exceeding \$100 will require prior written approval from the Client before the expense is incurred.
- b. An itemized invoice detailing all out-of-scope expenses will be provided to the Client. Payment for these expenses is due within 30 days of receipt of the invoice.

---

New Billing rates and changes to the reimbursement schedule will be provided on December 1st of each year and will become effective on January 1st of the following year.

#### **Acknowledged and Agreed:**

MONTROSE REDEVELOPMENT AUTHORITY

Signature: \_\_\_\_\_  
Chair, Board of Directors

Date: \_\_\_\_\_



## Work Authorization and Scope of Work for Montrose Redevelopment Authority

This WORK AUTHORIZATION authorizes consultant services to be performed by MYHART COMMUNICATIONS (the "CONSULTANT") pursuant to the Master Client Agreement dated April 1, 2025 ("AGREEMENT") between the CONSULTANT and MONTROSE REDEVELOPMENT AUTHORITY ("CLIENT"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

Monthly Public Relations, Communication and Content Development

- Create a media relations strategy to guide monthly activities
- Develop new content for notifications, press announcements, marketing materials, reports, blogs, articles, and other items as directed by the client
- Provide media relations support and assistance with announcements, events, and activities. Confirm speaking roles; conduct media outreach with pitches and/or news items; coordinate interviews with client
- Monitor for and report news coverage
- Provide written monthly activity report to the Board of Directors or the Public Engagement Committee
- Meet with Client's Public Engagement Committee or other committees engaged in media inquiries or communication matters, as necessary, and if requested attend Client's monthly Board of Director's meeting

**Maximum budget of \$3,500/month based on an hourly rate of \$185/hour, excluding expenses set forth in Attachment B to the Agreement.**

**MYHART COMMUNICATIONS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**MONTROSE REDEVELOPMENT  
AUTHORITY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET PROFILE  
As Amended

Fund Summary  
Fund Name: **Montrose Redevelopment Authority**  
TIRZ: **27**  
Fund Number: **7584/50**

P R O J E C T  P L A N	Base Year:	2015
	Base Year Taxable Value:	\$ 1,098,766,790
	Projected Taxable Value (TY2024):	\$ 2,579,116,574
	Current Taxable Value (TY2023):	\$ 2,558,819,939
	Acres:	608.13
	Administrator (Contact):	City of Houston
	Contact Number:	(832) 393-0985

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created to invest public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements to enhance economic development and quality of life.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
	Capital Projects:			
	Corridor Improvements	\$ 108,594,133	\$ 12,396,053	\$ 96,198,080
	Workforce/Affordable Housing	39,600,000	-	39,600,000
	Parking Enhancements	4,830,000	-	4,830,000
	Parks, Recreational Facilities, Cultural Amenities	8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 161,024,133	\$ 12,396,053	\$ 148,628,080
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	3,359,285	2,640,715
	<b>Total Project Plan</b>	\$ 167,024,133	\$ 15,755,338	\$ 151,268,795

D E B T	Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
	Debt Service			
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	<b>Balance as of 6/30/23</b>		<b>Projected Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>
	Year End Outstanding (Principal)	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET PROFILE  
As Amended

Fund Summary  
Fund Name: **Montrose Redevelopment Authority**  
TIRZ: **27**  
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 52,320,118	\$ 11,510,029	\$ 28,671,774
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 52,320,118</b>	<b>\$ 11,510,029</b>	<b>\$ 28,671,774</b>
City tax revenue	\$ 7,120,140	\$ 6,944,811	\$ 7,016,896
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 7,120,140</b>	<b>\$ 6,944,811</b>	<b>\$ 7,016,896</b>
Joint Project Reimbursement	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
<b>Other Interest Income</b>	<b>\$ 50,000</b>	<b>\$ 52,827</b>	<b>\$ 50,000</b>
	\$ 9,680,000	\$ 1,069,000	\$ 7,121,623
<b>Grant Proceeds</b>	<b>\$ 9,680,000</b>	<b>\$ 1,069,000</b>	<b>\$ 7,121,623</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ 14,602,849	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ 14,602,849</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 69,170,258</b>	<b>\$ 34,179,516</b>	<b>\$ 42,860,293</b>

**CITY OF HOUSTON**  
**ECONOMIC DEVELOPMENT DIVISION**  
**FISCAL YEAR 2025 BUDGET PROFILE**  
**As Amended**

Fund Summary  
Fund Name: **Montrose Redevelopment Authority**  
TIRZ: **27**  
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 19,000	\$ 19,000	\$ 23,000
Administration Salaries & Benefits	\$ 72,000	\$ 72,000	\$ 150,000
Auditor	\$ 10,000	\$ 10,000	\$ 14,000
Board Development	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 5,000	\$ 5,000	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ 8,000	\$ 8,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 119,000</b>	<b>\$ 119,000</b>	<b>\$ 205,000</b>
Engineering Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ 70,000	\$ 70,000
Legal	\$ 120,000	\$ 120,000	\$ 200,000
Planning Consultants	\$ 50,000	\$ 50,000	\$ 215,000
Public Engagement Expenses	\$ 60,000	\$ 60,000	\$ 250,000
<b>Program and Project Consultants</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 785,000</b>
<b>Management consulting services</b>	<b>\$ 469,000</b>	<b>\$ 469,000</b>	<b>\$ 990,000</b>
Capital Expenditures (See CIP Schedule)	\$ 12,708,000	\$ 4,324,357	\$ 11,826,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 12,708,000</b>	<b>\$ 4,324,357</b>	<b>\$ 11,826,000</b>
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ 170,598	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ 170,598</b>	<b>\$ -</b>
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ -</b>		
<b>TOTAL PROJECT COSTS</b>	<b>\$ 13,177,000</b>	<b>\$ 4,963,955</b>	<b>\$ 12,816,000</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 356,007	\$ 347,241	\$ 350,845
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
<b>Total Transfers</b>	<b>\$ 552,553</b>	<b>\$ 543,787</b>	<b>\$ 547,391</b>
<b>Total Budget</b>	<b>\$ 13,729,553</b>	<b>\$ 5,507,742</b>	<b>\$ 13,363,391</b>
RESTRICTED Funds - Capital Projects	\$ 55,440,705	\$ 28,671,774	\$ 29,496,902
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ 55,440,705</b>	<b>28,671,774</b>	<b>29,496,902</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 69,170,258</b>	<b>\$ 34,179,516</b>	<b>\$ 42,860,293</b>

Notes:

**2025 - 2029 CAPITAL IMPROVEMENT PLAN**  
**TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY**  
**CIP by Project**  
**As Amended**

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ 3,497,894	-	-	-	-	-	-	-	3,497,894
C	T-2705	Walk/Bike Montrose	\$ 211,224	-	-	-	-	-	-	-	211,224
C	T-2706	Montrose Blvd - Complete Reconstruction Project Phase 1	\$ -	718,263	5,676,000	14,178,000	-	-	-	19,854,000	20,572,263
C	T-2706(a)	Montrose Blvd - Complete Reconstruction Project Phase 2	\$ -	-	1,000,000	4,680,000	12,720,000	12,720,000	13,780,000	44,900,000	44,900,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ 464,998	-	-	-	-	-	-	-	464,998
C	T-2708	Woodhead Neighborhood Safe Street	\$ 1,057,970	2,390,000	-	-	-	-	-	-	3,447,970
C	T-2709	Dallas Bikeway	\$ -	-	540,000	540,000	-	-	-	1,080,000	1,080,000
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	125,000	125,000	2,700,000	216,000	-	3,166,000	3,166,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	100,000	125,000	2,160,000	378,000	-	2,763,000	2,763,000
C	T-2712	Mandell Bikeway	\$ -	-	1,080,000	1,080,000	-	-	-	2,160,000	2,160,000
C	T-2714	BCycle	\$ 15,000	-	-	-	-	-	-	-	15,000
C	T-2715	Affordable Housing Projects	\$ -	-	750,000	750,000	1,000,000	-	-	2,500,000	2,500,000
C	T-2716	Safe Route to School Sidewalk Program	\$ -	39,850	350,000	5,081,137	4,731,137	-	-	10,162,274	10,202,124
C	T-2717	W Alabama Street	\$ -	93,310	750,000	1,500,000	12,000,000	12,000,000	6,000,000	32,250,000	32,343,310
C	T-2718	West Gray from Woodhead to Montrose Blvd.	\$ -	1,082,934	-	-	-	-	-	-	1,082,934
C	T-2720	Westheimer Corridor Study	\$ -	-	-	202,362	-	-	-	202,362	202,362
C	T-2721	West Gray Multi-Service Center	\$ -	-	1,000,000	2,625,000	2,625,000	2,625,000	2,625,000	11,500,000	11,500,000
C	T-2722	Montrose Public Safety	\$ -	-	250,000	-	-	-	-	250,000	250,000
C	T-2723	Cherryhurst Safe Routes to School Sidewalk Program	\$ -	-	89,000	1,150,000	-	-	-	1,239,000	1,239,000
C	T-2725	Pat Walsh Memorial	\$ -	-	16,000	-	-	-	-	16,000	16,000
C	T-2799	Safe Sidewalk Program	\$ -	-	100,000	500,000	-	-	-	600,000	600,000
Totals			\$ 5,247,086	\$ 4,324,357	\$ 11,826,000	\$ 32,536,499	\$ 37,936,137	\$ 27,939,000	\$ 22,405,000	\$ 132,642,636	\$ 142,214,079

2025 - 2029 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY  
CIP by Sources of Funds  
As Amended

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	5,247,086	4,324,357	10,732,000	24,414,876	22,489,577	26,548,000	22,405,000	106,589,453	116,160,896
City of Houston	-	-	25,000	1,000,000	1,000,000	1,000,000	-	3,025,000	3,025,000
Grants	-	-	1,069,000	7,121,623	14,446,560	391,000	-	23,028,183	23,028,183
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>5,247,086</b>	<b>4,324,357</b>	<b>11,826,000</b>	<b>32,536,499</b>	<b>37,936,137</b>	<b>27,939,000</b>	<b>22,405,000</b>	<b>132,642,636</b>	<b>142,214,079</b>

Project: Montrose Blvd - Complete Reconstruction Project Phase 1				City Council District		Key Map:			WBS.:	T-2706	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Reconstruct road into a 4-lane boulevard roadway section with a new storm sewer system (dual 10'x10') that will provide additional in-line detention, 6-ft and 8-ft sidewalks (reduced to meet existing widths around trees to preserve them) and replacement of public utilities. New Traffic and HAWK signals. New Street/Ped lighting.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
Justification:	Montrose Blvd is the drainage outfall for the region. By building it first, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Pvmnt is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.			Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	950,000	718,263	950,000	-			-	\$ 950,000	\$ 1,668,263
4	Construction	-	6,000,000	-	4,475,000	13,425,000				\$ 17,900,000	\$ 17,900,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	460,000	-	251,000	753,000				\$ 1,004,000	\$ 1,004,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	460,000	-	251,000	753,000	-	-	-	\$ 1,004,000	\$ 1,004,000
Total Allocations		\$ -	\$ 7,410,000	\$ 718,263	\$ 5,676,000	\$ 14,178,000	\$ -	\$ -	\$ -	\$ 19,854,000	\$ 20,572,263
Source of Funds											
TIRZ Funds		-	7,410,000	718,263	5,676,000	14,178,000	-	-	-	\$ 19,854,000	\$ 20,572,263
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 7,410,000	\$ 718,263	\$ 5,676,000	\$ 14,178,000	\$ -	\$ -	\$ -	\$ 19,854,000	\$ 20,572,263



Project:	Montrose Blvd - Complete Reconstruction Project Phase 2	City Council District		Key Map:		WBS.:	T-2706(a)	
		Location:		C	Geo. Ref.:			
		Served:		C	Neighborhood:			
Description:	Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system (dual 10'x10') that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities. Bicycle facilities will be incorporated. Traffic signals will be replaced.	Operating and Maintenance Costs: (\$ Thousands)						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
Justification:	Montrose Blvd is the drainage outfall for the region. By building it first, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Pvmr is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.	Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	1,500,000	-	1,000,000	1,500,000	-	-	-	\$ 2,500,000	\$ 2,500,000
4	Construction	-	3,000,000	-	-	3,000,000	12,000,000	12,000,000	13,000,000	\$ 40,000,000	\$ 40,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	180,000	-	-	180,000	720,000	720,000	780,000	\$ 2,400,000	\$ 2,400,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	180,000	-	-	180,000	720,000	720,000	780,000	\$ 2,400,000	\$ 2,400,000
Total Allocations		\$ -	\$ 4,680,000	\$ -	\$ 1,000,000	\$ 4,680,000	\$ 12,720,000	\$ 12,720,000	\$ 13,780,000	\$ 44,900,000	\$ 44,900,000
Source of Funds											
TIRZ Funds		-	4,680,000	-	1,000,000	3,680,000	11,720,000	11,720,000	13,780,000	\$ 41,900,000	\$ 41,900,000
City of Houston		-	-	-	-	1,000,000	1,000,000	1,000,000	-	\$ 3,000,000	\$ 3,000,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 4,680,000	\$ -	\$ 1,000,000	\$ 4,680,000	\$ 12,720,000	\$ 12,720,000	\$ 13,780,000	\$ 44,900,000	\$ 44,900,000

Project: Dallas Bikeway				City Council District		Key Map:				WBS.:		T-2709			
				Location:		C		Geo. Ref.:							
				Served:		C		Neighborhood:							
Description:	Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, updated sidewalks and 52 improved curb ramps.			Operating and Maintenance Costs: (\$ Thousands)											
					2025	2026	2027	2028	2029	Total					
				Personnel	-	-	-	-	-	\$ -					
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway.			Supplies	-	-	-	-	-	-	\$ -				
				Svcs. & Chgs.	-	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs							-				
				Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-		-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	10,000	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	400,000		500,000	500,000	-	-	-	\$ 1,000,000	\$ 1,000,000				
5	Equipment	-	-		-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	24,000	-	40,000	40,000	-	-	-	\$ 80,000	\$ 80,000				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	24,000	-	40,000	40,000	-	-	-	\$ 80,000	\$ 80,000				
Total Allocations		\$ -	\$ 434,000	\$ -	\$ 540,000	\$ 540,000	\$ -	\$ -	\$ -	\$ 1,080,000	\$ 1,080,000				
Source of Funds															
TIRZ Funds		-	374,000	-	480,000	340,000	-	-	-	\$ 820,000	\$ 820,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants - Harris County Pct 1		-	60,000	-	60,000	200,000	-	-	-	\$ 260,000	\$ 260,000				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 434,000	\$ -	\$ 540,000	\$ 540,000	\$ -	\$ -	\$ -	\$ 1,080,000	\$ 1,080,000				

\*NOTE:

Project: Welch Neighborhood Safe Street				City Council District		Key Map:		WBS.:		T-2710	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Improve the overall safety conditions along Welch Street. Project will include 2.50 miles of improved sidewalks with 115 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wilson Montessori.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	125,000	-	125,000	125,000	-	-	-	\$ 250,000	\$ 250,000
4	Construction	-	-	-	-	-	2,500,000	200,000	-	\$ 2,700,000	\$ 2,700,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	200,000	16,000	-	\$ 216,000	\$ 216,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	200,000	16,000	-	\$ 216,000	\$ 216,000
Total Allocations		\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 2,700,000	\$ 216,000	\$ -	\$ 3,166,000	\$ 3,166,000
Source of Funds											
TIRZ Funds		-	125,000	-	125,000	125,000	2,575,000	-	-	\$ 2,825,000	\$ 2,825,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1		-	-	-	-	-	125,000	216,000	-	\$ 341,000	\$ 341,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 2,700,000	\$ 216,000	\$ -	\$ 3,166,000	\$ 3,166,000

Project: Stanford Neighborhood Safe Street				City Council District		Key Map:		WBS.:		T-2711			
				Location:		C						Geo. Ref.:	
				Served:		C						Neighborhood:	
Description:	Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.			Operating and Maintenance Costs: (\$ Thousands)									
					2025	2026	2027	2028	2029	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas.			Svcs. & Chgs.	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	125,000		100,000	125,000	-	-	-	\$ 225,000	\$ 225,000		
4	Construction	-	-	-	-		2,000,000	350,000	-	\$ 2,350,000	\$ 2,350,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-		160,000	28,000	-	\$ 188,000	\$ 188,000		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	160,000	28,000	-	\$ 188,000	\$ 188,000		
Total Allocations		\$ -	\$ 125,000	\$ -	\$ 100,000	\$ 125,000	\$ 2,160,000	\$ 378,000	\$ -	\$ 2,763,000	\$ 2,763,000		
Source of Funds													
TIRZ Funds		-	125,000	-	100,000	125,000	1,160,000	203,000	-	\$ 1,588,000	\$ 1,588,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants - Harris County Pct 1		-	-	-	-		1,000,000	175,000	-	\$ 1,175,000	\$ 1,175,000		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ 125,000	\$ -	\$ 100,000	\$ 125,000	\$ 2,160,000	\$ 378,000	\$ -	\$ 2,763,000	\$ 2,763,000		

Project: Mandell Bikeway				City Council District		Key Map:			WBS.:	T-2712	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Create 0.78 miles of new protected Bike lanes w/ green conflict markings at intersections, with 1.14 miles of improved sidewalks and 44 improved curb ramps.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of bicyclist; connect to programmed bikeway			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	10,000	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	400,000		1,000,000	1,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	24,000	-	80,000	80,000	-	-	-	\$ 160,000	\$ 160,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	24,000	-	80,000	80,000	-	-	-	\$ 160,000	\$ 160,000
Total Allocations		\$ -	\$ 434,000	\$ -	\$ 1,080,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ 2,160,000	\$ 2,160,000
Source of Funds											
TIRZ Funds		-	264,000	-	910,000	80,000	-	-	-	\$ 990,000	\$ 990,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	170,000	-	170,000	1,000,000	-	-	-	\$ 1,170,000	\$ 1,170,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 434,000	\$ -	\$ 1,080,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ 2,160,000	\$ 2,160,000

Project: Affordable Housing Projects				City Council District		Key Map:			WBS.:	T-2715			
				Location:		C		Geo. Ref.:					
				Served:		C		Neighborhood:					
Description:	Create a data-driven baseline of current conditions.			Operating and Maintenance Costs: (\$ Thousands)									
					2025	2026	2027	2028	2029	Total			
				Personnel	-	-	-	-	-	\$-			
				Supplies	-	-	-	-	-	\$-			
Justification:	Affordable development and redevelopment of affordable housing in the Zone.			Svcs. & Chgs.	-	-	-	-	-	\$-			
				Capital Outlay	-	-	-	-	-	\$-			
				Total	\$-	\$-	\$-	\$-	\$-	\$-			
				FTEs									
				Fiscal Year Planned Expenses									
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	750,000	-	750,000	750,000	1,000,000	-	-	\$ 2,500,000	\$ 2,500,000		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ 750,000	\$ -	\$ 750,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000		
Source of Funds													
TIRZ Funds		-	750,000	-	750,000	750,000	1,000,000	-	-	\$ 2,500,000	\$ 2,500,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ 750,000	\$ -	\$ 750,000	\$ 750,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000		

Project: Safe Route to School Sidewalk Program				City Council District		Key Map:			WBS.:	T-2716		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	Replace the existing deteriorating sidewalks around Wharton Dual Language Academy (2.85 miles), Wilson Montessori School (4.34 miles), Lanier Middle School (4.42 miles) and Carnegie Vanguard High School (1.23 miles).			Operating and Maintenance Costs: (\$ Thousands)								
					2025	2026	2027	2028	2029	Total		
				Personnel	-	-	-	-	-	\$ -		
Justification:	Montrose conducted a comprehensive assessment of the sidewalk conditions in the area and developed a list of potential projects and cost to pursue grant opportunities like the Safe Route to School Program.			Supplies	-	-	-	-	-	\$ -		
				Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
				Fiscal Year Planned Expenses								
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	39,850	-	-	-	-	-	\$ -	\$ 39,850	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	350,000		350,000	350,000	-	-	-	\$ 700,000	\$ 700,000	
4	Construction	-	-	-	-	4,421,623	4,421,623	-	-	\$ 8,843,246	\$ 8,843,246	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-		-	309,514	309,514	-	-	\$ 619,028	\$ 619,028	
		-		-	-	-	-	-	-	\$ -	\$ -	
		-		-	-	-	-	-	-	\$ -	\$ -	
		-		-	-	-	-	-	-	\$ -	\$ -	
		-		-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	309,514	309,514	-	-	\$ 619,028	\$ 619,028	
Total Allocations		\$ -	\$ 350,000	\$ 39,850	\$ 350,000	\$ 5,081,137	\$ 4,731,137	\$ -	\$ -	\$ 10,162,274	\$ 10,202,124	
Source of Funds												
TIRZ Funds		-	350,000	39,850	325,000	659,514	309,514	-	-	\$ 1,294,028	\$ 1,333,878	
City of Houston		-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000	
Grants		-	-	-		4,421,623	4,421,623	-	-	\$ 8,843,246	\$ 8,843,246	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 350,000	\$ 39,850	\$ 350,000	\$ 5,081,137	\$ 4,731,137	\$ -	\$ -	\$ 10,162,274	\$ 10,202,124	

Project: W Alabama Street				City Council District		Key Map:		WBS.:		T-2717		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	Full roadway reconstruction of W Alabama St. from Shepherd Dr. to Brandt St. to include utilities, drainage, and sidewalks.			Operating and Maintenance Costs: (\$ Thousands)								
					2025	2026	2027	2028	2029	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Identified as a Short and Long Term Project by the TIRZ Project Committee, reviewed by The Goodman Corporation as a 4/15 project rank to receive grant funding, high need for stormwater and safety improvements.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
				Fiscal Year Planned Expenses								
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	750,000	93,310	750,000	1,500,000	-	-	-	\$ 2,250,000	\$ 2,343,310	
4	Construction	-				-	12,000,000	12,000,000	6,000,000	\$ 30,000,000	\$ 30,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 750,000	\$ 93,310	\$ 750,000	\$ 1,500,000	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ 32,250,000	\$ 32,343,310	
Source of Funds												
TIRZ Funds		-	750,000	93,310	-	-	3,100,063	12,000,000	6,000,000	\$ 21,100,063	\$ 21,193,373	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	750,000	1,500,000	8,899,937	-	-	\$ 11,149,937	\$ 11,149,937	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 750,000	\$ 93,310	\$ 750,000	\$ 1,500,000	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ 32,250,000	\$ 32,343,310	

\*NOTE:



Project: West Gray from Woodhead to Montrose Blvd.				City Council District		Key Map:			WBS.:	T-2718		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	This project would replace deteriorated sidewalks and curb ramps along West Gray from Shepherd Dr to Montrose Blvd. TIRZ 27 was able to secure federal money through METRO's 5310 Program to help implement this project.			Operating and Maintenance Costs: (\$ Thousands)								
					2025	2026	2027	2028	2029	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Montrose conducted a comprehensive assessment of the sidewalk conditions in the area and developed a list of potential projects and cost to pursue grant opportunities like the METRO 5310 plan.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
				Fiscal Year Planned Expenses								
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	100,000	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	250,000	766,322			-	-	-	\$ -	\$ 766,322	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-			-	-	-	\$ -	\$ -	
7	Other	-	-	316,612	-	-	-	-	-	\$ -	\$ 316,612	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	316,612	-	-	-	-	-	\$ -	\$ 316,612	
Total Allocations		\$ -	\$ 350,000	\$ 1,082,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082,934	
Source of Funds												
TIRZ Funds		-	100,000	1,082,934	-	-	-	-	-	\$ -	\$ 1,082,934	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	250,000	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 350,000	\$ 1,082,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082,934	

Project: Westheimer Corridor Study				City Council District		Key Map:		WBS.:		T-2720	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Infrastructure, traffic, and safety study for the Westheimer corridor.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Residents have asked for improvements on the Westheimer corridor because of continuous accident rates.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	202,362	-	-	-	\$ 202,362	\$ 202,362
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ -	\$ -	\$ -	\$ 202,362	\$ -	\$ -	\$ -	\$ 202,362	\$ 202,362
Source of Funds											
TIRZ Funds		-	-	-	-	202,362	-	-	-	\$ 202,362	\$ 202,362
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 202,362	\$ -	\$ -	\$ -	\$ 202,362	\$ 202,362

Project: West Gray Multi-Service Center				City Council District		Key Map:		WBS.:		T-2721	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Renovation of the West Gray Multi-Service Center			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Update of an existing facility.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-		1,000,000	2,625,000	2,625,000	2,625,000	2,625,000	\$ 11,500,000	\$ 11,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,625,000	\$ 2,625,000	\$ 2,625,000	\$ 2,625,000	\$ 11,500,000	\$ 11,500,000
Source of Funds											
TIRZ Funds		-	-	-	1,000,000	2,625,000	2,625,000	2,625,000	2,625,000	\$ 11,500,000	\$ 11,500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,625,000	\$ 2,625,000	\$ 2,625,000	\$ 2,625,000	\$ 11,500,000	\$ 11,500,000

\*NOTE:

Project: Montrose Public Safety				City Council District		Key Map:		WBS.:		T-2722	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Miscellaneous safety improvement projects across the Zone.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Review and assess Zone safety.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Source of Funds											
TIRZ Funds		-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000

Project: Cherryhurst Safe Routes to School Sidewalk Program				City Council District		Key Map:				WBS.:	T-2723			
				Location:		C		Geo. Ref.:						
				Served:		C		Neighborhood:						
Description:	Replace pedestrian infrastructure and install new wheelchair ramps in the Cherryhurst neighborhood to improve access to METRO bus stops on Westheimer Road.			Operating and Maintenance Costs: (\$ Thousands)										
					2025	2026	2027	2028	2029	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
				Justification:	Pedestrian infrastructure is narrow and in poor condition.			Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-					-	-	\$ -				
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -				
FTEs														
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	89,000	-	-	-	-	\$ 89,000	\$ 89,000			
4	Construction	-	-	-	-	1,000,000	-	-	-	\$ 1,000,000	\$ 1,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	150,000	-	-	-	\$ 150,000	\$ 150,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	150,000	-	-	-	\$ 150,000	\$ 150,000			
Total Allocations		\$ -	\$ -	\$ -	\$ 89,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,239,000	\$ 1,239,000			
Source of Funds														
TIRZ Funds		-	-	-	-	1,150,000	-	-	-	\$ 1,150,000	\$ 1,150,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	89,000	-	-	-	-	\$ 89,000	\$ 89,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 89,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,239,000	\$ 1,239,000			

Project: Pat Walsh Memorial				City Council District		Key Map:				WBS.:		T-2725			
				Location:		C		Geo. Ref.:							
				Served:		C		Neighborhood:							
Description:	Construction of a memorial for Pat Walsh.			Operating and Maintenance Costs: (\$ Thousands)											
					2025	2026	2027	2028	2029	Total					
				Personnel	-	-	-	-	-	\$ -					
				Supplies	-	-	-	-	-	\$ -					
				Justification:	The 2023 TIRZ Board made a commitment to the community that this memorial would be constructed.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
Capital Outlay	-	-	-					-	-	\$ -					
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -					
FTEs															
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY26 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-		16,000	-	-	-	-	\$ 16,000	\$ 16,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000				
Source of Funds															
TIRZ Funds		-	-	-	16,000	-	-	-	-	\$ 16,000	\$ 16,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000				

Project: Safe Sidewalk Program				City Council District		Key Map:				WBS.:		T-2799			
				Location:		C		Geo. Ref.:							
				Served:		C		Neighborhood:							
Description:	Replacement of existing deteriorating sidewalks to provide a safer pedestrian realm			Operating and Maintenance Costs: (\$ Thousands)											
					2025	2026	2027	2028	2029	Total					
				Personnel	-	-	-	-	-	\$ -					
Justification:	Addresses gaps and problem areas in sidewalks			Supplies	-	-	-	-	-	\$ -					
				Svcs. & Chgs.	-	-	-	-	-	\$ -					
				Capital Outlay	-	-	-	-	-	\$ -					
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs						-					
				Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-			100,000					\$ 100,000	\$ 100,000				
4	Construction	-				500,000				\$ 500,000	\$ 500,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000				
Source of Funds															
TIRZ Funds		-	-	-	100,000	500,000	-	-	-	\$ 600,000	\$ 600,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000				

## **EXHIBIT 1**

### ***to Exhibit A***

#### **Scope of Class B Services**

#### **Tom Combs and Associates**

#### **Montrose Redevelopment Authority**

Pursuant to the Professional Services Agreement between the Montrose Redevelopment Authority (“MRA”) and Tom Combs and Associates (“Consultant”), this Exhibit 1 sets forth the specific scope of services categorized as Class B Services.

#### **Scope of Class B Services:**

Upon approval of this Exhibit 1 by the Montrose Redevelopment Authority, Consultant is hereby authorized to proceed with the following Class B Services:

##### **1. Public Outreach and Media Coordination**

Work performed by a third-party communications company in connection with public outreach efforts and media coordination related to MRA initiatives.

##### **2. Administrative Support for the Montrose TIRZ**

Hourly charges submitted by the Consultant’s administrative assistant for activities directly related to operations of the Montrose TIRZ and associated support tasks.

##### **3. Printing and Reproduction Costs**

Printing costs incurred in connection with public engagement efforts and communication materials developed for outreach purposes.

##### **4. Social Media Engagement and Distribution**

Costs associated with the use of social media platforms for public engagement, content creation, promotion, and message distribution in support of MRA objectives.

#### **Notice to Proceed:**

Approval of this Exhibit 1 by the Montrose Redevelopment Authority shall constitute official notice to proceed with the above-described Class B Services. All work undertaken pursuant to this Exhibit shall be performed in accordance with the terms and conditions of the Agreement and subject to applicable budgetary limits and authorization protocols.