

**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, February 16, 2026, 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://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ>**. 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 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.)
4. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
5. Amend budget for fiscal year ending June 30, 2026.
6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd – Segment One, including progress report and approve pay application;
 - ii. Cherryhurst Sidewalk Improvements; and
 - iii. Consider proposal for Engineering Consulting Services (On-Call 2026).
7. Receive update from The Goodman Corporation, including:
 - a. Texas Commission on the Arts application; and

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.

- b. Consideration of proposals for grant applications.
8. Public Engagement matters, including report from Public Engagement Committee.
9. Housing and Community Development matters, including report from Housing and Community Development Committee.
10. Consider Second Amendment to Agreement with Knudson, LP.
11. Consider Resolution Relating to City of Houston Participation in the Zone.
12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
13. 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://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ> 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).

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

2. Approve minutes.

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

January 20, 2026

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 Allen Boone Humphries Robinson, 3200 Southwest Freeway, Suite 2500, Houston, Texas 77027, outside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 20th day of January, 2026, 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 Purser	Position 6
Helen Zunka	Position 7 – Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Jeremy Canton of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC (“TCA”); Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation (“TGC”); Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping Services; Muhammad Ali of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and members of the public, as shown on the attendance sheet attached hereto.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the December 15, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Murad seconded the motion, which passed by a vote of 4-to-0, with Directors Caldwell, Purser, and Zunka abstaining from the vote.

RECEIVE PUBLIC COMMENT

Mr. Wagner commented on the design of the West Alabama Street Reconstruction project.

Mr. Robinson discussed capital improvements projects by the City of Houston, including projects along Westheimer Road and Allen Parkway.

Ms. Caille inquired about the replanting of certain trees near the Ismaili Center, as well as the status of the Montrose Safe Routes to School Connections project.

Mr. Bhattacharya commented on the West Alabama Street Construction project, including the current state of sidewalks, roads, and bike infrastructure.

Mr. Strickland commented on Director communications, as well as the installation of stop signs and other traffic mitigation strategies.

Mr. Rais inquired about the West Alabama Street Reconstruction project, including opportunities for public engagement related to the project. He also commented on the design of the Montrose Safe Routes to School Connections project.

Mr. Spike discussed housing availability and affordability in Montrose, as well as public transportation and safety concerns of parking garages. He also offered suggestions to improve walkability in the area.

ANNUAL DISCLOSURE STATEMENTS

Ms. Vinson stated that the annual disclosure statement discloses relationships of the bookkeeper and investment officer with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority. Following review and discussion, Director Caldwell moved to accept the disclosure statement from the Authority's bookkeeper and investment officer and authorize filing the disclosure statement with the Texas Ethics Commission and in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Ms. Vinson stated that no changes are recommended. Following review and discussion, Director Caldwell moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Guthart seconded the motion, which passed unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Vinson reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by the Authority's bookkeeper. Following review and discussion, Director Caldwell moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the resolution be filed appropriately and retained in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the January 16, 2026, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. Following review and discussion, Director Caldwell moved to approve the bookkeeper's report and authorize payment of the invoices. Director Guthart seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the January 13, 2026, committee report, and responded to earlier public comments.

REPORT FROM HR GREEN

Mr. Ali reviewed the engineer's report, a copy of which is attached, provided an update on the projects outlined in the report, and responded to questions from the Board and earlier public comments.

Mr. Ali updated the Board on signage providing direction to paid parking in the Montrose Collective parking garage.

Mr. Ali reported on the Cherryhurst Sidewalk Improvements project. He stated that bids were received for the project and recommended that the Board award the contract to Ceballos Construction, LLC ("Ceballos") in the amount of \$960,907.00. The Board concurred that, in its judgment, Ceballos was a responsible

bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Ali updated the Board on the status of the West Alabama Street Reconstruction project.

Mr. Ali updated the Board on the status of the Mandell Street Sidewalk Improvements project.

Mr. Ali updated the Board on the design of the Montrose Safe Routes to School Connections project.

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 9 from mc2 Civil, Inc. ("MC2") in the amount of \$1,531,620.80. Mr. Ali also presented and recommended approval of Change Order No. 2 from MC2 to extend the contract time by 29 days. The Board determined that the Change Order was beneficial to the Authority. Following review and discussion, and based on the engineer's recommendation, Director Brollier moved to approve: (1) Pay Estimate No. 9; and (2) Change Order No. 2. Director Guthart seconded the motion, which passed unanimously.

Director Purser then moved to award the contract for the Cherryhurst Sidewalk Improvements project to Ceballos in the amount of \$960,907.00, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Caldwell seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

Ms. Miller reviewed the ongoing work of TGC, including the parking study and the pursuit of funds for certain Authority projects, the status of ongoing projects, and responded to questions from the Board.

Ms. Miller presented a proposal from TGC in the amount of \$27,500.00 for project initiation, management, and planning administration related to the TxDOT Transportation Alternatives (TA) Planning Study. Following review and discussion, Director Brollier moved to approve the proposal from TGC. Director Guthart seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the January 14, 2026, committee report.

Discussion ensued regarding outreach efforts related to the Mandell Street Improvement project. Director Zunka then requested spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to the Mandell Street Improvement project.

Following discussion, Director Caldwell moved to grant the Public Engagement Committee spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to the Mandell Street Improvements project. Director Purser seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the January 15, 2026, committee report. He reported that a letter of intent to submit an application for a Cultural Arts District designation is being prepared for submission to the Texas Commission on the Arts.

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 Monday, February 16, 2026, 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>
Attendance Sheet.....	1
Financial and Bookkeeping Report	3
HRG Report	3

ATTENDANCE SHEET

1. Anthony Pizzitola
2. Sonia Soto
3. Sam Wagner
4. Devin Robinson
5. Laura Caille
6. Sournav Bhattacharya
7. Sarah Frazier
8. Kevin Strickland
9. Medhi Rais
10. Alex Spike
11. Tyler Swanson
12. Sue Lovell
13. Travis Wise
14. Rebecca Jasso
15. Rocky Kneten
16. Becky Myers
17. Jack Valinski
18. María Treviño
19. Nabeel Kurji
20. Shannon Emerson

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

3. 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.)

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

4. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.

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

Committee Name: Budget and Finance Committee **Date of Meeting:** 2/13/2026

Chairperson: Katy Caldwell

Attendees:

<u>Helen Zunka</u>	<u>Katy Caldwell</u>
<u>Suewan Johnson</u>	<u>Jennifer Landreville</u>
<u>Jennifer Curley</u>	<u>David Greaney</u>
<u>Walter Morris</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Discussion regarding review of invoices
- Discussion regarding Montrose Blvd Phase 2 and CIP Update
- Review financial statements

Notes

- The Committee reviewed and recommended approval for all invoices
- The Committee discussed changes to the CIP including removing allocation of funds from Montrose Blvd Phase 2 from 2027 forward
- The Committee reviewed the Bookkeepers report
- The Committee discussed scheduling a meeting to review Zone expenditures

Montrose Redevelopment Authority / TIRZ No. 27
Cash Management Report
 January 31, 2026

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, 2026

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	16,999,602.09	3,350,992.61	335,427.16	20,686,021.86
Revenue	1,629,612.17	7,375.69	1,056.88	1,638,044.74
Expenditures	1,740,305.16	1,573,118.35	0.00	3,313,423.51
Ending Balance	16,888,909.10	1,785,249.95	336,484.04	19,010,643.09

NOTES:

Date	Series	Principal	Interest	Total
9/1/2025	2023	550,000.00	337,209.38	887,209.38
3/1/2026	2023		323,459.38	323,459.38
			Total FYE 2026	1,210,668.76

General Operating Fund

BEGINNING BALANCE: **16,999,602.09**

REVENUE:

Stellar Bank Interest	58.61	
TexPool Interest	53,888.96	
Due from CPF	1,573,118.35	
Due from Joint Projects Fund	2,421.25	
Voided Check (s) 2535	125.00	
Total Revenue:		1,629,612.17

DISBURSEMENTS:

Checks Presented At Last Meeting	1,740,305.16	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Total Expenditures		1,740,305.16

Ending Balance: **16,888,909.10**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	9,753.24
TexPool	*0001	3.7200	16,879,155.86
Total			16,888,909.10

Operating Fund 1-31-2026 Balance	16,888,909.10	
Less Checks Presented at meeting	-1,729,084.69	
Projected Ending Balance	15,159,824.41	

TIRZ 27 - Montrose RA
Checks Presented
February 16, 2026

Num	Name	Description	Amount
2542	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-18,300.14
2543	Equi-Tax Inc.	Tax Roll Management	-637.50
2544	ETI Bookkeeping Services	Bookkeeping Fees	-1,652.50
2545	HR Green, Inc.	Engineering Fees	-123,693.64
2546	Knudson, LP	Professional Consultant	-6,703.12
2547	mc2 Civil, Inc.	Pay Est 10 Montrose Blvd - Capital Project	-1,548,214.01
2548	Municipal Accounts & Consulting LP	Audit Review	-3,000.00
2549	Myhart Communications	Administrative Planning	-3,422.50
2550	St. Stephen's Episcopal Church	Meeting Room Rental - February	-125.00
2551	The Goodman Corporation	Planning Consultant	-12,068.26
2552	Tom Combs & Associates	Consultant Fee	-10,773.02
2553	ZM Interests, LP	Rent - March	-495.00
Total			-1,729,084.69

Joint Project Fund

BEGINNING BALANCE		770,289.77
REVENUE		
Due from GOF - Downtown RA	0.00	
TexPool Interest	2,422.18	
Voided Check(s)	0.00	
Total Revenue		2,422.18
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	2,421.25	
Total Expenditures		2,421.25
ENDING BALANCE		770,290.70

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.7200	770,290.70
		Total	770,290.70

Capital Projects Fund

BEGINNING BALANCE		3,350,992.61
REVENUE		
TexPool Interest	7,375.69	
Voided Check(s)	0.00	
Total Revenue		7,375.69
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	1,573,118.35	
Total Expenditures		1,573,118.35
ENDING BALANCE		1,785,249.95

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	3.7200	1,785,249.95
		Total	1,785,249.95

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

	<u>Amount</u> <u>Approved</u>	<u>Distribution</u>	<u>Variance</u>
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	14,008,944	163,925
Total Bond Project Cost	14,172,870	14,008,944	163,925
<u>Non-construction costs</u>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
Total Nonconstruction Costs:	1,314,840	1,314,840	0
Total Bond Issuance Requirement*	15,487,710	15,323,785	163,925
Interest Earned			1,621,325
Ending Bank Balance			<u><u>1,785,250</u></u>

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

Debt Service Fund

BEGINNING BALANCE		335,427.16
REVENUE		
Texpool Interest	1,056.88	
Voided Check (s)	0.00	
Total Revenue		1,056.88
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		336,484.04

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.7200	336,484.04
Total			336,484.04

Montrose Redevelopment Authority / TIRZ 27
Investment Report
January 31, 2026

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	3.7200	16,983,462.84	16,979,727.30	16,880,674.98	53,888.96	(154,460.40)	16,880,674.98	16,879,155.86
GOF	TexPool	3.7200	770,459.23	770,289.77	770,360.03	2,422.18	(2,421.25)	770,360.03	770,290.70
CPF	TexPool	3.7200	3,351,729.83	3,350,992.61	1,785,410.62	7,375.69	(1,573,118.35)	1,785,410.62	1,785,249.95
DSF	TexPool	3.7200	335,500.95	335,427.16	336,514.32	1,056.88	0.00	336,514.32	336,484.04

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	19,874.79	58.61	(10,180.16)	9,753.24

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	9,753.24	FHLB-Dallas	550,000	LOC	550,000	550,000

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
January 2026

	January			Year to Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	5,068,963	6,670,095	-1,601,132	6,670,095
6-4330 · Interest	53,948	4,167	49,781	404,670	29,167	375,503	50,000
6-4336 · Grants	0	423,720	-423,720	0	2,966,041	-2,966,041	5,084,641
Total Income	53,948	427,887	-373,939	5,473,633	9,665,303	-4,191,670	11,804,736
Expense							
6-6300 · Salaries and Benefits	16,203	27,083	-10,880	168,376	189,583	-21,207	325,000
6-6320 · Legal Fees	18,300	29,167	-10,867	200,461	204,167	-3,706	350,000
6-6321 · Auditing Fees	3,000	3,000	0	18,500	17,000	1,500	17,000
6-6322 · Engineering Fees	180	4,167	-3,987	6,070	29,167	-23,097	50,000
6-6323 · Planning Consultants	12,068	10,417	1,651	150,873	72,917	77,956	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	40,833	-40,833	70,000
6-6325 · Public Engagement Consultants	3,423	3,500	-77	22,912	24,500	-1,588	42,000
6-6333 · Accounting	1,649	1,917	-268	14,655	13,417	1,238	23,000
6-6334 · Tax Roll Management	638	667	-29	4,763	4,667	96	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	750	0	750	0
6-6371 · Office Rental	495	0	495	3,465	0	3,465	0
6-6410 · Montrose Collective Reimburse	0	0	0	180,601	0	180,601	0
6-6430 · COH Municipal Services	0	0	0	169,147	196,546	-27,399	196,546
6-6431 · COH Admin Fee	0	0	0	333,505	333,505	0	333,505
6-6450 · Public Engagement Expenses	1,273	47,500	-46,227	1,273	142,500	-141,227	190,000
6-6460 · Board Development	0	417	-417	0	2,917	-2,917	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	437,500	-437,500	750,000
6-7217 · Safe Sidewalk Program	1,638	8,333	-6,695	10,162	58,333	-48,171	100,000
6-7218 · Montrose Blvd - Phase 1	1,579,504	1,309,917	269,587	12,103,205	9,169,417	2,933,788	15,719,000
6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	145,833	-145,833	250,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	72,917	-72,917	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	58,333	-58,333	100,000
6-7222 · Safe Route to School Sidewalk	39,841	603,889	-564,048	447,453	4,227,222	-3,779,769	7,246,667
6-7223 · W Alabama Street	0	150,000	-150,000	29,378	1,050,000	-1,020,622	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	583,333	-583,333	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	145,833	-145,833	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	9,333	-9,333	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	315,000	-315,000	540,000
6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	221,667	-221,667	380,000
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	704,379	-704,379	1,207,507
Total 6-7000 · Capital Expenditure	1,620,983	2,457,014	-836,031	12,590,198	17,199,100	-4,608,902	29,484,174
6-7395 · Miscellaneous Expense	0	0	0	190	0	190	0
Total Expense	1,678,337	2,590,682	-912,345	13,865,739	18,470,819	-4,605,080	31,224,225
Net Income	-1,624,389	-2,162,795	538,406	-8,392,106	-8,805,516	413,410	-19,419,489

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

5. Amend budget for fiscal year ending June 30, 2026.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2026 BUDGET PROFILE

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

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2025):	\$	2,530,566,367
	Current Taxable Value (TY2024):	\$	2,404,252,352
	Acres:		608.13
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	Zone Purpose:
	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 6/30/24)	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
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	161,024,133	\$ 12,396,053	\$ 148,628,080
Financing Costs		-	-	-
Zone Administration/Professional Services		6,000,000	3,359,285	2,640,715
Total Project Plan	\$	167,024,133	\$ 15,755,338	\$ 151,268,795

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
		<u>Debt Service</u>	\$ -	\$ 1,122,250
	Principal	\$ -	\$ 520,000	\$ 550,000
	Interest	\$ -	\$ 602,250	\$ 660,669
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	Bond Date	\$ 14,965,000	\$ 14,445,000	\$ 13,895,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 28,671,774	\$ 30,731,315	\$ 33,050,883
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 28,671,774	\$ 30,731,315	\$ 33,050,883
City tax revenue	\$ 7,016,896	\$ 6,249,982	\$ 6,349,295
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 7,016,896	\$ 6,249,982	\$ 6,349,295
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
Grant Proceeds	\$ 7,121,623	\$ 7,299,281	\$ 5,084,641
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 42,860,293	\$ 44,333,405	\$ 44,534,819

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ 23,000	\$ 21,900	\$ 23,000
Administration Salaries & Benefits (Knudson and Tom)	\$ 150,000	\$ 321,520	\$ 325,000
Auditor	\$ 14,000	\$ 17,000	\$ 17,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 5,000	\$ 1,992	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ 7,950	\$ 8,000
TIRZ Administration and Overhead	\$ 205,000	\$ 370,362	\$ 383,000
Engineering Consultants Fees	\$ 50,000	\$ 27,443	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ 3,743	\$ 70,000
Legal	\$ 200,000	\$ 344,109	\$ 350,000
Planning Consultants (Goodman)	\$ 215,000	\$ 105,891	\$ 125,000
Community Development Planning	\$ -	\$ -	\$ 500,000
Public Engagement Consultants (MyHart)	\$ -	\$ 8,029	\$ 42,000
Public Engagement Expenses	\$ 250,000	\$ 40,368	\$ 190,000
Program and Project Consultants	\$ 785,000	\$ 529,583	\$ 1,327,000
Management consulting services	\$ 990,000	\$ 899,945	\$ 1,710,000
Capital Expenditures (See CIP Schedule)	\$ 11,826,000	\$ 8,521,933	\$ 31,759,174
TIRZ Capital Expenditures	\$ 11,826,000	\$ 8,521,933	\$ 31,759,174
Construction Audit	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ 213,240	\$ 341,184
Bond Series (2024)			
Principal		\$ 520,000	\$ 550,000
Interest		\$ 602,250	\$ 660,669
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ -	\$ 1,122,250	\$ 1,210,669
TOTAL PROJECT COSTS	\$ 12,816,000	\$ 10,757,368	\$ 35,021,027
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 350,845	\$ 356,007	\$ 317,465
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 214,470	\$ 169,147	\$ 1,320,176
Total Transfers	\$ 565,315	\$ 525,154	\$ 1,637,641
Total Budget	\$ 13,381,315	\$ 11,282,522	\$ 36,658,668
RESTRICTED Funds - Capital Projects	\$ 29,478,978	\$ 33,050,883	\$ 7,876,151
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 29,478,978	33,050,883	7,876,151

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
Total Budget & Ending Fund Balance	\$ 42,860,293	\$ 44,333,405	\$ 44,534,819

Notes:

**2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project**

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

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	
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	\$ 1,014,388	4,853,263	15,719,000	-	-	-	-	15,719,000	21,586,651
C	T-2706(a)	Montrose Blvd - Complete Reconstruction Project Phase 2	\$ -	-	1,200,000	13,450,000	12,500,000	-	-	27,150,000	27,150,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ 8,592	-	-	-	-	-	-	-	8,592
C	T-2708	Woodhead Neighborhood Safe Street	\$ 8,592	2,390,000	-	-	-	-	-	-	2,398,592
C	T-2709	Dallas Pedestrian Improvements	\$ 12,481	-	540,000	540,000	-	-	-	1,080,000	1,092,481
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 Rehabilitation	\$ 12,481	-	380,000	1,960,000	-	-	-	2,340,000	2,352,481
C	T-2713	SPARK Parks Partnership Project	\$ 206,000	-	-	-	-	-	-	-	206,000
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	\$ 796,595	821,853	7,246,667	3,388,333	-	-	-	10,635,000	12,253,448
C	T-2717	W Alabama Street	\$ -	93,310	1,800,000	11,625,000	15,750,000	4,725,000	-	33,900,000	33,993,310
C	T-2718	West Gray from Woodhead to Montrose Blvd. (Complete)	\$ 212,429	-	-	-	-	-	-	-	212,429
0	T-2719	Parks - Mandell Park Improvement	\$ -	-	-	-	-	-	-	-	-
C	T-2720	Westheimer Corridor Study	\$ 107,538	-	-	-	-	-	-	-	107,538
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 Pedestrian Improvement Project	\$ -	223,507	1,207,507	-	-	-	-	1,207,507	1,431,014
C	T-2724	Montrose Redevelopment Authority Parking Study	\$ -	140,000	-	-	-	-	-	-	140,000
C	T-2725	Pat Walsh Memorial	\$ -	-	16,000	-	-	-	-	16,000	16,000
C	T-2726	Intersection Accessibility Enhancements	\$ -	-	-	-	-	-	-	-	-
C	T-2727	Roseland Sidewalks	\$ -	-	525,000	-	-	-	-	525,000	525,000
C	T-2728	West-Central Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000
C	T-2729	Southeast Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000

C	T-2740	North-Central Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000
C	T-2741	Fairview-Pacific Corridor Planning Study	\$ -	-	500,000	-	-	-	-	500,000	500,000
C	T-2799	Safe Sidewalk Program	\$ 46,172	-	100,000	500,000	-	-	-	600,000	646,172
Totals			\$ 6,149,386	\$ 8,521,933	\$ 31,759,174	\$ 36,588,333	\$ 36,735,000	\$ 7,944,000	\$ 2,625,000	\$ 115,651,507	\$ 130,322,826

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	
TIRZ Funds	5,897,214	8,360,933	24,434,893	31,503,692	27,840,719	(1,346,937)	2,625,000	85,057,367	99,315,514
City of Houston	-	-	25,000	-	-	-	-	25,000	25,000
Grants	-	161,000	7,299,281	5,084,641	2,625,000	9,290,937	-	24,299,859	24,460,859
Other	-	-	-	-	-	-	-	-	-
Project Total	5,897,214	8,521,933	31,759,174	36,588,333	30,465,719	7,944,000	2,625,000	109,382,226	123,801,373

Project: Montrose Blvd - Complete Reconstruction Project Phase		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)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
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. Pymt is in poor condition, is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
3	Design	1,014,388	950,000	718,263	950,000	-	-	-	-	\$ 950,000	\$ 2,682,651	\$ 2,682,651			
4	Construction	-	6,000,000	4,000,000	13,900,000	-	-	-	-	\$ 13,900,000	\$ 17,900,000	\$ 17,900,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
7	Other	-	460,000	135,000	869,000	-	-	-	-	\$ 869,000	\$ 1,004,000	\$ 1,004,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
	Other Sub-Total:	-	460,000	135,000	869,000	-	-	-	-	\$ 869,000	\$ 1,004,000	\$ 1,004,000			
Total Allocations		\$ 1,014,388	\$ 7,410,000	\$ 4,853,263	\$ 15,719,000	\$ -	\$ -	\$ -	\$ -	\$ 15,719,000	\$ 21,586,651	\$ 21,586,651			
Source of Funds															
TIRZ Funds		1,014,388	7,410,000	4,853,263	15,719,000	-	-	-	-	\$ 15,719,000	\$ 21,586,651	\$ 21,586,651			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Total Funds		\$ 1,014,388	\$ 7,410,000	\$ 4,853,263	\$ 15,719,000	\$ -	\$ -	\$ -	\$ -	\$ 15,719,000	\$ 21,586,651	\$ 21,586,651			

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)																			
				2026		2027		2028		2029		2030		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
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.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/24		2025 Budget		2025 Estimate		2026		2027		2028		2029		2030		FY26 - FY30 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		950,000		950,000		-		-		-		\$ 1,900,000		\$ 1,900,000	
4 Construction		-		-		-		-		12,500,000		12,500,000		-		-		\$ 25,000,000		\$ 25,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		250,000		-		-		-		-		\$ 250,000		\$ 250,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		250,000		-		-		-		-		\$ 250,000		\$ 250,000	
Total Allocations		\$ -		\$ -		\$ -		\$ 1,200,000		\$ 13,450,000		\$ 12,500,000		\$ -		\$ -		\$ 27,150,000		\$ 27,150,000	
Source of Funds																					
TIRZ Funds		-		-		-		1,200,000		13,450,000		12,500,000		-		-		\$ 27,150,000		\$ 27,150,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 1,200,000		\$ 13,450,000		\$ 12,500,000		\$ -		\$ -		\$ 27,150,000		\$ 27,150,000	

Project: Woodhead Neighborhood Safe Street		City Council District		Key Map:				WBS.:		T-2708					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study. 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 Lanier Middle School		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	6,815	-	-	-	-	-	-	-	\$ -		\$ 6,815			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	1,777	2,364,756	2,360,000	-	-	-	-	-	\$ -		\$ 2,361,777			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	225,000	30,000	-	-	-	-	-	\$ -		\$ 30,000			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	225,000	30,000	-	-	-	-	-	\$ -		\$ 30,000			
Total Allocations		\$ 8,592	\$ 2,589,756	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 2,398,592			
Source of Funds															
TIRZ Funds		8,592	1,447,728	2,390,000	-	-	-	-	-	\$ -		\$ 2,398,592			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants - Harris County Pct 1		-	1,142,028	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ 8,592	\$ 2,589,756	\$ 2,390,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 2,398,592			

Project: Dallas Pedestrian Improvements		City Council District		Key Map:				WBS.:		T-2709					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Updated 5' sidewalks and 52 improved curb ramps.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project was identified on the priority list in the Walk/Bike Montrose Study.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	12,481		-	-	-	-	-	-	\$ -	-	\$ 12,481			
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		\$ 12,481	\$ 434,000	\$ -	\$ 540,000	\$ 540,000	\$ -	\$ -	\$ -	\$ 1,080,000	\$ -	\$ 1,092,481			
Source of Funds															
TIRZ Funds		12,481	374,000	-	480,000	340,000	-	-	-	\$ 820,000	-	\$ 832,481			
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Grants - Harris County Pct 1		-	60,000	-	60,000	200,000	-	-	-	\$ 260,000	-	\$ 260,000			
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -			
Total Funds		\$ 12,481	\$ 434,000	\$ -	\$ 540,000	\$ 540,000	\$ -	\$ -	\$ -	\$ 1,080,000	\$ -	\$ 1,092,481			

*NOTE:

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)													
				2026		2027		2028		2029		2030		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		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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 Rehabilitation		City Council District		Key Map:		WBS.:		T-2712			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Project will include evaluating the pavement condition for potential milling/overlaying and all the sidewalks along the corridor from US 59 to Westheimer.			Operating and Maintenance Costs: (\$ Thousands)							
		2026	2027	2028	2029	2030	Total				
	Personnel	-	-	-	-	-	-				
	Supplies	-	-	-	-	-	-				
Justification:	The road's pavement is in fair to poor condition and the sidewalks are inadequate.			Svcs. & Chgs.	-	-	-	-	-		
	Capital Outlay	-	-	-	-	-	-				
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	-				
	FTEs						-				
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	12,481	-	-	-	-	-	-	-	\$ -	\$ 12,481
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	250,000	1,750,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	24,000	-	30,000	210,000	-	-	-	\$ 240,000	\$ 240,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	24,000	-	30,000	210,000	-	-	-	\$ 240,000	\$ 240,000
Total Allocations		\$ 12,481	\$ 24,000	\$ -	\$ 380,000	\$ 1,960,000	\$ -	\$ -	\$ -	\$ 2,340,000	\$ 2,352,481
Source of Funds											
TIRZ Funds		12,481	(146,000)	-	210,000	960,000	-	-	-	\$ 1,170,000	\$ 1,182,481
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	170,000	-	170,000	1,000,000	-	-	-	\$ 1,170,000	\$ 1,170,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 12,481	\$ 24,000	\$ -	\$ 380,000	\$ 1,960,000	\$ -	\$ -	\$ -	\$ 2,340,000	\$ 2,352,481

Project: SPARK Parks Partnership Project		City Council District		Key Map:				WBS.:		T-2713					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: A SPARK Park contribution to the Arabic Immersion Magnet School.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Develop and enhance open space, parks, plaza, recreational amenities, cultural facilities, and other similar improvements within the Zone.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$	-	\$	-		
2	Acquisition	-	-	-	-	-	-	-	-	\$	-	\$	-		
3	Design	-	-	-	-	-	-	-	-	\$	-	\$	-		
4	Construction	-	-	-	-	-	-	-	-	\$	-	\$	-		
5	Equipment	-	-	-	-	-	-	-	-	\$	-	\$	-		
6	Close-Out	-	-	-	-	-	-	-	-	\$	-	\$	-		
7	Other	206,000	-	-	-	-	-	-	-	\$	-	\$	206,000		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
Other Sub-Total:		206,000	-	-	-	-	-	-	-	\$	-	\$	206,000		
Total Allocations		\$ 206,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,000		
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	\$	-	\$	-		
City of Houston		-	-	-	-	-	-	-	-	\$	-	\$	-		
Grants		-	-	-	-	-	-	-	-	\$	-	\$	-		
Other		-	-	-	-	-	-	-	-	\$	-	\$	-		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

*NOTE:

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)							
		2026	2027	2028	2029	2030	Total				
	Personnel	-	-	-	-	-	-				
	Supplies	-	-	-	-	-	-				
	Svcs. & Chgs.	-	-	-	-	-	-				
	Capital Outlay	-	-	-	-	-	-				
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	-				
	FTEs						-				
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.											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	39,850	-	-	-	-	-	\$ -	\$ 39,850
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	65,593	350,000	600,000	470,000	-	-	-	-	\$ 470,000	\$ 1,135,593
4	Construction	731,002	-	-	6,333,334	3,166,666	-	-	-	\$ 9,500,000	\$ 10,231,002
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	182,003	443,333	221,667	-	-	-	\$ 665,000	\$ 847,003
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	182,003	443,333	221,667	-	-	-	\$ 665,000	\$ 847,003
Total Allocations		\$ 796,595	\$ 350,000	\$ 821,853	\$ 7,246,667	\$ 3,388,333	\$ -	\$ -	\$ -	\$ 10,635,000	\$ 12,253,448
Source of Funds											
TIRZ Funds		796,595	350,000	821,853	952,386	253,692	(6,269,281)	-	-	\$ (5,063,203)	\$ (3,444,755)
City of Houston		-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
Grants		-	-	-	6,269,281	3,134,641	-	-	-	\$ 9,403,922	\$ 9,403,922
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 796,595	\$ 350,000	\$ 821,853	\$ 7,246,667	\$ 3,388,333	\$ (6,269,281)	\$ -	\$ -	\$ 4,365,719	\$ 5,984,167

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 Spur 527. to include utilities, drainage, and sidewalks.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		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		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	750,000	93,310	1,800,000	600,000	-	-	-	\$ 2,400,000	\$ 2,493,310				
4	Construction	-	-	-	10,500,000	15,000,000	4,500,000	-	-	\$ 30,000,000	\$ 30,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	525,000	750,000	225,000	-	-	\$ 1,500,000	\$ 1,500,000				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	525,000	750,000	225,000	-	\$ 1,500,000	\$ 1,500,000				
Total Allocations		\$ -	\$ 750,000	\$ 93,310	\$ 1,800,000	\$ 11,625,000	\$ 15,750,000	\$ 4,725,000	\$ -	\$ 33,900,000	\$ 33,993,310				
Source of Funds															
TIRZ Funds		-	750,000	93,310	1,800,000	10,875,000	14,250,000	(4,174,937)	-	\$ 22,750,063	\$ 22,843,373				
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	\$ 1,800,000	\$ 11,625,000	\$ 15,750,000	\$ 4,725,000	\$ -	\$ 33,900,000	\$ 33,993,310				

*NOTE:

Project: West Gray from Woodhead to Montrose Blvd. (Complete)		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)													
				2026		2027		2028		2029		2030		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		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	212,429	-	-	-	-	-	-	-	\$ -		\$ 212,429			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-											

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)													
				2026		2027		2028		2029		2030		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		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	107,538	-	-	-	-	-	-	-	\$ -		-	\$ 107,538		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -		-	\$ -		
		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
Total Allocations		\$ 107,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 107,538		
Source of Funds															
TIRZ Funds		107,538	-	-	-	-	-	-	-	\$ -		-	\$ 107,538		
City of Houston		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -		-	\$ -		
Total Funds		\$ 107,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 107,538		

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)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Review and assess Zone safety.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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 Pedestrian Improvement Project		City Council District: C		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)													
				2026		2027		2028		2029		2030		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 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	166,000	-	-	-	-	-	\$ -		\$ 166,000			
4	Construction	-	-	-	1,000,000	-	-	-	-	\$ 1,000,000		\$ 1,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	57,507	207,507	-	-	-	-	\$ 207,507		\$ 265,014			
Other Sub-Total:		-	-	57,507	207,507	-	-	-	-	\$ 207,507		\$ 265,014			
Total Allocations		\$ -	\$ -	\$ 223,507	\$ 1,207,507	\$ -	\$ -	\$ -	\$ -	\$ 1,207,507		\$ 1,431,014			
Source of Funds															
TIRZ Funds		-	-	223,507	1,007,507	-	-	-	-	\$ 1,007,507		\$ 1,231,014			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	200,000	-	-	-	-	\$ 200,000		\$ 200,000			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ 223,507	\$ 1,207,507	\$ -	\$ -	\$ -	\$ -	\$ 1,207,507		\$ 1,431,014			

Project: Montrose Redevelopment Authority Parking Study		City Council District: C		Key Map:				WBS.:		T-2724					
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood:											
Description: Identify non-residential parking supply and demand throughout Montrose, document negative impacts of redevelopment for parking, evaluate tradeoff between expansion of market-based parking to preserve character and address parking deficiencies, explore potential "carrots" and "sticks" for		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Enhancing local parking opportunities is amongst TIRZ 27's goals.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/25	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
7	Other	-	-	140,000	-	-	-	-	-	\$ -	\$ -	\$ 140,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Other Sub-Total:		-	-	140,000	-	-	-	-	-	\$ -	\$ -	\$ 140,000			
Total Allocations		\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000			
Source of Funds															
TIRZ Funds		-	-	(21,000)	(600,000)	-	-	-	-	\$ (600,000)	\$ (621,000)	\$ (621,000)			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Grants		-	-	161,000	600,000	-	-	-	-	\$ 600,000	\$ 600,000	\$ 761,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000			

Double Checks

Project: Roseland Sidewalks		City Council District		Key Map:						WBS.:		T-2727			
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood: 62											
Description: Sidewalk construction cost of the Roseland Area Project The sidewalk construction consist of 34,118 sq ft of sidewalk and 7,214 sq ft of wheelchair ramps.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Colloboration with the City of Houston on the Roseland Area Paving and Drainage project.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/25	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY26 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	525,000	-	-	-	-	\$ 525,000		\$ 525,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ 525,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000		\$ 525,000			
Source of Funds															
TIRZ Funds		-	-	-	525,000	-	-	-	-	\$ 525,000		\$ 525,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 525,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000		\$ 525,000			

\$	-	\$	-
\$	525,000	\$	525,000
\$	525,000	\$	525,000

Double Checks

Project: North-Central Safe Sidewalks		City Council District		Key Map:						WBS.:		T-2740			
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood: 62											
Description: Replacement of existing deteriorating sidewalks to provide a safer pedestrian realm in the North-Central area of Montrose.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Addresses gaps and problem areas in sidewalks		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/25	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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			

		\$ -		\$ -	
		\$ 600,000		\$ 600,000	
		\$ 600,000		\$ 600,000	

Double Checks

Project: Fairview-Pacific Corridor Planning Study		City Council District		Key Map:						WBS.:		T-2741			
		Location: C		Geo. Ref.:											
		Served: C		Neighborhood: 62											
Description: Planning study to review the Fairview-Pacific Corridor including Commonwealth, Fairview/Tuam, Bagby, and Pacific/Missouri streets.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification:		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/25	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total		Cumulative Total (To Date)			
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	300,000	-	-	-	-	\$ 300,000		\$ 300,000			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	200,000	-	-	-	-	\$ 200,000		\$ 200,000			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	200,000	-	-	-	-	\$ 200,000		\$ 200,000			
Total Allocations		\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000		\$ 500,000			
Source of Funds															
TIRZ Funds		-	-	-	500,000	-	-	-	-	\$ 500,000		\$ 500,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000		\$ 500,000			

\$ 200,000 \$ 200,000

\$ 500,000 \$ 500,000

\$ 500,000 \$ 500,000

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd - Segment One, including progress report and approve pay application;
 - ii. Cherryhurst Sidewalk Improvements; and
 - iii. Consider proposal for Engineering Consulting Services (On-Call 2026).

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Projects, Planning, and Parking
Committee**Date of Meeting:** 2/10/2026**Chairperson:** Matt Brollier**Attendees:**

Matt Brollier

Katy Caldwell

David Greaney

Gwen Tillotson

Walter Morris

Monisha Khurana

Robert Guthart

Jennifer Curley

Suewan Johnson

Marlene Gafrick

Kristi Miller

Meeting Report**Agenda**

- Discussion with City of Houston Regarding FY 2027 CIP List
- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
- Goodman Corporation Funding and Project Status Report
 - Update on Montrose Parking Study
 - If the Committee approves, Board action will be required
 - Brief on Call for Projects for transportation application and other upcoming grant opportunities
 - Discussion regarding ongoing, current, and upcoming grants
 - Brief on the Fairview/Pacific Planning Study (If needed)
- Discussion regarding TCA Cultural District Application
- Discussion regarding changes to municipal services charge in FY 2026 (including base cost confirmation), and CIP Amendment; TIF Participation, Zone Life & Preferred Amendment Process
- Planning Timeline & Calendaring Estimate: Fairview-Pacific Corridor Planning; 3 Sidewalk Projects

Notes

- The Committee discussed the Montrose Blvd Phase 2 Project
- The Committee discussed the TCA Cultural District Designation Application
- David Greaney with HR Green presented the Project Status Report
- Kristi Miller with the Goodman Corporation discussed updates on the Montrose Parking Study
- The Committee discussed scheduling additional meetings to discuss the Montrose Parking Study and the TCA Cultural District Designation Application

PROGRESS REPORT

FEBRUARY 2026

MONTROSE/TIRZ 27



CHERRYHURST SIDEWALK IMPROVEMENTS

- ABHR is reviewing the post-bid documents and contract agreement.
- HR Green presented the project at the Cherryhurst Civic Association Meeting.
- Construction Commencement: by end of February
- Door hangers will go out a week in advance.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Sidewalk Layout Sheets and design files sent to CN Koehl for tree protection design.
- Revised 90% should be ready to submit near the end of February or early March.

WEST ALABAMA ST RECONSTRUCTION

- Survey and subsurface utility engineering are in progress.
- HR Green is working on roadway updates to three 11-ft lanes.

MANDELL ST SIDEWALKS

- HR Green is updating the design.
- Presentation at March board meeting.



February 12, 2026

Montrose Redevelopment Authority/TIRZ 27 Project Schedules - **DRAFT**



Projects	2026											2027	
	February	March	April	May	June	July	August	September	October	November	December	January	February
W Alabama Reconstruction													
Topographic Survey	Design	Design											
60% Design/Submittal	Design												
City Review (30 days minimum)										Design	Design		
90% Design/Submittal											Design	Design	Design
City Review (30 days minimum)													
100% Design/Submittal - March 2027													
City Review - April 2027													
Submittal for Federal TIP Funding - May 2027													
Bid Project (60 days) - June 2027 (pending Federal Funding Partner Review)													
Commence Construction - August 2027 (pending Federal Funding Partner Review)													
Montrose SRTS Connections													
90% revised Design/Submittal (new stretches of sidewalk only)	Design	Design											
City Review		Design	Design										
100% Design/Submittal (with all stretches of sidewalk)			Design	Design									
City Review				Design									
Submit for HGAC Funding Partner Reviews					Design								
Bid Project (60 days)					Bid	Bid	Bid						
Commence Construction - August 2026 (one year duration)							Construction						
Substantial Completion to Final Completion (August 2027)													
Mandell Street Sidewalks													
100% Design/Submittal	Design	Design											
City Review			Design	Design									
Bid Project				Bid	Bid	Bid							
Commence Work to Substantial Completion							Construction						
Substantial Completion to Final Completion												Construction	
Cherryhurst Sidewalks													
Commence Work to Substantial Completion		Construction	Construction	Construction	Construction	Construction	Construction						
Substantial Completion to Final Completion							Construction	Construction					
Montrose Blvd - Segment 1 CM/I & CPS													
Ongoing Construction to Substantial Completion	Construction	Construction											
Substantial Completion to Final Completion			Construction	Construction									

Lengend

- Design Phase
- Bid Phase
- Construction Phase

PROGRESS REPORT — FEBRUARY 2026

Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



PROJECT LOCATION

The project is just west of downtown Houston at the northern limit of the TIRZ 27 boundary. The project is along Montrose Boulevard and extends from Allen Parkway to W Clay Street.

PROJECT GOALS

Adhere to the City's Guiding Mobility and Safety Principles:

Enhancing pedestrian safety with new sidewalks, crosswalks, and better lighting to ensure Montrose Boulevard is a welcoming corridor for all.

Improve Drainage Infrastructure:

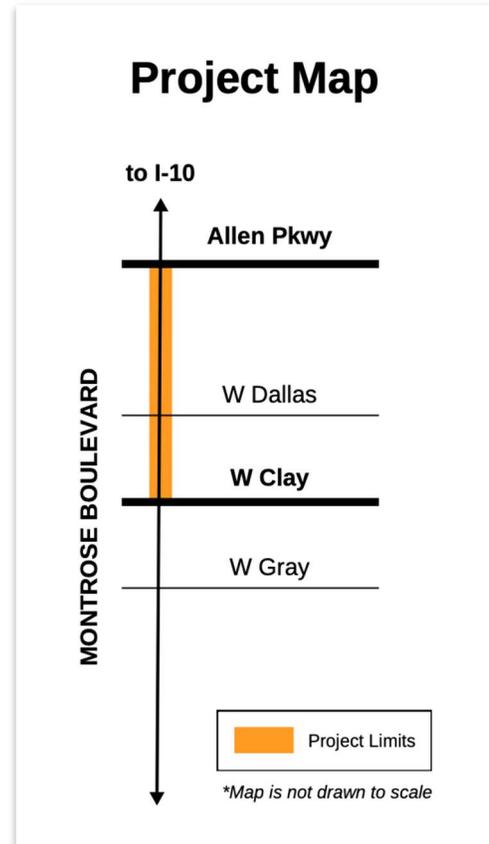
Upgrading stormwater infrastructure to reduce flooding, protect properties, and keep our streets accessible during heavy rain.

Improve Roadway Surfaces:

Resurfacing and repairing the roadway for smoother travel, better accessibility, and a more durable surface to serve the community for years to come.

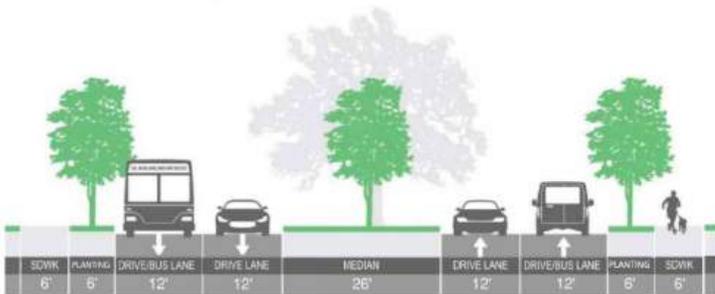
Preserve as Many Trees as Possible and Add New Ones:

Preserving the mature trees that define Montrose Boulevard's charm by incorporating thoughtful design and construction practices that protect their roots and health. In addition, new trees will also be added along Montrose Blvd between Allen Parkway to West Clay Street.



PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street



TRAFFIC CONTROL CONFIGURATION

From W Dallas Street to W Clay Street



PROJECT STATUS

- Completed pedestrian bridge.
- Completed roadway and sidewalk north of W Dallas Street.
- Completed east roadway and sidewalk south of W Dallas Street.
- Continued storm sewer installation.
- Continued streetlight installation.
- W Clay St intersection is closed.
- Flaggers are present along Montrose Blvd for safe crossing.

NEXT STEPS

- Continue storm sewer installation (inlets and leads).
- Continue pouring concrete pavement.
- Continue traffic signal and streetlight installation.
- Continue tree planting and sod installation.
- Install metal cladding at pedestrian bridge.

For more information on the latest construction updates please visit: <https://montrosehtx.org/projects/montrose-blvd-improvement-project/>

PROGRESS REPORT — FEBRUARY 2026

Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



CONSTRUCTION TIME

Original Contract Time: 349 Days
Mobilization Date: March 31st, 2025

CONTACT INFORMATION

Construction Manager:
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079

Contractor:
mc² Civil



PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$894,800.15
Current Contract Amount	\$18,790,803.15
Previous Payments	\$13,320,634.69
Current Payment(s) Due	\$1,548,214.01
Total Retainage	\$782,570.98
Contract Completion Date	03/14/2026
Balance Remaining	\$3,235,161.47

PROGRESS PHOTOS



Traffic Signal



Roadway Preparation



Streetlight and Trees



Pavers Installation



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
▶ HRGREEN.COM

February 5, 2026

Matt Brollier, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

RE: Montrose Boulevard Improvements – Segment 1
WBS No. N-T270005-7
mc2 Civil, Inc. Payment No. 10

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 10 in the amount of \$1,548,214.01 for construction services rendered through January 25, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$1,548,214.01** to mc2.

The following billing information is to be used for payment:

mc2 Civil, Inc.
14115 Luthe Road, Suite 100
Houston, TX 77039

If you have any questions or require additional information, please feel free to contact me at (832) 968-9981.

Sincerely,

HR GREEN, INC.

A handwritten signature in blue ink that reads 'David G. Greaney'.

David G. Greaney, PE
Project Manager

Estimate No. 10
 Cut off Date 01/25/26
 Estimate Date 02/05/26

Montrose Redevelopment Authority / TIRZ 27
Estimate and Certificate for Payment Unit Price Work



Project Name : Montrose Blvd Improvements - Segment 1
 Contractor Name : mc2 Civil
 Address : 14115 Luthe Road, Suite 100 Houston, TX 77039

WBS No. N-T27000-0005-7

Contract Date : 3/17/2025
 Start Date : 3/31/2025
 Current Contract Completion Date : 3/14/2026
 Substantial Completion Date :
 Percentage By Time : 85.96% In Place : 82.78%
 Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%
 Current M/SBE : 9.81%
 WBE : 8.00%
 Current WBE : 8.88%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320
 Approved Extensions : 29
 Total Contract Time : 349
 Days Used to Date : 300
 Days Remaining to Date : 49
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

1- Original Contract Amount **\$17,896,003.00**
 2- Approved Change Orders

No.	Date	Ext.Days	Amount
1	12/16/2025	0	\$894,800.15
2	12/16/2025	29	\$0.00

Total Approved Extensions **29** Total Change Orders to Date **\$894,800.15**

3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date **\$0.00** **\$18,790,803.15**

TOTAL CONTRACT AMOUNT (excludes WCDs)

A. EARNINGS TO DATE

1- Work Completed to Date 86.92% Complete
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$95,778.00
 5- Work Change Directives - In Place \$0.00

Current Month Billing **\$1,629,698.95**
\$15,555,641.68

TOTAL EARNINGS TO DATE \$15,555,641.68

B. DEDUCTIONS

1- Retainage 5% Of \$15,651,419.68 \$782,570.98
 2- Retainage Release 0% Of \$15,651,419.68 \$0.00
 3- Total Retainage \$782,570.98
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$782,570.98

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$15,651,419.68
 2- Total Deductions \$782,570.98
 3- Total Payments Due \$14,868,848.70
 4- Less Previous Payments \$13,320,634.69
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,548,214.01
BALANCE REMAINING \$3,235,161.47

Prepared By David G. Greaney 2/5/2026
 David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 2/5/2026
 Muhammad Ali, P.E. Date

Approved By: _____
 Montrose Redevelopment Authority Date



APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: MONTROSE REDEVELOPMENT

PROJECT: MONTROSE BLVD
SEGMENT 1

APPLICATION NO: 10

Distribution to:
 OWNER

PERIOD: January 2025

FROM CONTRACTOR:

mc2 CIVIL
14115 LUTHE ROAD, SUITE 100
HOUSTON, TEXAS 77039

PROJECT NO: 250212

DRAWING NO: WBS NO. N-T-27000-0005-7

APPLICATION DATE: 2/5/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	17,896,003.00
2. Net change by Change Orders	\$	894,800.15
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	18,790,803.15
4. TOTAL COMPLETED TO DATE	\$	15,555,641.68
4A. TOTAL STORED TO DATE	\$	95,778.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	777,782.08
b. 5 % of Stored Material	\$	4,788.90
Total Retainage (Lines 5a + 5b)		\$782,570.98
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	14,868,848.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	13,320,634.69
8. CURRENT PAYMENT DUE	\$	1,548,214.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	3,921,954.45

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date: 2/5/2026

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

Project Name: Montrose Segment 1
 Contractor: mc2 Civil
 WBS No. N-T27000-0005-7

Notes:
 Gray cells are calculations and should not be edited
 Green cells should be updated by the Contractor

Contractor Invoice #: 10
 For Period: -----
 Start: 12/26/2025
 Finish: 1/25/2025

Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
								Period Qty	Period Cost						
1	Mobilization (5% maximum)	1	LS	\$880,000.00	\$ 880,000.00	1.00	\$880,000.00	0.00	\$0.00			1.00	\$880,000.00	100%	\$ -
2	Clearing and Grubbing	1	AC	\$ 10,000.00	\$ 10,000.00	0.75	\$7,500.00	0.00	\$0.00			0.75	\$7,500.00	75%	\$ 2,500.00
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	3,401.00	\$187,055.00	276.00	\$15,180.00			3677.00	\$202,235.00	147%	\$ (64,735.00)
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.65	\$211,250.00	0.05	\$16,250.00			0.70	\$227,500.00	70%	\$ 97,500.00
5	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 40.00	\$ 101,600.00	2,620.00	\$104,800.00	0.00	\$0.00			2620.00	\$104,800.00	103%	\$ (3,200.00)
6	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 40.00	\$ 1,600.00	80.00	\$3,200.00	0.00	\$0.00			80.00	\$3,200.00	200%	\$ (1,600.00)
7	Move precast Low Profile Concrete Barrier (LPCB) TYP 1	80	LF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,600.00
8	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	80	LF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,600.00
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 10.00	\$ 25,400.00	3,860.00	\$38,600.00	0.00	\$0.00			3860.00	\$38,600.00	152%	\$ (13,200.00)
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 10.00	\$ 400.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	100%	\$ -
11	Constructing Detours (Temp 8-Inch Asphalt)	686	SY	\$ 120.00	\$ 82,320.00	1,875.16	\$225,019.20	0.00	\$0.00			1875.16	\$225,019.20	273%	\$ (142,699.20)
12	Plug Pipes (All Types and All Sizes) and Manholes	4	EA	\$ 500.00	\$ 2,000.00	2.00	\$1,000.00	2.00	\$1,000.00			4.00	\$2,000.00	100%	\$ -
13	Cut and Plug Pipes (All Types and All Sizes)	3	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$0.00			3.00	\$3,000.00	100%	\$ -
14	Remove and Store School Zone Sign	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	100%	\$ -
15	Remove and Dispose of School Zone Sign Foundation	1	EA	\$ 300	\$ 300.00	1.00	\$300.00	0.00	\$0.00			1.00	\$300.00	100%	\$ -
16	Remove and Dispose of Existing Concrete Curb and Gutter	2458	LF	\$ 5.00	\$ 12,290.00	2,458.00	\$12,290.00	0.00	\$0.00			2458.00	\$12,290.00	100%	\$ -
17	Remove and Dispose of Concrete Driveways (All Thickness)	1038	SY	\$ 20.00	\$ 20,760.00	990.04	\$19,800.80	0.00	\$0.00			990.04	\$19,800.80	95%	\$ 959.20
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	1,342.21	\$13,422.10	0.00	\$0.00			1342.21	\$13,422.10	91%	\$ 1,327.90
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	5,244.43	\$52,444.30	0.00	\$0.00			5244.43	\$52,444.30	54%	\$ 43,885.70
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	5785	SY	\$ 10.00	\$ 57,850.00	8,975.00	\$89,750.00	0.00	\$0.00			8975.00	\$89,750.00	155%	\$ (31,900.00)
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	71.33	\$7,133.00	0.00	\$0.00			71.33	\$7,133.00	3567%	\$ (6,933.00)
22	Remove and Dispose of Guard Rail	27	LF	\$ 10.00	\$ 270.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	148%	\$ (130.00)
23	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	1480	LF	\$ 24.00	\$ 35,520.00	702.00	\$16,848.00	778.00	\$18,672.00			1480.00	\$35,520.00	100%	\$ -
24	Remove and Dispose of Existing MRC Stm Swr Pipe (All Sizes)	1790	LF	\$ 110.00	\$ 196,900.00	60.00	\$6,600.00	1,730.00	\$190,300.00			1790.00	\$196,900.00	100%	\$ -
25	Remove and Dispose of Existing Manholes	13	EA	\$ 800.00	\$ 10,400.00	5.00	\$4,000.00	8.00	\$6,400.00			13.00	\$10,400.00	100%	\$ -
26	Remove and Dispose of Existing Inlets	13	EA	\$ 800.00	\$ 10,400.00	7.00	\$5,600.00	6.00	\$4,800.00			13.00	\$10,400.00	100%	\$ -
27	Remove and Dispose of Fence (All Types and All Sizes)	115	LF	\$ 5.00	\$ 575.00	115.00	\$575.00	0.00	\$0.00			115.00	\$575.00	100%	\$ -
28	Remove and Dispose of Gas Valve	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00			1.00	\$500.00	100%	\$ -
29	Remove and Dispose of Metal Post	1	EA	\$ 200.00	\$ 200.00	1.00	\$200.00	1.00	\$200.00			2.00	\$400.00	200%	\$ (200.00)
30	Remove and Dispose of Electric Box	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	100%	\$ -
31	Remove and Dispose of Metal Sign	1	EA	\$ 200.00	\$ 200.00	1.00	\$200.00	0.00	\$0.00			1.00	\$200.00	100%	\$ -
32	4" Concrete Riprap	3	CY	\$ 2,000.00	\$ 6,000.00	0.00	\$0.00	6.00	\$12,000.00			6.00	\$12,000.00	200%	\$ (6,000.00)
33	Stainless Steel Bollard	10	EA	\$ 1,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 15,000.00
34	Roadway Excavation and Offsite Disposal	12458	CY	\$ 25.00	\$ 311,450.00	9,966.00	\$249,150.00	0.00	\$0.00			9966.00	\$249,150.00	80%	\$ 62,300.00
35	Embankment Fill	391	CY	\$ 40.00	\$ 15,640.00	312.80	\$12,512.00	0.00	\$0.00			312.80	\$12,512.00	80%	\$ 3,128.00
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	384	TON	\$ 360.00	\$ 138,240.00	227.45	\$81,882.00	50.00	\$18,000.00			277.45	\$99,882.00	72%	\$ 38,358.00
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	13,021.28	\$130,212.80	2,784.08	\$27,840.80			15805.36	\$158,053.60	95%	\$ 8,346.40
38	Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY)	227	TON	\$ 180.00	\$ 40,860.00	142.49	\$25,648.20	0.00	\$0.00			142.49	\$25,648.20	63%	\$ 15,211.80
39	Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY)	86	TON	\$ 200.00	\$ 17,200.00	3.63	\$726.00	0.00	\$0.00			3.63	\$726.00	4%	\$ 16,474.00
40	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	10424	SY	\$ 100.00	\$ 1,042,400.00	8,107.53	\$810,753.00	1,435.76	\$143,576.00			9543.29	\$954,329.00	92%	\$ 88,071.00
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	4499	SY	\$ 120.00	\$ 539,880.00	2,321.08	\$278,529.60	948.32	\$113,798.40			3269.40	\$392,328.00	73%	\$ 147,552.00
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	265.66	\$37,192.40	38.74	\$5,423.60			304.40	\$42,616.00	114%	\$ (5,096.00)
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	8015	SF	\$ 12.00	\$ 96,180.00	2,189.66	\$26,275.92	849.41	\$10,192.92			3039.07	\$36,468.84	38%	\$ 59,711.16
44	Concrete Paving Header	256	LF	\$ 15.00	\$ 3,840.00	45.00	\$675.00	0.00	\$0.00			45.00	\$675.00	18%	\$ 3,165.00
45	Reinforced Concrete Curb (6")	6727	LF	\$ 6.00	\$ 40,362.00	4,034.00	\$24,204.00	917.00	\$5,502.00			4951.00	\$29,706.00	74%	\$ 10,656.00
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	166.00	\$3,320.00	411.00	\$8,220.00			577.00	\$11,540.00	50%	\$ 11,740.00
47	Reinforced Concrete Curb and Gutter (6")	225	LF	\$ 30.00	\$ 6,750.00	109.00	\$3,270.00	0.00	\$0.00			109.00	\$3,270.00	48%	\$ 3,480.00
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	6472	SF	\$ 9.00	\$ 58,248.00	2,609.07	\$23,481.63	2,101.68	\$18,915.12			4710.75	\$42,396.75	73%	\$ 15,851.25
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	10625	SF	\$ 10.00	\$ 106,250.00	12,168.09	\$121,680.90	0.00	\$0.00			12168.09	\$121,680.90	115%	\$ (15,430.90)

Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
						Prior Qty	Prior Invoiced	Period Qty	Period Cost						
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	2960	SF	\$ 17.00	\$ 50,320.00	521.91	\$8,872.47	60.00	\$1,020.00			581.91	\$9,892.47	20%	\$ 40,427.53
51	Pavement Repair and Replacement	225	SY	\$ 175.00	\$ 39,375.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 39,375.00
52	REMOV CONC (RETAINING WALLS)	13	SY	\$ 1,500.00	\$ 19,500.00	13.00	\$19,500.00	0.00	\$0.00			13.00	\$19,500.00	100%	\$ -
53	DRILL SHAFT (24 INCH)	172	LF	\$ 400.00	\$ 68,800.00	172.00	\$68,800.00	0.00	\$0.00			172.00	\$68,800.00	100%	\$ -
54	DRILL SHAFT (30 INCH)	174	LF	\$ 550.00	\$ 95,700.00	174.00	\$95,700.00	0.00	\$0.00			174.00	\$95,700.00	100%	\$ -
55	CL C CONC (ABUT)	19.1	CY	\$ 2,400.00	\$ 45,840.00	19.10	\$45,840.00	0.00	\$0.00			19.10	\$45,840.00	100%	\$ -
56	CL C CONC (CAP)	4.1	CY	\$ 5,000.00	\$ 20,500.00	4.10	\$20,500.00	0.00	\$0.00			4.10	\$20,500.00	100%	\$ -
57	CL C CONC (COLUMN)	16.5	CY	\$ 2,400.00	\$ 39,600.00	16.50	\$39,600.00	0.00	\$0.00			16.50	\$39,600.00	100%	\$ -
58	REINF CONC SLAB (SLAB BEAM)	1338	SF	\$ 35.00	\$ 46,830.00	1,338.00	\$46,830.00	0.00	\$0.00			1338.00	\$46,830.00	100%	\$ -
59	PRESTR CONC SLAB BEAM (SSB15)	262	LF	\$ 240.00	\$ 62,880.00	262.00	\$62,880.00	0.00	\$0.00			262.00	\$62,880.00	100%	\$ -
60	RIPRAP (CONC)(CL B)(RR9)	4.2	CY	\$ 1,600.00	\$ 6,720.00	14.00	\$22,400.00	0.00	\$0.00			14.00	\$22,400.00	333%	\$ (15,680.00)
61	STR STEEL (MISC NON BRIDGE)	305	LB	\$ 20.00	\$ 6,100.00	305.00	\$6,100.00	0.00	\$0.00			305.00	\$6,100.00	100%	\$ -
62	RAIL (CONCRETE)	176.5	LF	\$ 200.00	\$ 35,300.00	0.00	\$0.00	176.50	\$35,300.00			176.50	\$35,300.00	100%	\$ -
63	REMOVABLE BOLLARD	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,000.00
64	REMOV CONC (CURB)	140	LF	\$ 15.00	\$ 2,100.00	280.00	\$4,200.00	0.00	\$0.00			280.00	\$4,200.00	200%	\$ (2,100.00)
65	BRIDGE CURB	140	LF	\$ 50.00	\$ 7,000.00	80.00	\$4,000.00	60.00	\$3,000.00			140.00	\$7,000.00	100%	\$ -
66	RETROFIT RAIL (ALUMINUM)	80	LF	\$ 300.00	\$ 24,000.00	0.00	\$0.00	80.00	\$24,000.00			80.00	\$24,000.00	100%	\$ -
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	4333	SF	\$ 315.00	\$ 1,364,895.00	4,333.00	\$1,364,895.00	0.00	\$0.00			4333.00	\$1,364,895.00	100%	\$ -
68	Handrail (1.5" Diameter Pipe Rail With Powder Coat Finish)	629	LF	\$ 125.00	\$ 78,625.00	0.00	\$0.00	629.00	\$78,625.00			629.00	\$78,625.00	100%	\$ -
69	Brick Plug in RCB	200	SF	\$ 20.00	\$ 4,000.00	200.00	\$4,000.00	0.00	\$0.00			200.00	\$4,000.00	100%	\$ -
70	Concrete Collar	3	EA	\$ 1,500.00	\$ 4,500.00	3.00	\$4,500.00	0.00	\$0.00			3.00	\$4,500.00	100%	\$ -
71	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	1	EA	\$ 13,000.00	\$ 13,000.00	1.00	\$13,000.00	0.00	\$0.00			1.00	\$13,000.00	100%	\$ -
72	Clean Dirt from Pipe	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$12,000.00	0.00	\$0.00			400.00	\$12,000.00	100%	\$ -
73	5'X5' Precast Box Concrete Manhole	2	EA	\$ 7,500.00	\$ 15,000.00	2.00	\$15,000.00	0.00	\$0.00			2.00	\$15,000.00	100%	\$ -
74	TYP "BB" Inlet	4	EA	\$ 7,500.00	\$ 30,000.00	2.00	\$15,000.00	2.00	\$15,000.00			4.00	\$30,000.00	100%	\$ -
75	TYP "C-1" Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	8.00	\$72,000.00	3.00	\$27,000.00			11.00	\$99,000.00	100%	\$ -
76	TYP "C-1 MOD" Inlet	1	EA	\$ 12,000.00	\$ 12,000.00	1.00	\$12,000.00	0.00	\$0.00			1.00	\$12,000.00	100%	\$ -
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	9	EA	\$ 7,000.00	\$ 63,000.00	7.00	\$49,000.00	2.00	\$14,000.00			9.00	\$63,000.00	100%	\$ -
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	9	EA	\$ 4,500.00	\$ 40,500.00	10.00	\$45,000.00	0.00	\$0.00			10.00	\$45,000.00	111%	\$ (4,500.00)
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	4.00	\$400,000.00	0.00	\$0.00			4.00	\$400,000.00	100%	\$ -
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	1	EA	\$ 350,000.00	\$ 350,000.00	1.00	\$350,000.00	0.00	\$0.00			1.00	\$350,000.00	100%	\$ -
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	657.00	\$190,530.00	108.00	\$31,320.00			765.00	\$221,850.00	100%	\$ -
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	42	LF	\$ 350.00	\$ 14,700.00	42.00	\$14,700.00	0.00	\$0.00			42.00	\$14,700.00	100%	\$ -
83	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	106	LF	\$ 460.00	\$ 48,760.00	102.00	\$46,920.00	4.00	\$1,840.00			106.00	\$48,760.00	100%	\$ -
84	42-inch diameter Storm Sewer by Open-Cut, Complete in Place	19	LF	\$ 510.00	\$ 9,690.00	19.00	\$9,690.00	0.00	\$0.00			19.00	\$9,690.00	100%	\$ -
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	24	LF	\$ 610.00	\$ 14,640.00	24.00	\$14,640.00	0.00	\$0.00			24.00	\$14,640.00	100%	\$ -
86	10'x8' RCB by Open-Cut, Complete in Place	56	LF	\$ 2,100.00	\$ 117,600.00	56.00	\$117,600.00	0.00	\$0.00			56.00	\$117,600.00	100%	\$ -
87	10'x10' RCB by Open-Cut, Complete in Place	2143	LF	\$ 2,150.00	\$ 4,607,450.00	2,143.00	\$4,607,450.00	0.00	\$0.00			2143.00	\$4,607,450.00	100%	\$ -
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	3,019.00	\$15,095.00	144.00	\$720.00			3163.00	\$15,815.00	100%	\$ -
89	16-inch Steel Casing	31	LF	\$ 300.00	\$ 9,300.00	31.00	\$9,300.00	0.00	\$0.00			31.00	\$9,300.00	100%	\$ -
90	20-inch Steel Casing	73	LF	\$ 300.00	\$ 21,900.00	73.00	\$21,900.00	0.00	\$0.00			73.00	\$21,900.00	100%	\$ -
91	Adjust Water Meter/ Valve to Grade	5	EA	\$ 400.00	\$ 2,000.00	3.00	\$1,200.00	0.00	\$0.00			3.00	\$1,200.00	60%	\$ 800.00
92	Remove and Dispose Water Line pipe (all sizes)	31	LF	\$ 20.00	\$ 620.00	0.00	\$0.00	31.00	\$620.00			31.00	\$620.00	100%	\$ -
93	Remove and Dispose Water Meter Vault	1	EA	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,000.00
94	Trench Safety System	416	LF	\$ 5.00	\$ 2,080.00	227.00	\$1,135.00	189.00	\$945.00			416.00	\$2,080.00	100%	\$ -
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	58.00	\$12,760.00	80.00	\$17,600.00			138.00	\$30,360.00	100%	\$ -
96	12-inch Diameter Water Line by Open-Cut	169	LF	\$ 220.00	\$ 37,180.00	169.00	\$37,180.00	0.00	\$0.00			169.00	\$37,180.00	100%	\$ -
97	20-inch Diameter Water Line by Open-Cut	109	LF	\$ 350.00	\$ 38,150.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 38,150.00
98	6-inch diameter wet connection	1	EA	\$ 2,800.00	\$ 2,800.00	1.00	\$2,800.00	0.00	\$0.00			1.00	\$2,800.00	100%	\$ -
99	8-inch diameter wet connection	7	EA	\$ 3,000.00	\$ 21,000.00	6.00	\$18,000.00	0.00	\$0.00			6.00	\$18,000.00	86%	\$ 3,000.00
100	12-inch diameter wet connection	1	EA	\$ 3,200.00	\$ 3,200.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,200.00
101	20-inch diameter wet connection	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 15,000.00
102	8-inch Cut, Plug, and Abandon	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$0.00			4.00	\$2,000.00	100%	\$ -
103	12-inch Cut, Plug, and Abandon	3	EA	\$ 600.00	\$ 1,800.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,800.00
104	20-inch Cut, Plug, and Abandon	2	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,000.00
105	Remove and Salvage Existing Fire Hydrant	6	EA	\$ 1,000.00	\$ 6,000.00	5.00	\$5,000.00	0.00	\$0.00			5.00	\$5,000.00	83%	\$ 1,000.00
106	Fire Hydrant Assembly	8	EA	\$ 7,500.00	\$ 60,000.00	8.00	\$60,000.00	0.00	\$0.00			8.00	\$60,000.00	100%	\$ -
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	83.00	\$10,790.00	25.00	\$3,250.00			108.00	\$14,040.00	100%	\$ -
108	8-inch x 6-inch TS&V w/ Box	7	EA	\$ 6,500.00	\$ 45,500.00	7.00	\$45,500.00	0.00	\$0.00			7.00	\$45,500.00	100%	\$ -
109	8-inch x 8-inch TS&V w/ Box	2	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$0.00			2.00	\$18,000.00	100%	\$ -

Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
						Prior Qty	Prior Invoiced	Period Qty	Period Cost						
110	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	11	EA	\$ 700.00	\$ 7,700.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 7,700.00
111	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	10	EA	\$ 600.00	\$ 6,000.00	2.00	\$1,200.00	0.00	\$0.00			2.00	\$1,200.00	20%	\$ 4,800.00
112	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	103	LF	\$ 30.00	\$ 3,090.00	40.00	\$1,200.00	0.00	\$0.00			40.00	\$1,200.00	39%	\$ 1,890.00
113	Trench Safety System	103	LF	\$ 5.00	\$ 515.00	292.00	\$1,460.00	0.00	\$0.00			292.00	\$1,460.00	283%	\$ (945.00)
114	8-inch Sanitary Sewer by Open-cut, Complete in place	103	LF	\$ 300.00	\$ 30,900.00	102.00	\$30,600.00	0.00	\$0.00			102.00	\$30,600.00	99%	\$ 300.00
115	Pavement Marking Blast Clean (12")	412	LF	\$ 2.00	\$ 824.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 824.00
116	Pavement Marking Blast Clean (24")	32	LF	\$ 4.00	\$ 128.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 128.00
117	Raised Reflective Pavement Markings Type I-C	109	EA	\$ 7.00	\$ 763.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 763.00
118	Raised Reflective Pavement Markings Type II A-A Yellow	28	EA	\$ 7.00	\$ 196.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 196.00
119	Raised Reflective Pavement Markings Type II-C-R	83	EA	\$ 7.00	\$ 581.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 581.00
120	Solid Green Thermoplastic Block	80	SF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,600.00
121	Thermoplastic Pavement Markings - (W) (4") (BRK)	1160	LF	\$ 1.00	\$ 1,160.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,160.00
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	1800	LF	\$ 1.50	\$ 2,700.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,700.00
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	1051	LF	\$ 5.00	\$ 5,255.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 5,255.00
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	1350	LF	\$ 10.00	\$ 13,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 13,500.00
125	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	420	LF	\$ 2.00	\$ 840.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 840.00
126	Reflectorized Pavement Markings (W) (ARROW)	14	EA	\$ 300.00	\$ 4,200.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 4,200.00
127	Reflectorized Pavement Markings (W) (WORD)	5	EA	\$ 300.00	\$ 1,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,500.00
128	Bike Dot Symbol	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 500.00
129	Median Nose Paint (Y)	1430	LF	\$ 2.00	\$ 2,860.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,860.00
130	Installation or Replacement of Permanent Signs	58	EA	\$ 300.00	\$ 17,400.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 17,400.00
131	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation)	1	EA	\$ 4,000.00	\$ 4,000.00	1.00	\$4,000.00	0.00	\$0.00			1.00	\$4,000.00	100%	\$ -
132	TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	14	EA	\$ 1,200.00	\$ 16,800.00	2.00	\$2,400.00	7.00	\$8,400.00			9.00	\$10,800.00	64%	\$ 6,000.00
133	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	12	EA	\$ 1,400.00	\$ 16,800.00	0.00	\$0.00	6.00	\$8,400.00			6.00	\$8,400.00	50%	\$ 8,400.00
134	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	1	EA	\$ 2,200.00	\$ 2,200.00	0.00	\$0.00	2.00	\$4,400.00			2.00	\$4,400.00	200%	\$ (2,200.00)
135	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3)	6	EA	\$ 1,100.00	\$ 6,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 6,600.00
136	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	2	EA	\$ 1,100.00	\$ 2,200.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,200.00
137	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	2	EA	\$ 1,100.00	\$ 2,200.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,200.00
138	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	2	EA	\$ 1,400.00	\$ 2,800.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,800.00
139	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	4	EA	\$ 1,400.00	\$ 5,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 5,600.00
140	Furnish and Install LED Blank-Out Sign	3	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 16,500.00
141	Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans	2	EA	\$ 5,000.00	\$ 10,000.00	2.00	\$10,000.00	0.00	\$0.00			2.00	\$10,000.00	100%	\$ -
142	Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans	2	EA	\$ 84,000.00	\$ 168,000.00	1.90	\$159,600.00	0.00	\$0.00			1.90	\$159,600.00	95%	\$ 8,400.00
143	Overhead Street Name Sign	4	EA	\$ 770.00	\$ 3,080.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,080.00
144	Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"X36")	2	EA	\$ 550.00	\$ 1,100.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,100.00
145	Sign, "PEDESTRIAN CROSSING" (54"X24")	2	EA	\$ 500.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,000.00
146	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"X36")	2	EA	\$ 350.00	\$ 700.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 700.00
147	Sign, "NO RIGHT TURN ON RED", R10-11a (36"X48")	8	EA	\$ 400.00	\$ 3,200.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,200.00
148	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"X36")	2	EA	\$ 400.00	\$ 800.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 800.00
149	2-#14 XHHW (DLC)	4860	LF	\$ 1.00	\$ 4,860.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 4,860.00
150	2/C #14 (IMSA 50-2) (Stranded) (RLW)	190	LF	\$ 5.50	\$ 1,045.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,045.00
151	#8 AWG Solid Copper Bare Wire (BB)	2570	LF	\$ 1.70	\$ 4,369.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 4,369.00
152	#8 AWG Solid Copper Bare Wire (BG)	170	LF	\$ 2.20	\$ 374.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 374.00
153	#12 AWG XHHW Wire (SLG)	670	LF	\$ 1.00	\$ 670.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 670.00
154	6-#4 AWG XHHW (SP1)	70	LF	\$ 22.00	\$ 1,540.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,540.00
155	3-#4 AWG XHHW (SP2)	120	LF	\$ 11.00	\$ 1,320.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,320.00
156	2-#10 AWG XHHW (SL)	900	LF	\$ 2.00	\$ 1,800.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,800.00
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	2820	LF	\$ 2.20	\$ 6,204.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 6,204.00
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	2470	LF	\$ 2.30	\$ 5,681.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 5,681.00
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	4020	LF	\$ 3.80	\$ 15,276.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 15,276.00
160	3/C #20 SHIELDED CABLE (SC)	550.00	LF	\$ 2.20	\$ 1,210.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,210.00
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	60.00	LF	\$ 28.00	\$ 1,680.00	20.00	\$560.00	49.00	\$1,372.00			69.00	\$1,932.00	115%	\$ (252.00)

Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
						Prior Qty	Prior Invoiced	Period Qty	Period Cost						
162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	1,190.00	LF	\$ 15.00	\$ 17,850.00	425.00	\$6,375.00	688.00	\$10,320.00			1113.00	\$16,695.00	94%	\$ 1,155.00
163	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	40.00	LF	\$ 36.00	\$ 1,440.00	50.00	\$1,800.00	-10.00	(\$360.00)			40.00	\$1,440.00	100%	\$ -
164	CONDUIT, 3-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	120.00	LF	\$ 36.00	\$ 4,320.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 4,320.00
165	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	140.00	LF	\$ 42.00	\$ 5,880.00	0.00	\$0.00	130.00	\$5,460.00			130.00	\$5,460.00	93%	\$ 420.00
166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	1,180.00	LF	\$ 42.00	\$ 49,560.00	734.00	\$30,828.00	446.00	\$18,732.00			1180.00	\$49,560.00	100%	\$ -
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	10.00	LF	\$ 77.00	\$ 770.00	0.00	\$0.00	10.00	\$770.00			10.00	\$770.00	100%	\$ -
168	LOOP DETECTOR (SAW CUT IN PAVEMENT) (INCLUDING LOOP WIRE- SEALANT AND CONNECTIONS)	950.00	LF	\$ 14.00	\$ 13,300.00	0.00	\$0.00	309.00	\$4,326.00			309.00	\$4,326.00	33%	\$ 8,974.00
169	Emergency Vehicle Preemption System (Intersection)	1.00	EA	\$ 10,000.00	\$ 10,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 10,000.00
170	Accessible Pedestrian Push Button Station	19.00	EA	\$ 1,200.00	\$ 22,800.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 22,800.00
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	7.00	EA	\$ 2,600.00	\$ 18,200.00	1.00	\$2,600.00	0.00	\$0.00			1.00	\$2,600.00	14%	\$ 15,600.00
172	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	3.00	EA	\$ 2,750.00	\$ 8,250.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 8,250.00
173	20' Pedestal Pole Assembly with Concrete Foundation	2.00	EA	\$ 19,500.00	\$ 39,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 39,000.00
174	25-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	2.00	EA	\$ 20,000.00	\$ 40,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 40,000.00
175	30-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	2.00	EA	\$ 21,000.00	\$ 42,000.00	0.25	\$5,250.00	1.50	\$31,500.00			1.75	\$36,750.00	88%	\$ 5,250.00
176	40-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	1.00	EA	\$ 23,000.00	\$ 23,000.00	0.00	\$0.00	1.00	\$23,000.00			1.00	\$23,000.00	100%	\$ -
177	45-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	1.00	EA	\$ 34,000.00	\$ 34,000.00	0.00	\$0.00	1.00	\$34,000.00			1.00	\$34,000.00	100%	\$ -
178	ITS Controller Cabinet Assembly (MODEL 346)(Type 2070L)	1.00	EA	\$ 34,000.00	\$ 34,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 34,000.00
179	Controller Cabinet Foundation (346) with Apron	1.00	EA	\$ 3,500.00	\$ 3,500.00	0.00	\$0.00	1.00	\$3,500.00			1.00	\$3,500.00	100%	\$ -
180	Electrical Service Pedestal Assembly ("Square D" Breakers, Photoelectric and HOA Lighting Control Included)	1.00	EA	\$ 8,500.00	\$ 8,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 8,500.00
181	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	15.00	EA	\$ 750.00	\$ 11,250.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 11,250.00
182	Uninterruptible Power Supply	2.00	EA	\$ 9,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 18,000.00
183	Field Hardened Ethernet Switch (Six Copper Ports Only)	2.00	EA	\$ 2,750.00	\$ 5,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 5,500.00
184	GPS Serial Communication Module	3.00	EA	\$ 800.00	\$ 2,400.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 2,400.00
185	Cellular Communication System, Complete in Place	2.00	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 15,000.00
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	1.00	LS	\$ 10,500.00	\$ 10,500.00	0.00	\$0.00	0.92	\$9,660.00			0.92	\$9,660.00	92%	\$ 840.00
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	1.00	LS	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	100%	\$ -
188	Stenciling of Proposed Street Lighting per COH Identification Number	1.00	LS	\$ 1,100.00	\$ 1,100.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,100.00
189	Service Equipment and Pole	3.00	EA	\$ 6,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 18,000.00
190	Metering Panel	3.00	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,000.00
191	Service Enclosure	3.00	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 16,500.00
192	Lighting Panels	3.00	EA	\$ 1,200.00	\$ 3,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,600.00
193	Pull Boxes	4.00	EA	\$ 1,500.00	\$ 6,000.00	3.00	\$4,500.00	1.00	\$1,500.00			4.00	\$6,000.00	100%	\$ -
194	Underpass Lighting Fixtures	8.00	EA	\$ 3,200.00	\$ 25,600.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 25,600.00
195	Décor Lighting Fixtures	4.00	EA	\$ 3,500.00	\$ 14,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 14,000.00
196	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	9.00	EA	\$ 9,000.00	\$ 81,000.00	0.00	\$28,480.00	9.00	\$81,000.00		\$ 28,480.00	9.00	\$81,000.00	100%	\$ -
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	25.00	EA	\$ 9,000.00	\$ 225,000.00	2.00	\$67,298.00	0.00	\$0.00		\$ 67,298.00	2.00	\$18,000.00	8%	\$ 207,000.00
198	Conduit and Conductors	1.00	LS	\$ 450,000.00	\$ 450,000.00	0.25	\$114,480.00	0.00	\$0.00			0.25	\$114,480.00	25%	\$ 335,520.00
199	Electrical Ductbank	4,000.00	LF	\$ 25.00	\$ 100,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 100,000.00
200	Misc. Electrical Items	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.50	\$10,000.00			0.50	\$10,000.00	50%	\$ 10,000.00
201	Remove tree 0 to 11.99"(or Palm tree)	27.00	LS	\$ 1.00	\$ 27.00	27.00	\$27.00	0.00	\$0.00			27.00	\$27.00	100%	\$ -
202	Remove tree 12" to 29.99"	1.00	LS	\$ 1.00	\$ 1.00	1.00	\$1.00	0.00	\$0.00			1.00	\$1.00	100%	\$ -
203	Clearance Prune Tree	26.00	LS	\$ 1.00	\$ 26.00	26.00	\$26.00	0.00	\$0.00			26.00	\$26.00	100%	\$ -
204	Install Tree Protection Fence	2,300.00	LS	\$ 1.00	\$ 2,300.00	2,300.00	\$2,300.00	0.00	\$0.00			2300.00	\$2,300.00	100%	\$ -
205	Install Root Pruning Trench	800.00	LS	\$ 1.00	\$ 800.00	800.00	\$800.00	0.00	\$0.00			800.00	\$800.00	100%	\$ -
206	Install Zero Curb Cutback	960.00	LF	\$ 15.00	\$ 14,400.00	1,060.00	\$15,900.00	0.00	\$0.00			1060.00	\$15,900.00	110%	\$ (1,500.00)
207	Crown Cleaning Prune	37.00	LS	\$ 1.00	\$ 37.00	28.00	\$28.00	0.00	\$0.00			28.00	\$28.00	76%	\$ 9.00
208	Root Stimulation	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$0.00			37.00	\$37.00	100%	\$ -
209	Urban Forestry Monitoring	10.00	LS	\$ 1.00	\$ 10.00	8.00	\$8.00	1.00	\$1.00			9.00	\$9.00	90%	\$ 1.00
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 21,150.00
211	P2- Concrete Paver Edge Restraint	137.00	LF	\$ 30.00	\$ 4,110.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 4,110.00

Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
						Prior Qty	Prior Invoiced	Period Qty	Period Cost						
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 14,490.00
213	P1 - Concrete Unit Paver	5,185.00	SF	\$ 10.00	\$ 51,850.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 51,850.00
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 77,775.00
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	330.00	CY	\$ 90.00	\$ 29,700.00	210.00	\$18,900.00	35.00	\$3,150.00			245.00	\$22,050.00	74%	\$ 7,650.00
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	340.00	CY	\$ 90.00	\$ 30,600.00	85.00	\$7,650.00	195.00	\$17,550.00			280.00	\$25,200.00	82%	\$ 5,400.00
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	149.00	CY	\$ 90.00	\$ 13,410.00	70.00	\$6,300.00	0.00	\$0.00			70.00	\$6,300.00	47%	\$ 7,110.00
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	2,200.00	CY	\$ 90.00	\$ 198,000.00	1,410.00	\$126,900.00	620.00	\$55,800.00			2030.00	\$182,700.00	92%	\$ 15,300.00
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,120.00	\$235,200.00	40.00	\$8,400.00			1160.00	\$243,600.00	52%	\$ 228,900.00
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	70.00	\$5,250.00	35.00	\$2,625.00			105.00	\$7,875.00	81%	\$ 1,875.00
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	99.00	EA	\$ 1,700.00	\$ 168,300.00	99.00	\$168,300.00	0.00	\$0.00			99.00	\$168,300.00	100%	\$ -
222	Trees - 100 Gal (Quercus virginiana 'Cathedral' (Live Oak), includes platypus tree anchoring)	6.00	EA	\$ 1,700.00	\$ 10,200.00	0.00	\$0.00	2.00	\$3,400.00			2.00	\$3,400.00	33%	\$ 6,800.00
223	Trees - 200 Gal (Quercus virginiana 'Cathedral', (Live Oak) includes platypus tree anchoring)	7.00	EA	\$ 2,500.00	\$ 17,500.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 17,500.00
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	36,450.00	\$29,160.00	0.00	\$0.00			36450.00	\$29,160.00	63%	\$ 16,844.00
225	Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing)	48.00	MO	\$ 8,000.00	\$ 384,000.00	0.00	\$0.00	1.00	\$8,000.00			1.00	\$8,000.00	2%	\$ 376,000.00
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.00	\$0.00	0.53	\$369,840.00			0.53	\$369,840.00	53%	\$ 330,160.00
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	128.00	\$1,280.00	0.00	\$0.00			128.00	\$1,280.00	61%	\$ 820.00
228	Filter Fabric Barrier	775.00	LF	\$ 6.00	\$ 4,650.00	775.00	\$4,650.00	0.00	\$0.00			775.00	\$4,650.00	100%	\$ -
229	Demobilization & Remobilization	1.00	LS	\$ 25,000.00	\$ 25,000.00	1.00	\$25,000.00	0.00	\$0.00			1.00	\$25,000.00	100%	\$ -
230	Extra Cement Stabilized Sand	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 1,100.00
231	Early completion of Phase 1, Steps 1 to 3 (substantially complete except bridge, streetlights, and trees) prior to 12:00am on September 1, 2025. \$5,000 per day for a maximum of 15 working days.	15.00	DAY	\$ 6,670.00	\$ 100,050.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 100,050.00
232	Street Cut Permits	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 5,000.00
233	Power Company Allowance	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 20,000.00
234	Streetlights	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 3,000.00
235	Work Change Directives (500,000 + 894,800.15)	1.00	LS	\$ 1,394,800.15	\$ 287,198.63	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	0%	\$ 287,198.63
235A	Remove Median Curb	1,257.00	LF	\$ 5.00	\$ 6,285.00	1,257.00	\$6,285.00	0.00	\$0.00			1257.00	\$6,285.00	100%	\$ -
235B	Junction Box 5 Temporary Manhole	1.00	ls	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	0.00	\$0.00			1.00	\$63,724.96	100%	\$ -
235C	Inspector Services	94.00	HR	\$ (120.00)	\$ (11,280.00)	245.00	(\$29,400.00)	0.00	\$0.00			245.00	(\$29,400.00)	261%	\$ 18,120.00
235D	FLAGMEN FOR CROSSWALK	242.00	HR	\$ 25.00	\$ 6,050.00	1,316.00	\$32,900.00	171.00	\$4,275.00			1487.00	\$37,175.00	614%	\$ (31,125.00)
235E	CONSTRUCTING DETOURS (TEMP 8" ASPHALT)	2,577.00	SY	\$ 109.00	\$ 280,893.00	2,577.00	\$280,893.00	0.00	\$ -			2577.00	\$ 280,893.00	100%	\$ -
235F	USE OF HES IN LIEU OF STANDARD CONCRETE	4,502.07	SY	\$ 14.00	\$ 63,028.98	4,502.07	\$63,028.98	0.00	\$ -			4502.07	\$ 63,028.98	100%	\$ -
235G	REINFORCED CONCRETE CURB 6"	2,033.00	LF	\$ 6.00	\$ 12,198.00	2,033.00	\$12,198.00	0.00	\$ -			2033.00	\$ 12,198.00	100%	\$ -
235H	INSTALL SOD IN MEDIANS /REMOVE SOD FROM MEDIANS	3,825.00	SF	\$ 0.70	\$ 2,677.50	3,825.00	\$2,677.50	0.00	\$ -			3825.00	\$ 2,677.50	100%	\$ -
235I	REMOVE SOD FROM MEDIANS	3,825.00	SF	\$ 0.40	\$ 1,530.00	3,825.00	\$1,530.00	0.00	\$ -			3825.00	\$ 1,530.00	100%	\$ -
235J	TREE GRATES	1.00	LS	\$ 81,028.16	\$ 81,028.16	1.00	\$81,028.16	0.00	\$ -			1.00	\$ 81,028.16	100%	\$ -
235K	DEMO AND DISPOSE OF UNDERGROUND RETAINING WALL CONFLICT	1.00	LS	\$ 8,910.61	\$ 8,910.61	1.00	\$8,910.61	0.00	\$ -			1.00	\$ 8,910.61	100%	\$ -
235L	REGRADE SWALE/ DRESS AREA 104+00 TO 108+00	1.00	LS	\$ 4,577.72	\$ 4,577.72	1.00	\$4,577.72	0.00	\$ -			1.00	\$ 4,577.72	100%	\$ -
235M	LOWER EXISTING 4" GAS LINE & 2 UTILITES -EZZE FIBER & VERIZON	1.00	LS	\$ 13,969.30	\$ 13,969.30	1.00	\$13,969.30	0.00	\$ -			1.00	\$ 13,969.30	100%	\$ -
235N	WATER VALVE RELOCATION	1.00	LS	\$ 6,984.65	\$ 6,984.65	1.00	\$6,984.65	0.00	\$ -			1.00	\$ 6,984.65	100%	\$ -
235O	WATER LINE LOWERING	1.00	LS	\$ 25,670.71	\$ 25,670.71	1.00	\$25,670.71	0.00	\$ -			1.00	\$ 25,670.71	100%	\$ -
235P	REMOVE AND REINSTALL TREES	1.00	LS	\$ 58,595.95	\$ 58,595.95	1.00	\$58,595.95	0.00	\$ -			1.00	\$ 58,595.95	100%	\$ -
235Q	WALL DESIGN CHANGE	1.00	LS	\$ 453,089.87	\$ 453,089.87	1.00	\$453,089.87	0.00	\$ -			1.00	\$ 453,089.87	100%	\$ -
235R	RELIABLE FOUNTAIN REPAIR	1.00	LS	\$ 29,667.11	\$ 29,667.11	0.00	\$0.00	1.00	\$ 29,667.11			1.00	\$ 29,667.11	100%	\$ -
		0.00	LS	\$ -	\$ -	0.00	\$0.00	1.00	\$ -			1.00	\$ -	#DIV/0!	
		0.00	LS	\$ -	\$ -	0.00	\$0.00	1.00	\$ -			1.00	\$ -	#DIV/0!	
	GRAND TOTAL				\$ 18,790,803.15		\$14,003,720.73		\$ 1,629,698.95		\$ 95,778.00		\$ 15,555,641.68	83%	\$ 3,235,161.47



MWSDBE Utilization Schedule

Status as of:	2/5/2026
Project Name:	MONTROSE BOULEVARD
WBS Number	SEGMENT 1
Company Name	mc2 Civil

MONTH / YEAR	MONTHLY TOTAL	CM NUNEZ MBE	MARQUEE MBE	RELIABLE SIGNAL MBE	ROYAL TRAFFIC MBE	SEMPER STRIPE MBE	TEXAS CONC MBE	ACCESS DATA WBE	T&T WBE
Mar-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Apr-25	\$7,200.00	\$5,488.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00
May-25	\$110,766.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$110,765.00
Jun-25	\$360,268.00	\$0.00	\$17,084.00	\$148,048.00	\$20,697.00	\$26,528.00	\$605.00	\$21,936.00	\$125,370.00
Jul-25	\$410,978.00	\$0.00	\$27,071.00	\$27,672.00	\$18,827.00	\$5,706.00	\$2,458.00	\$64,164.00	\$265,080.00
Aug-25	\$414,920.00	\$0.00	\$88,313.00	\$0.00	\$13,469.00	\$5,402.00	\$34,695.00	\$33,996.00	\$239,045.00
Sep-25	\$544,097.00	\$0.00	\$0.00	\$128,342.00	\$25,644.00	\$6,218.00	\$141,296.00	\$76,982.00	\$165,615.00
Oct-25	\$369,465.98	\$0.00	\$17,003.41	\$3,456.84	\$15,440.75	\$4,538.94	\$144,883.00	\$43,173.04	\$140,970.00
Nov-25	\$743,658.43	\$1,968.00	\$0.00	\$120,089.16	\$42,841.25	\$10,186.06	\$358,050.00	\$63,629.96	\$148,862.00
Dec-25	\$288,584.00	\$0.00	\$0.00	\$133,650.00	\$12,742.00	\$14,026.00	\$29,141.00	\$20,185.00	\$78,840.00
Jan-26	\$254,885.26	\$0.00	\$104,060.75	\$0.98	\$7,042.50	\$2,051.95	\$78,298.00	\$24,596.08	\$38,835.00
Feb-26	\$50,000.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mar-26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Projected Totals-	\$3,554,822.67	\$7,456.00	\$253,532.16	\$611,258.98	\$156,703.50	\$74,656.95	\$789,426.00	\$348,663.08	\$1,320,582.00
		0.04%	1.35%	3.25%	0.83%	0.40%	4.20%	1.86%	7.03%

Projected MBE Total-	\$1,893,033.59	10.07%
Projected WBE Total-	\$1,669,245.08	8.88%

Contract Amnt \$		\$18,790,803.15
MBE Goal %	10%	\$1,879,080.32
WBE Goal %	8%	\$1,503,264.25
Total Goal \$		\$3,382,344.57

COLOR INDICATES PROJECTED

***Note: Actual dollar amounts are assumed if the date is in the past, otherwise numbers reflect projected dollar amounts.

IX - PART B

AFFIDAVIT OF BILLS PAID

Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared A. Dwayne Tamayo the Project Manager of mc2 Civil, ("CONTRACTOR"), party to that certain Contract entered on the 17th day of March, 2025, between Montrose Redevelopment Authority and CONTRACTOR for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

Montrose Blvd Improvements – Segment 1 WBS NO N-T-27000-0005-7

Said party being by me duly sworn states upon oath that the said improvements have been erected and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefor.

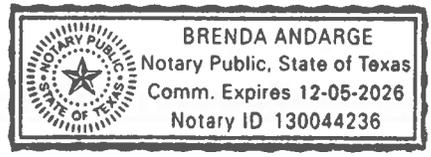
Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY PASADENA ECONOMIC DEVELOPMENT CORPORATION, DEPONENT EXPRESSLY WAIVES AND RELEASES LIENS, CLAIMS, AND RIGHTS TO ASSERT A LIEN ON SAID PREMISES AND AGREES TO INDEMNIFY AND HOLD OWNER SAFE AND HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, COSTS, AND EXPENSES OF ANY CHARACTER WHATSOEVER SPECIFICALLY INCLUDING COURT COSTS, BONDING FEES, AND ATTORNEY FEES, ARISING OUT OF OR IN ANY WAY RELATING TO CLAIMS FOR UNPAID LABOR OR MATERIAL USED OR ASSOCIATED WITH CONSTRUCTION OF IMPROVEMENTS ON THE ABOVE-DESCRIBED PREMISES.

mc2 Civil A. Dwayne Tamayo
By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 5 day of February, 2025.

Brenda Andarge
Notary Public in and for Harris County, Texas



SCHEDULE OF VALUES FOR LUMP SUM ITEMS

Item	ITEM DESCRIPTION	Bid Quantity	Unit		PAY SCHEDULE		PAY AMOUNT	EXTENDED PAY AMOUNT
1	Mobilization (5% maximum)	1.000	LS	\$ 880,000.00				
	APPROVAL OF SUBMITTALS				0.5	LS	\$ 880,000.00	\$ 440,000.00
	5% OF WORK COMPLETE				0.5	LS	\$ 880,000.00	\$ 440,000.00
4	Traffic Control and Regulation	1.000	LS	\$ 325,000.00				
	TCP & BARRIERS IN PLACE				1	EA	\$ 81,250.00	\$ 81,250.00
	monthly				10	MONTH	\$ 16,250.00	\$ 162,500.00
	SUBSTANTIAL COMPLETION				1	EA	\$ 81,250.00	\$ 81,250.00
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	1.000	LS	\$ 10,500.00				
	REMOVE STREETLIGHTS				20	EA	\$ 330.00	\$ 6,600.00
	REMOVE J BOX				10	EA	\$ 246.00	\$ 2,460.00
	REMOVE CONDUIT RUNS	12.000			12	EA	\$ 120.00	\$ 1,440.00
	SUBSTANTIAL COMPLETION				1	EA	BALANCE IF ANY	
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light	1.000	LS	\$ 10,000.00				
	UPON COMPLETION				1	EA	\$ 10,000.00	\$ 10,000.00
188	Stenciling of Proposed Street Lighting per COH Identification Number	1.000	LS	\$ 1,100.00				
	UPON COMPLETION				1	EA	\$ 1,100.00	\$ 1,100.00
198	Conduit and Conductors	1.000	LS	\$ 450,000.00				
	3/4" LT Conduit				100	LF	\$ 14.99	\$ 1,499.00
	1 1/2" Conduit				1500	LF	\$ 14.00	\$ 21,000.00
	1 1/2" RMC Conduit				575	LF	\$ 25.00	\$ 14,375.00
	2" PVC Conduit				3530	LF	\$ 18.00	\$ 63,540.00
	2" RMC Conduit				360	LF	\$ 30.00	\$ 10,800.00
	2 1/2" PVC Conduit				1748	LF	\$ 18.00	\$ 31,464.00
	3" PVC Conduit				5200	LF	\$ 20.00	\$ 104,000.00
	#12 Insulated cable				6450	LF	\$ 1.00	\$ 6,450.00
	#10 Insulated cable				36200	LF	\$ 1.00	\$ 36,200.00
	#8 Insulated Cable				35200	LF	\$ 1.50	\$ 52,800.00
	#6 Insulated Cable				11248	LF	\$ 1.50	\$ 16,872.00
	#4 Insulated Cable				45500	LF	\$ 2.00	\$ 91,000.00
	SUBSTANTIAL COMPLETION				1	EA	BALANCE IF ANY	
200	Misc. Electrical Items	1.000	LS	\$ 20,000.00				
	JBOX				4	EACH	\$ 4,000.00	\$ 16,000.00
	ACTIVATION				1	EACH	\$ 4,000.00	\$ 4,000.00
	SUBSTANTIAL COMPLETION				1	EA	BALANCE IF ANY	
201	Remove tree 0 to 11.99"(or Palm tree)	27.000	LS	\$ 1.00				
	Remove tree 0 to 11.99"(or Palm tree)				27	LS	\$ 1.00	\$ 27.00
202	Remove tree 12" to 29.99"	1.000	LS	\$ 1.00				
	Remove tree 12" to 29.99"				2	LS	\$ 1.00	\$ 2.00
203	Clearance Prune Tree	26.000	LS	\$ 1.00				
	Clearance Prune Tree				26	LS	\$ 1.00	\$ 26.00
204	Install Tree Protection Fence	2,300.000	LS	\$ 1.00				
	Install Tree Protection Fence				2300	LS	\$ 1.00	\$ 2,300.00
205	Install Root Pruning Trench	800.000	LS	\$ 1.00				
	Install Root Pruning Trench				800	LS	\$ 1.00	\$ 800.00
207	Crown Cleaning Prune	37.000	LS	\$ 1.00				
	Crown Cleaning Prune				37	LS	\$ 1.00	\$ 37.00
208	Root Stimulation	37.000	LS	\$ 1.00				
	Root Stimulation				37	LS	\$ 1.00	\$ 37.00
209	Urban Forestry Monitoring	10.000	LS	\$ 1.00				
	Urban Forestry Monitoring				10	MONTH	\$ 1.00	\$ 10.00

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

Item	ITEM DESCRIPTION	Bid Quantity	Unit		PAY SCHEDULE	PAY AMOUNT	EXTENDED PAY AMOUNT
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish	1.000	LS	\$ 615,000.00			
	ENGINEERING APPROVED						\$ 46,125.00
	DRAFTING- DESIGNS SUBMITTALS APPROVED						\$ 46,125.00
	MOBILIZATION						\$ 24,600.00
	PROOF OF MATERIALS & FABRICATION						\$ 438,512.00
	INSTALLATION & LABOR						\$ 59,638.00
229	Demobilization & Remobilization surrounding the Ismaili Center grounds	1.000	LS	\$ 25,000.00			
229	UPON REMOBILIZATION				1	LS	\$ 25,000.00 \$ 25,000.00
233	Street Cut Permits	1.000	LS	\$ 5,000.00			
233	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 5,000.00 \$ 5,000.00
234	Power Company Allowance	1.000	LS	\$ 20,000.00			
234	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 20,000.00 \$ 20,000.00
235	Streetlights	1.000	LS	\$ 3,000.00			
235	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 3,000.00 \$ 3,000.00
236	Work Change Directives	1.000	LS	\$ 500,000.00			
236	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 500,000.00 \$ 500,000.00



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278

▶ HRGREEN.COM

February 3, 2026

Matt Brollier, Chairman
Montrose Redevelopment Authority
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

Re: Proposal to Provide Engineering Consulting Services

Dear Chair Brollier:

HR Green is pleased to submit this proposal for engineering consulting services. HR Green will provide support services as requested and authorized by the Administrator or as directed by the Board and PPP Committee. HR Green anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed **\$20,000**. Please feel free to contact me at (832) 968-9981 if you have any questions or need additional information.

Sincerely,

HR GREEN, INC.

David G. Greaney, PE
Project Manager

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

7. Receive update from The Goodman Corporation, including:
 - a. Texas Commission on the Arts application; and
 - b. Consideration of proposals for grant applications.

Montrose Redevelopment Authority Status Update

As of February 13, 2026

Grant Management, NEPA, and Compliance Services

Projects: Montrose Safe Routes to School Connections (SRTS), Cherryhurst Area Sidewalks

- SRTS: FTA has received the funding and will be executed once the grant is reviewed by FTA. Coordinating with HR Green on design plans, cost estimates, and tentative schedule.
- Cherryhurst: Bids received and METRO approvals being gathered to implement the project with the available METRO funding.

TxDOT Transportation Alternatives: Montrose Neighborhood Greenways Planning Study

- In January, the Board of Directors approved TGC's scope of work to manage this grant award. No activity in February.

Parking Study

- Completion of Parking Inventory and Demand Analysis
 - Counted all off-street parking spots (non-residential) and on-street spots within study area
 - Over 15,000 on-street parking spaces
 - Over 18,500 off-street parking spaces
 - Completed demand analysis at the parcel level
- Closed survey on January 15; data was retrieved on January 19, 2026; analysis ongoing.
 - Responses:
 - 1,269 responses from Residents, Employees, Visitors; 38 commercial/businesses
 - 715 points on interactive map indicating where there is too much/too little parking, locations where unwanted vehicles park
- Memorandum on COH Parking Policies is in progress.
- Next Steps: Use review of existing policies, survey results, inventory to make preliminary recommendations

Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$116,094 (as of January 31, 2026)

Awarded

- FY 26 Congressional Community Project Funding: \$850,000 for Northeast Montrose Sidewalk Improvement Project. TGC continues to monitor progress. No action needed from Montrose TIRZ 27 at this time.

Available Opportunities

- Harris County Precinct 1 Call for Projects; Due February 27, 2026
 - TGC discussed potential projects with the Projects, Planning, and Parking Committee. At this time, Montrose TIRZ will not pursue an application.

Applications In Progress

- Houston-Galveston Area Council Call for Projects: pursuing Active Transportation Investment Category – Southeast Montrose Sidewalk Improvement Project
 - TGC submitted Statement of Project Interest to H-GAC and has started work toward completing the Phase 1 application. Phase 1 applications are due in March 2026.

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

8. Public Engagement matters, including report from Public Engagement Committee.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Public Engagement Committee
Meeting**Date of Meeting:** 2/11/2026**Chairperson:** Helen Zunka**Attendees:**

Helen Zunka

Elizabeth Larson

Matt Brollier

Kristi Miller

Walter Morris

Suewan Johnson

David Greaney

Mariana Coffman

Suzy Hartgrove

Becky Myers

Meeting Report**Postponed Agenda Items**

- Discussion regarding call for proposal once a year/sip and learn
 - Aim for late Q1 of 2026

Agenda

- Discussion regarding Cherryhurst rendering and next public engagement meeting
- Discussion regarding Mandell Project public engagement noticing
- Discussion regarding next public engagement session for W Alabama Project
- Discussion regarding Montrose Parking Survey Results
- Discussion regarding 10-year anniversary celebration
- Discussion regarding 90-day MyHart review of Zone public engagement, crisis plan, and public meeting plan.

Notes

- The Committee discussed the project and noticing updates for Cherryhurst, Mandell, and West Alabama Projects
- The Committee discussed the results of the parking survey
- The Committee reviewed the 90-day public engagement plan presented by MyHart Communications

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

9. Housing and Community Development matters, including report from Housing and Community Development Committee.

Committee Report Form

Committee Name: Affordable Housing and
Community Development
Committee

Date of Meeting: 2/12/2026

Chairperson: Robert Guthart

Attendees:

Robert Guthart

Elizabeth Larson

Suewan Johnson

Walter Morris

Krista Miller

Christa Stoneham

Jennifer Curley

Meeting Report

Agenda

- Discussion with Houston Land Bank regarding housing initiatives
- Discussion regarding Up Art Studios and utility box painting
- Discussion regarding Cultural District Designation

Notes

- The Committee met with the Houston Land Bank to discuss potential housing opportunities
- The Committee discussed pausing the efforts on the Cultural District Designation Application

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

10. Consider Second Amendment to Agreement with Knudson, LP.



KNUDSON LP, CITY OF HOUSTON, TEXAS

January 22, 2026

Via Email

Tom Combs

Re: Notice of proposal for second amendment to the Knudson LP Contract with the Montrose Redevelopment Authority

To Tom Combs:

Knudson LP is proposing a second amendment to our consulting services contract with the Montrose Redevelopment Authority. This second amendment will reduce Knudson's lump sum to **\$6,200 a month**, not including additional requested services or expenses to the Zone. A summary of the Scope of services has been listed below for your review:

- **Task 1: Project Management** – Monthly invoicing and other administrative tasks.
- **Task 2: Attendance of Budget and Finance Committee Meeting** – Attendance of one monthly committee meeting, creation of agendas for one monthly agenda meeting, and preparation and follow-up for action items.
- **Task 3: Attendance of Public Engagement Committee Meeting** - Attendance of one monthly committee meeting, creation of agendas for one monthly agenda meeting, and preparation and follow-up for action items.
- **Task 4: Attendance of Projects, Planning, and Parking Committee Meeting** - Attendance of one monthly committee meeting, creation of agendas for one monthly agenda meeting, and preparation and follow-up for action items.
- **Task 5: Attendance of Housing and Community Development Committee Meeting** - Attendance of one monthly committee meeting, creation of agendas for one monthly agenda meeting, and preparation and follow-up for action items.
- **Task 6: Attendance of Monthly Board Meeting** – Attendance of one monthly Board Meeting, preparation of Committee Reports, coordination with consultants regarding meeting materials and required uploads to the Zone website, and creation and scheduling of meeting notices.
- **Task 7: Management of Info Email, Shared Drive, and Office 365** – Management and responses to external emails received through info email, management of the Microsoft Office 365 Suite, and management of the Zone's shared drive.
- **Task 8: Coordination and Management of Tasks from Designated MRDA Contractor, City of Houston tasks, City of Houston Plat Reports, and General Questions** – Knudson will coordinate with the designated MRDA Contractor and the City of Houston Staff on general tasks and review the City of Houston Plat Reports. If additional services are requested or required, Knudson will provide a budget for the additional services and request a Notice-to-Proceed from the Board and the designated MRDA Contractor.

Out-of-Scope Services and Special Projects may include, but are not limited to: Affordable Housing Initiatives, coordination with mail house/print shops/ distribution contractors for public engagement efforts, efforts towards obtaining a cultural district designation, amendments to the Project and Financing Plan or Zone policy documents and responding to TPIA requests. Knudson will provide an estimated budget and allotted time for additional services and special projects once requested. Out-of-scope services and special project fees will be billed in addition to the monthly lump sum of \$6,200.

Thank you,

Patricia Knudson Joiner, FACIP, CEO and Principal of Knudson LP
Knudson LP

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

11. Consider Resolution Relating to City of Houston Participation in the Zone.

**RESOLUTION RELATING TO CITY OF HOUSTON PARTICIPATION IN
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS**

WHEREAS, Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), was created by Ordinance No. 2015-1257 of the City of Houston, Texas (the "City") pursuant to Chapter 311 of the Texas Tax Code, as amended, for the purposes of development in the area of the City generally referred to as the Montrose area, for a period of time through December 31, 2045; and

WHEREAS, Montrose Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations to act on behalf of the Zone in the implementation of the Project Plan and Reinvestment Zone Financing Plan, as originally approved by City Ordinance No. 2017-940, and later amended by Ordinance No. 2020-1071 (the "Plan"); and

WHEREAS, pursuant to the Plan, the City agreed to contribute to the Authority's Tax Increment Fund one hundred percent (100%) of its tax increment for property located within the Zone for the first ten years (tax year 2016 through tax year 2025), ninety percent (90%) of its tax increment for the next ten years (tax year 2026 through tax year 2035), and eighty percent (80%) of its tax increment for the next ten years (tax year 2036 through tax year 2045);

WHEREAS, the Board of Directors of the Authority now desires to amend the Plan to extend the length of the City's current participation in the Zone at the same one hundred percent (100%) participation level through December 31, 2045; and

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

Section 1: The Authority hereby requests that the City Council of the City of Houston, Texas, extend the City's participation in the Zone to the extent of one hundred percent (100%) of the City's tax increment on property located within the boundaries of the Zone through December 31, 2045.

Section 2: The officers and consultants of the Authority are hereby authorized and directed to do any and all things necessary for the implementation of this resolution.

[EXECUTION PAGE FOLLOWS]

PASSED and APPROVED this 16th day of February, 2026.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

DRAFT

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.

Montrose Redevelopment Authority
Monday, February 16, 2026, at 6:30 PM

13. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).