

**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).

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>	\$ 14,965,000	\$ 14,445,000	\$ 13,895,000
	Bond Date	\$ -	\$ -	\$ -
	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:

TAXPAYER IMPACT STATEMENT

Reinvestment Zone Number Twenty-Seven, City of Houston Texas/Montrose Redevelopment Authority does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of Reinvestment Zone Number Twenty-Seven, City of Houston Texas/Montrose Redevelopment Authority.