


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

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, April 20, 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. 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. Fairview Street Design Concept Report.
6. Receive update from The Goodman Corporation, including:
 - a. Resolution Adopting Title VI Compliance Plan; and
 - b. Proposal for FY 26 Community Project Funding Grant Compliance and Management for Northeast Montrose Sidewalk Improvements.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

7. Public Engagement matters, including report from Public Engagement Committee.
8. Housing and Community Development matters, including report from Housing and Community Development Committee.
9. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
10. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
11. Convene in Executive Session pursuant to 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/or Section 551.087 (Economic Development).
12. Reconvene in Open Session and authorize appropriate action.
13. Developer Reimbursement Application Policy.
14. Developer Reimbursement Applications.



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.**

Montrose Redevelopment Authority
Monday, April 20, 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

March 16, 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 the Havens Center, St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 16th day of March, 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 in-person (with Director Caldwell present via videoconference), except Director Ajani, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; 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 and David Greaney of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP; and members of the public, as shown on the attendance sheet attached hereto.

PRESENTATION ON MANDELL STREET SIDEWALK IMPROVEMENTS PROJECT

Mr. Greaney provided a presentation on the Mandell Street Sidewalk Improvements project, including project objectives, existing conditions, proposed improvements, and project timeline.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the February 16, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed by a vote of 5-to-0, with Director Purser abstaining from the vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.074, Texas Government Code at 7:00 p.m. Also present were Ms. Vinson, Ms. Curley, and Mr. Combs.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION, IF NECESSARY

The Board reconvened in open session at 7:24 p.m.

UPDATE ON PERSONNEL MATTERS

Following discussion, Director Larson moved to authorize the Executive Committee to make an offer for the Administrative Manager position with the Authority. Director Purser seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young discussed a letter from the Friends of the Boulevard regarding the West Alabama Street Reconstruction project.

Mr. Robinson discussed capital improvements projects by the City of Houston, as well as proposed tax incentive ideas for business owners impacted by Authority projects.

Ms. Hitchcock discussed community feedback related to the West Alabama Street Reconstruction project.

Ms. Jasso commented on safety measures related to the West Alabama Street Reconstruction project. She also commented on contractor work hours for the City's Montrose Boulevard project.

Mr. Centanni discussed crash data, as well as ADA requirements and related recommendations for the Mandell Street Sidewalk Improvements project.

Mr. Longmire commented on the history of West Alabama Street and the design of the West Alabama Street Reconstruction project.

Mr. Johnson commented on the design of the Mandell Street Sidewalk Improvements project.

Mr. Strickland expressed concerns about community engagement efforts related to Authority projects.

Ms. Conely commented on and provided recommendations for the West Alabama Street Reconstruction project.

Mr. Wagner commented on the Mandell Street Sidewalk Improvements project. He also provided recommendations for the West Alabama Street Reconstruction project.

Mr. Spike commented on the design of the Mandell Street Sidewalk Improvements project and the West Alabama Street Reconstruction project.

Ms. Fendrich discussed a letter from the Friends of the Boulevard regarding the West Alabama Street Reconstruction project. She also discussed changes in the scope of the Mandell Street Sidewalk Improvements project.

Mr. Rais provided suggestions related to public engagement for Authority projects.

Mr. Strobe commented on correspondence from Texas State Senator Molly Cook related to the West Alabama Street Reconstruction project.

Mr. Latham commented on tree preservation and its impact on traffic, safety, and drainage.

Ms. Frazier commented on community feedback related to the West Alabama Street Reconstruction project.

Ms. Wright provided suggestions for processing community feedback related to Authority projects.

Ms. Pruitt commented on the design of the West Alabama Street Reconstruction project.

FINANCIAL MATTERS

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 Purser seconded the motion, which passed unanimously.

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the March 13, 2026, committee report.

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 March 10, 2026, committee report, and responded to earlier public comments.

REPORT FROM HR GREEN

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

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

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project.

Mr. Greaney updated the Board on the design of the Mandell Street Sidewalk Improvements project.

Director Brollier left the meeting.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 11 from mc2 Civil, Inc. ("MC2") in the amount of \$1,353,969.41. Following review and discussion, and based on the engineer's recommendation, Director Purser moved to approve Pay Estimate No. 11 from MC2. Director Larson seconded the motion, which passed by a vote of 5-to-0.

Director Brollier joined the meeting.

Mr. Greaney presented a proposal from HRG in the amount of \$49,000.00 for supplemental construction management and inspection services related to the Montrose Boulevard, Segment One, project. Following review and discussion, Director Guthart moved to approve the proposal from HRG. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of \$77,090.00 for landscaping warranty management and inspection services related to the Montrose Boulevard, Segment One, project. Following review and discussion,

Director Guthart moved to approve the proposal from HRG. Director Purser 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.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the March 11, 2026, committee report, and responded to earlier public comments.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

There was no update on this matter.

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, April 20, 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

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ATTENDANCE SHEET

1. Julie Young
2. Devin Robinson
3. Anthony Pizzitola
4. Jonna Hitchcock
5. Rebecca Jasso
6. David Centanni
7. Julie Mastroianni
8. Brenda Cooper
9. Stephen Longmire
10. William Johnson
11. Richard Glover
12. Kevin Strickland
13. Laura Conely
14. Sam Wagner
15. Alex Spike
16. Margo Fendrich
17. Medhi Rais
18. Carol Lee
19. Karl Strope
20. Matt Latham
21. Rocky Kneten
22. Jim Tucker
23. Sarah Frazier
24. Merian Wright
25. Laura Caille
26. Sue Lovell
27. Jack Valinksi
28. Cindy Pruitt
29. Jeannie Modaff
30. Sean Stepanik
31. David Cole
32. Maria Trevino
33. Richard Berger
34. John Geiss
35. Ryan Monju
36. Ben Suscavage
37. Cassie Jenkins
38. Ben Victor
39. Becky Myers
40. Sonia Soto
41. Kendra Craven
42. Deborah Brown
43. Hilton Butchard
44. Katy Rais
45. Davis Baker
46. Travis Wise
47. Linda Trevino
48. Florence Rodriguez
49. Sosh Babb
50. Ann Miller
51. Jami Atto
52. Helen Berger
53. Eric Bunting
54. Nabeel Kurji

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

3. Receive public comment.

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Montrose Redevelopment Authority

Monday, April 20, 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:** 4/17/2026

Chairperson: Katy Caldwell

Attendees:

<u>Helen Zunka</u>	<u>Katy Caldwell</u>
<u>Walter Morris</u>	<u>Jennifer Landreville</u>
<u>Kristi Miller</u>	<u>David Greaney</u>
<u>Tom Combs</u>	
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Meeting Report

Agenda

- Discussion regarding review of invoices
- Review financial statements
- Discussion with HR Green regarding financial account
- Discussion with Goodman regarding Title IV document revisions

Notes

- The Committee reviewed and recommended approval for all invoices
- The Committee reviewed the bookkeepers report
- The Committee discussed the METRO Reimbursement and account information
- The Committee discussed the updates to the new Title IV document revised by Goodman

Montrose Redevelopment Authority / TIRZ No. 27
Cash Management Report
 March 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	16,817,848.56	227,841.03	13,909.30	17,059,598.89
Revenue	298,420.29	0.00	43.39	298,463.68
Expenditures	1,512,387.24	227,841.03	0.00	1,740,228.27
Ending Balance	15,603,881.61	0.00	13,952.69	15,617,834.30

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: **16,817,848.56**

REVENUE:

Stellar Bank Interest	57.89	
TexPool Interest	50,281.37	
Due from CPF	227,841.03	
Due from Joint Projects Fund	20,240.00	
Voided Check (s)	0.00	
Total Revenue:		298,420.29

DISBURSEMENTS:

Checks Presented At Last Meeting	1,512,387.24	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		1,512,387.24

Ending Balance: **15,603,881.61**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	15,397.15
TexPool	*0001	3.6724	15,588,484.46
		Total	15,603,881.61

Operating Fund 3-31-2026 Balance		15,603,881.61	
Less Checks Presented at meeting		-1,152,034.89	
Projected Ending Balance		<u>14,451,846.72</u>	

TIRZ 27 - Montrose RA
Checks Presented
April 20, 2026

Num	Name	Description	Amount
2566	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-20,902.42
2567	Elsquared Media Group	Web Design	-4,788.00
2568	Equi-Tax Inc.	Tax Roll Management	-637.50
2569	ETI Bookkeeping Services	Bookkeeping Fees	-1,744.75
2570	HR Green, Inc.	Engineering Fees	-232,320.13
2571	Knudson, LP	Professional Consultant	-7,944.62
2572	mc2 Civil, Inc.	Pay Est 12 Montrose Blvd	-834,478.22
2573	Myhart Communications	Administrative Planning	-3,496.50
2574	St. Stephen's Episcopal Church	Meeting Room Rental - April	-125.00
2575	The Goodman Corporation	Planning Consultant	-33,226.98
2576	Tom Combs & Associates	Consultant Fee	-11,875.77
2577	ZM Interests, LP	Rent - May	-495.00
Total			-1,152,034.89

Joint Project Fund

BEGINNING BALANCE		721,628.15
REVENUE		
TexPool Interest	2,197.87	
Voided Check(s)	0.00	
Total Revenue		2,197.87
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	20,240.00	
Total Expenditures		20,240.00
ENDING BALANCE		703,586.02

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.6724	703,586.02
		Total	703,586.02

Capital Projects Fund

BEGINNING BALANCE		227,841.03
REVENUE		
TexPool Interest	0.00	
Voided Check(s)	0.00	
Total Revenue		0.00
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	227,841.03	
Total Expenditures		227,841.03
ENDING BALANCE		0.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	3.6724	0.00
		Total	0.00

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

	Amount Approved	Distribution	Variance
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	15,796,401	(1,623,531)
Total Bond Project Cost	14,172,870	15,796,401	(1,623,531)
<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	17,111,241	(1,623,531)
Interest Earned			1,623,531
Ending Bank Balance			0

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

Debt Service Fund

BEGINNING BALANCE		13,909.30
REVENUE		
Texpool Interest	43.39	
Voided Check (s)	0.00	
Total Revenue		43.39
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		13,952.69

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6724	13,952.69
		Total	13,952.69

Montrose Redevelopment Authority / TIRZ 27
Investment Report
March 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	3.6724	16,803,130.19	16,802,122.06	15,587,860.92	50,281.37	(1,263,918.97)	0.99996	15,588,484.46
GOF	TexPool	3.6724	721,671.45	721,628.15	703,557.88	2,197.87	(20,240.00)	0.99996	703,586.02
CPF	TexPool	3.6724	227,854.70	227,841.03	0.00	0.00	(227,841.03)	0.99996	0.00
DSF	TexPool	3.6724	13,910.13	13,909.30	13,952.13	43.39	0.00	0.99996	13,952.69

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	15,726.50	57.89	(387.24)	15,397.15

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	15,397.15	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
March 2026

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	5,068,963	6,349,295	-1,280,332	6,349,295
6-4330 · Interest	50,339	4,167	46,172	502,673	37,500	465,173	50,000
6-4336 · Grants	0	423,720	-423,720	0	3,813,481	-3,813,481	5,084,641
Total Income	50,339	427,887	-377,548	5,571,636	10,200,276	-4,628,640	11,483,936
Expense							
6-6300 · Salaries and Benefits	18,026	27,083	-9,057	195,045	243,750	-48,705	325,000
6-6320 · Legal Fees	20,902	29,167	-8,265	239,703	262,500	-22,797	350,000
6-6321 · Auditing Fees	0	0	0	18,500	17,000	1,500	17,000
6-6322 · Engineering Fees	1,668	4,167	-2,499	8,188	37,500	-29,312	50,000
6-6323 · Planning Consultants	33,227	10,417	22,810	191,596	93,750	97,846	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	52,500	-52,500	70,000
6-6325 · Public Engagement Consultants	3,497	3,500	-3	29,828	31,500	-1,672	42,000
6-6326 · Community Development Planning	0	41,667	-41,667	0	375,000	-375,000	500,000
6-6333 · Accounting	1,675	1,917	-242	17,983	17,250	733	23,000
6-6334 · Tax Roll Management	638	667	-29	6,038	6,000	38	8,000
6-6353 · Insurance / Bonds	0	0	0	1,758	5,000	-3,242	5,000
6-6370 · Board Meeting Expense	125	0	125	1,000	0	1,000	0
6-6371 · Office Rental	495	0	495	4,455	0	4,455	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	1,320,176	-1,151,029	1,320,176
6-6431 · COH Admin Fee	0	0	0	333,505	317,465	16,040	317,465
6-6450 · Public Engagement Expenses	6,583	15,833	-9,250	22,394	142,500	-120,106	190,000
6-6460 · Board Development	0	417	-417	0	3,750	-3,750	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	562,500	-562,500	750,000
6-7217 · Safe Sidewalk Program	0	8,333	-8,333	12,162	75,000	-62,838	100,000
6-7218 · Montrose Blvd - Phase 1	817,519	1,309,917	-492,398	14,277,966	11,789,250	2,488,716	15,719,000
6-7218a · Montrose Blvd Phase 2	0	100,000	-100,000	0	900,000	-900,000	1,200,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	93,750	-93,750	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	75,000	-75,000	100,000
6-7222 · Safe Route to School Sidewalk	20,632	603,889	-583,257	504,681	5,435,000	-4,930,319	7,246,667
6-7223 · W Alabama Street	161,818	150,000	11,818	222,679	1,350,000	-1,127,321	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	750,000	-750,000	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	187,500	-187,500	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	12,000	-12,000	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	405,000	-405,000	540,000
6-7235 · Mandell Rehabilitation	30,916	31,667	-751	38,167	285,000	-246,833	380,000
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	905,630	-905,630	1,207,507
6-7237 · Roseland Sidewalks	0	43,750	-43,750	0	393,750	-393,750	525,000

TIRZ 27 - Montrose RA
Profit & Loss Budget vs. Actual
March 2026

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7238 · West-Central Safe Sidewalks	0	8,333	-8,333	0	75,000	-75,000	100,000
6-7239 · Southeast Safe Sidewalks	0	8,333	-8,333	0	75,000	-75,000	100,000
6-7240 · North-Central Safe Sidewalks	0	8,333	-8,333	0	75,000	-75,000	100,000
6-7241 · Fairview-Pacific Planning Study	0	41,667	-41,667	0	375,000	-375,000	500,000
Total 6-7000 · Capital Expenditure	1,030,885	2,646,597	-1,615,712	15,055,655	23,819,380	-8,763,725	31,759,174
6-7395 · Miscellaneous Expense	0	0	0	190	0	190	0
Total Expense	1,117,721	2,787,265	-1,669,544	16,475,586	26,745,021	-10,269,435	35,106,815
Net Income	-1,067,382	-2,359,378	1,291,996	-10,903,950	-16,544,745	5,640,795	-23,622,879

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

5. 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. Fairview Street Design Concept Report.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Projects, Planning, and Parking
Committee**Date of Meeting:** 4/14/2026**Chairperson:** Matt Brollier**Attendees:**Matt BrollierJennifer CurleyDavid GreaneyTom CombsWalter MorrisKaty CaldwellRobert GuthartMuhammad AliSuewan JohnsonKristi MillerNick Killian**Meeting Report****Agenda**

- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
 - Discussion regarding Fairview Street Design Concept Report
- Goodman Corporation Funding and Project Status Report
 - Discussion regarding ongoing, current, and upcoming grants
 - Discussion regarding HUD \$850k grant for sidewalks – MRDA Northeast Montrose Sidewalk Improvement Project
- Discussion regarding Montrose real estate advisory discussion
- Discussion regarding Reimbursement Policy draft
- Discussion regarding status on proposal to MOED

Notes

- The Committee reviewed HR Green's Project Status Report
- The Committee reviewed the Goodman Funding and Project Status Report
- The Committee attended a meeting with the Goodman Corporation regarding the results of the Montrose Parking Study

PROGRESS REPORT

APRIL 2026

MONTROSE/TIRZ 27



CHERRYHURST SIDEWALK IMPROVEMENTS

- NTP: April 6, 2026
- Substantial completion: September 2, 2026
- Door hangers were hung week prior by contractor (72-hour notice).
- Work progressing on California St.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- City comments came in last week.
- Project manual is in progress and will be submitted for review to federal funding partner.
- Advancing plans to 100%.
- Final submittal will be in May 2026.

WEST ALABAMA ST RECONSTRUCTION

- Survey and subsurface utility engineering are in progress.
- Design is in progress.
- Public engagement will occur over summer 2026. Coordinating with Public Engagement Committee.

MANDELL ST SIDEWALKS

- Design is in progress.
- Identified some sidewalks that can be replaced with 6-foot-wide sidewalks.
- Draft responses to public comments have been reviewed by the PPP Committee.
- W Main St intersection will be converted to an all-way stop with crosswalk pavement markings.
- Existing inlaid brick mosaic driveways by Castle Ct will remain.



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



Projects	2026									2027		
	April	May	June	July	August	September	October	November	December	January	February	March
W Alabama Reconstruction												
Topographic Survey	█	█	█	█	█	█	█	█	█	█	█	█
60% Design/Submittal	█	█	█	█	█	█	█	█	█	█	█	█
City Review (30 days minimum)								█	█	█	█	█
90% Design/Submittal									█	█	█	█
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												
100% Design/Submittal		█	█	█	█	█	█	█	█	█	█	█
City Review			█	█	█	█	█	█	█	█	█	█
Submit Project Manual for HGAC Funding Partner Review			█	█	█	█	█	█	█	█	█	█
HGAC Review			█	█	█	█	█	█	█	█	█	█
Bid Project (60 days)				█	█	█	█	█	█	█	█	█
Contract Award Recommendation - July 20th					█	█	█	█	█	█	█	█
Commence Construction - August 2026 (one year duration)						█	█	█	█	█	█	█
Substantial Completion to Final Completion (August 2027)												█
Mandell Street Sidewalks												
100% Design/Submittal	█	█	█	█	█	█	█	█	█	█	█	█
City Review			█	█	█	█	█	█	█	█	█	█
Bid Project (schedule based on no comments from City)				█	█	█	█	█	█	█	█	█
Contract Award Recommendation - August 17th					█	█	█	█	█	█	█	█
Commence Work to Substantial Completion							█	█	█	█	█	█
Substantial Completion to Final Completion											█	█
Cherryhurst Sidewalks												
Commence Work to Substantial Completion							█	█	█	█	█	█
Substantial Completion to Final Completion												█
Montrose Blvd - Segment 1 CM/I & CPS												
Substantial Completion Walkthrough	█	█	█	█	█	█	█	█	█	█	█	█
Substantial Completion to Final Completion												█

Legend

█	Design Phase
█	Bid Phase
█	Construction Phase

PROGRESS REPORT — APRIL 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:

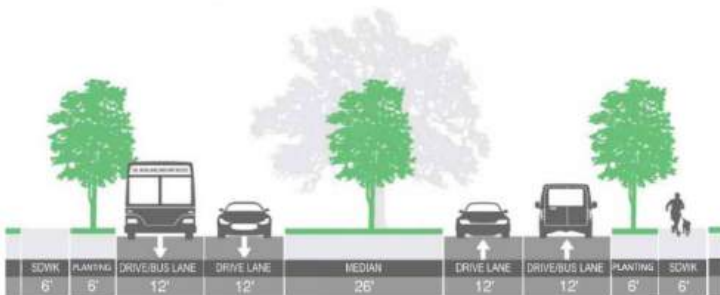
Resurfacing and repairing the roadway for smoother travel, better accessibility, and a more durable surface to serve the community for years to come.

Preserve as Many Trees as Possible and Add New Ones:

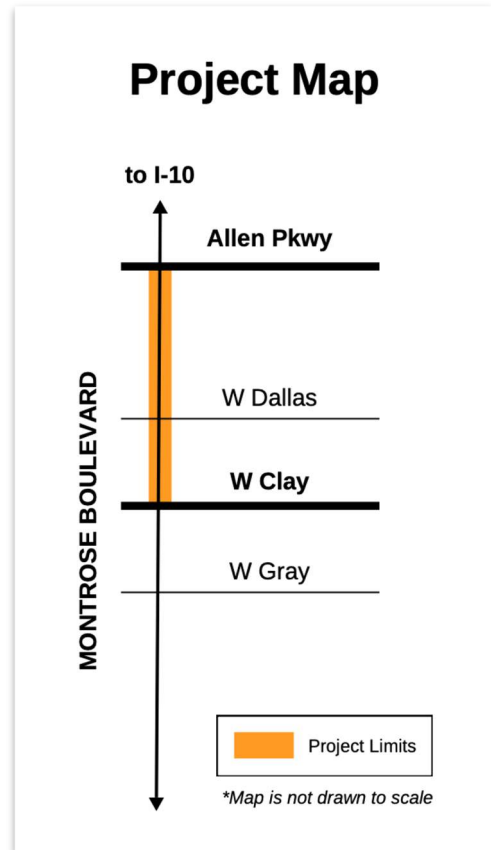
Preserving the mature trees that define Montrose Boulevard's charm by incorporating thoughtful design and construction practices that protect their roots and health. In addition, new trees will also be added along Montrose Blvd between Allen Parkway to West Clay Street.

PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street



PEDESTRIAN BRIDGE



PROJECT STATUS

- Completed pedestrian bridge.
- Completed roadway and sidewalks.
- Completed storm sewer installation.
- Completed traffic signal installation.
- Completed streetlight installation.
- Completed tree planting.
- Completed turn on of traffic signals.

NEXT STEPS

- Complete metal cladding system.
- Coordinate with CenterPoint to energize streetlights.
- Complete punch list items.

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

PROGRESS REPORT — APRIL 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



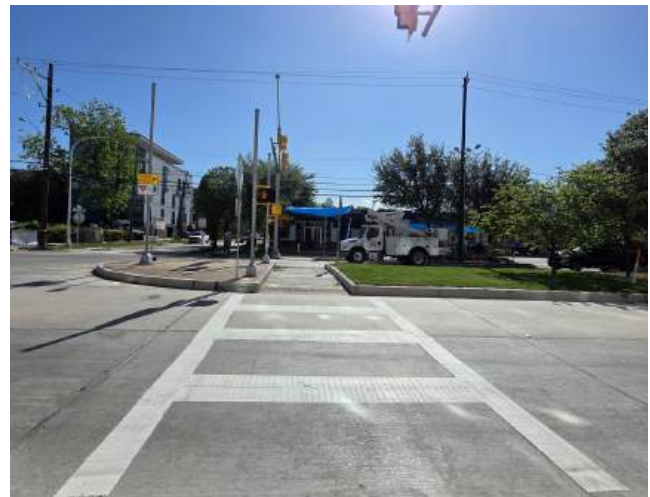
PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$894,800.15
Current Contract Amount	\$18,790,803.15
Previous Payments	\$16,222,818.11
Current Payment(s) Due	\$834,478.22
Total Retainage	\$897,752.44
Contract Completion Date	03/14/2026
Balance Remaining	\$835,754.38

PROGRESS PHOTOS



Cladding System



HAWK Signal and Crosswalk



Roadway



Public Garage Parking Sign



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

April 7, 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. 12

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 12 in the amount of **\$834,478.22** for construction services rendered through March 25, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$834,478.22** 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. 12
 Cut off Date 03/25/26
 Estimate Date 04/06/26

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 : 3/14/2026
 Percentage By Time : 100.00% In Place : 95.55%
 Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%
 Current M/SBE : 12.01%
 WBE : 8.00%
 Current WBE : 9.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320
 Approved Extensions : 29
 Total Contract Time : 349
 Days Used to Date : 349
 Days Remaining to Date : 0
 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**

TOTAL CONTRACT AMOUNT (excludes WCDs) **\$18,790,803.15**

A. EARNINGS TO DATE

1- Work Completed to Date 95.55% Complete
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00
 5- Work Change Directives - In Place \$0.00

Current Month Billing **\$878,398.13**
\$17,955,048.77

TOTAL EARNINGS TO DATE **\$17,955,048.77**

B. DEDUCTIONS

1- Retainage 5% Of \$17,955,048.77 \$897,752.44
 2- Retainage Release 0% Of \$17,955,048.77 \$0.00
 3- Total Retainage \$897,752.44
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS **\$897,752.44**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$17,955,048.77
 2- Total Deductions \$897,752.44
 3- Total Payments Due **\$17,057,296.33**
 4- Less Previous Payments **\$16,222,818.11**
 5- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE	\$834,478.22
BALANCE REMAINING	\$835,754.38

Prepared By David G. Greaney 4/7/2026
 David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 4/7/2026
 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: 12

Distribution to:
 OWNER

PERIOD: MARCH 2026

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: 4/6/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

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

906878.13

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	\$	17,955,048.77
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$897,752.44
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$897,752.44
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$17,057,296.33
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	16,222,818.11
8. CURRENT PAYMENT DUE	\$	834,478.22
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,733,506.82

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: 4/6/2026

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 #: 12
 For Period: -----
 Start: 2/25/2026
 Finish: 3/25/2026

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						
		C * E				G				L		N G+J H+K+M P/F			R F-P
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	0.25	\$2,500.00			1.00	\$10,000.00	100%	\$ -
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	4,116.00	\$226,380.00	582.33	\$32,028.15			4698.33	\$258,408.15	188%	\$ (120,908.15)
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.75	\$243,750.00	0.05	\$16,250.00			0.80	\$260,000.00	80%	\$ 65,000.00
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	80.00	\$1,600.00			80.00	\$1,600.00	100%	\$ -
8	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	80	LF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	80.00	\$1,600.00			80.00	\$1,600.00	100%	\$ -
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	4.00	\$2,000.00	0.00	\$0.00			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	1,038.00	\$20,760.00	0.00	\$0.00			1038.00	\$20,760.00	100%	\$ -
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	1,475.00	\$14,750.00	0.00	\$0.00			1475.00	\$14,750.00	100%	\$ -
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	9,633.00	\$96,330.00	0.00	\$0.00			9633.00	\$96,330.00	100%	\$ -
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	1,480.00	\$35,520.00	0.00	\$0.00			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	1,790.00	\$196,900.00	0.00	\$0.00			1790.00	\$196,900.00	100%	\$ -
25	Remove and Dispose of Existing Manholes	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			13.00	\$10,400.00	100%	\$ -
26	Remove and Dispose of Existing Inlets	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			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	1.00	\$500.00	0.00	\$0.00			1.00	\$500.00	100%	\$ -
29	Remove and Dispose of Metal Post	1	EA	\$ 200.00	\$ 200.00	2.00	\$400.00	0.00	\$0.00			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	6.00	\$12,000.00	0.00	\$0.00			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	12,458.00	\$311,450.00	0.00	\$0.00			12458.00	\$311,450.00	100%	\$ -
35	Embankment Fill	391	CY	\$ 40.00	\$ 15,640.00	391.00	\$15,640.00	0.00	\$0.00			391.00	\$15,640.00	100%	\$ -
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	384	TON	\$ 360.00	\$ 138,240.00	384.00	\$138,240.00	0.00	\$0.00			384.00	\$138,240.00	100%	\$ -
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	16,640.00	\$166,400.00	0.00	\$0.00			16640.00	\$166,400.00	100%	\$ -
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	227.00	\$40,860.00	0.00	\$0.00			227.00	\$40,860.00	100%	\$ -
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	86.00	\$17,200.00	0.00	\$0.00			86.00	\$17,200.00	100%	\$ -
40	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	10424	SY	\$ 100.00	\$ 1,042,400.00	10,424.00	\$1,042,400.00	0.00	\$0.00			10424.00	\$1,042,400.00	100%	\$ -
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	4499	SY	\$ 120.00	\$ 539,880.00	4,499.00	\$539,880.00	0.00	\$0.00			4499.00	\$539,880.00	100%	\$ -
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	304.40	\$42,616.00	0.00	\$0.00			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	8,015.00	\$96,180.00	0.00	\$0.00			8015.00	\$96,180.00	100%	\$ -
44	Concrete Paving Header	256	LF	\$ 15.00	\$ 3,840.00	256.00	\$3,840.00	0.00	\$0.00			256.00	\$3,840.00	100%	\$ -
45	Reinforced Concrete Curb (6")	6727	LF	\$ 6.00	\$ 40,362.00	6,727.00	\$40,362.00	0.00	\$0.00			6727.00	\$40,362.00	100%	\$ -
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	1,164.00	\$23,280.00	0.00	\$0.00			1164.00	\$23,280.00	100%	\$ -
47	Reinforced Concrete Curb and Gutter (6")	225	LF	\$ 30.00	\$ 6,750.00	225.00	\$6,750.00	0.00	\$0.00			225.00	\$6,750.00	100%	\$ -
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	6472	SF	\$ 9.00	\$ 58,248.00	6,110.75	\$54,996.75	361.25	\$3,251.25			6472.00	\$58,248.00	100%	\$ -
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	2,781.91	\$47,292.47	178.09	\$3,027.53			2960.00	\$50,320.00	100%	\$ -
51	Pavement Repair and Replacement	225	SY	\$ 175.00	\$ 39,375.00	225.00	\$39,375.00	0.00	\$0.00			225.00	\$39,375.00	100%	\$ -
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 (5SB15)	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	176.50	\$35,300.00	0.00	\$0.00			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	140.00	\$7,000.00	0.00	\$0.00			140.00	\$7,000.00	100%	\$ -
66	RETROFIT RAIL (ALUMINUM)	80	LF	\$ 300.00	\$ 24,000.00	80.00	\$24,000.00	0.00	\$0.00			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	629.00	\$78,625.00	0.00	\$0.00			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	4.00	\$30,000.00	0.00	\$0.00			4.00	\$30,000.00	100%	\$ -
75	TYP "C-1" Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	11.00	\$99,000.00	0.00	\$0.00			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	9.00	\$63,000.00	0.00	\$0.00			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	765.00	\$221,850.00	0.00	\$0.00			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	106.00	\$48,760.00	0.00	\$0.00			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	3,163.00	\$15,815.00	0.00	\$0.00			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	5.00	\$2,000.00	0.00	\$0.00			5.00	\$2,000.00	100%	\$ -
92	Remove and Dispose Water Line pipe (all sizes)	31	LF	\$ 20.00	\$ 620.00	31.00	\$620.00	0.00	\$0.00			31.00	\$620.00	100%	\$ -
93	Remove and Dispose Water Meter Vault	1	EA	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00	0.00	\$0.00			1.00	\$3,000.00	100%	\$ -
94	Trench Safety System	416	LF	\$ 5.00	\$ 2,080.00	416.00	\$2,080.00	0.00	\$0.00			416.00	\$2,080.00	100%	\$ -
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	138.00	\$30,360.00	0.00	\$0.00			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	1.00	\$3,000.00			7.00	\$21,000.00	100%	\$ -
100	12-inch diameter wet connection	1	EA	\$ 3,200.00	\$ 3,200.00	0.00	\$0.00	1.00	\$3,200.00			1.00	\$3,200.00	100%	\$ -
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	3.00	\$1,800.00			3.00	\$1,800.00	100%	\$ -
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	1.00	\$1,000.00			6.00	\$6,000.00	100%	\$ -
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	108.00	\$14,040.00	0.00	\$0.00			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	11.00	\$7,700.00	0.00	\$0.00			11.00	\$7,700.00	100%	\$ -
111	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	10	EA	\$ 600.00	\$ 6,000.00	10.00	\$6,000.00	0.00	\$0.00			10.00	\$6,000.00	100%	\$ -
112	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	103	LF	\$ 30.00	\$ 3,090.00	103.00	\$3,090.00	0.00	\$0.00			103.00	\$3,090.00	100%	\$ -
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	1.00	\$300.00			103.00	\$30,900.00	100%	\$ -
115	Pavement Marking Blast Clean (12")	412	LF	\$ 2.00	\$ 824.00	0.00	\$0.00	412.00	\$824.00			412.00	\$824.00	100%	\$ -
116	Pavement Marking Blast Clean (24")	32	LF	\$ 4.00	\$ 128.00	0.00	\$0.00	32.00	\$128.00			32.00	\$128.00	100%	\$ -
117	Raised Reflective Pavement Markings Type I-C	109	EA	\$ 7.00	\$ 763.00	0.00	\$0.00	109.00	\$763.00			109.00	\$763.00	100%	\$ -
118	Raised Reflective Pavement Markings Type II A-A Yellow	28	EA	\$ 7.00	\$ 196.00	0.00	\$0.00	28.00	\$196.00			28.00	\$196.00	100%	\$ -
119	Raised Reflective Pavement Markings Type II-C-R	83	EA	\$ 7.00	\$ 581.00	0.00	\$0.00	83.00	\$581.00			83.00	\$581.00	100%	\$ -
120	Solid Green Thermoplastic Block	80	SF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	80.00	\$1,600.00			80.00	\$1,600.00	100%	\$ -
121	Thermoplastic Pavement Markings - (W) (4") (BRK)	1160	LF	\$ 1.00	\$ 1,160.00	0.00	\$0.00	1,160.00	\$1,160.00			1160.00	\$1,160.00	100%	\$ -
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	1800	LF	\$ 1.50	\$ 2,700.00	0.00	\$0.00	1,800.00	\$2,700.00			1800.00	\$2,700.00	100%	\$ -
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	1051	LF	\$ 5.00	\$ 5,255.00	0.00	\$0.00	1,051.00	\$5,255.00			1051.00	\$5,255.00	100%	\$ -
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	1350	LF	\$ 10.00	\$ 13,500.00	0.00	\$0.00	1,350.00	\$13,500.00			1350.00	\$13,500.00	100%	\$ -
125	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	420	LF	\$ 2.00	\$ 840.00	0.00	\$0.00	420.00	\$840.00			420.00	\$840.00	100%	\$ -
126	Reflectorized Pavement Markings (W) (ARROW)	14	EA	\$ 300.00	\$ 4,200.00	0.00	\$0.00	14.00	\$4,200.00			14.00	\$4,200.00	100%	\$ -
127	Reflectorized Pavement Markings (W) (WORD)	5	EA	\$ 300.00	\$ 1,500.00	0.00	\$0.00	5.00	\$1,500.00			5.00	\$1,500.00	100%	\$ -
128	Bike Dot Symbol	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00			1.00	\$500.00	100%	\$ -
129	Median Nose Paint (Y)	1430	LF	\$ 2.00	\$ 2,860.00	0.00	\$0.00	1,430.00	\$2,860.00			1430.00	\$2,860.00	100%	\$ -
130	Installation or Replacement of Permanent Signs	58	EA	\$ 300.00	\$ 17,400.00	0.00	\$0.00	58.00	\$17,400.00			58.00	\$17,400.00	100%	\$ -
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	14.00	\$16,800.00	0.00	\$0.00			14.00	\$16,800.00	100%	\$ -
133	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	12	EA	\$ 1,400.00	\$ 16,800.00	12.00	\$16,800.00	0.00	\$0.00			12.00	\$16,800.00	100%	\$ -
134	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	1	EA	\$ 2,200.00	\$ 2,200.00	2.00	\$4,400.00	0.00	\$0.00			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	6.00	\$6,600.00	0.00	\$0.00			6.00	\$6,600.00	100%	\$ -
136	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	100%	\$ -
137	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	100%	\$ -
138	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	2	EA	\$ 1,400.00	\$ 2,800.00	2.00	\$2,800.00	0.00	\$0.00			2.00	\$2,800.00	100%	\$ -
139	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	4	EA	\$ 1,400.00	\$ 5,600.00	0.00	\$0.00	4.00	\$5,600.00			4.00	\$5,600.00	100%	\$ -
140	Furnish and Install LED Blank-Out Sign	3	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	3.00	\$16,500.00			3.00	\$16,500.00	100%	\$ -
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	1.95	\$163,800.00	0.05	\$4,200.00			2.00	\$168,000.00	100%	\$ -
143	Overhead Street Name Sign	4	EA	\$ 770.00	\$ 3,080.00	4.00	\$3,080.00	0.00	\$0.00			4.00	\$3,080.00	100%	\$ -
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	2.00	\$1,100.00			2.00	\$1,100.00	100%	\$ -
145	Sign, "PEDESTRIAN CROSSING" (54"X24")	2	EA	\$ 500.00	\$ 1,000.00	2.00	\$1,000.00	0.00	\$0.00			2.00	\$1,000.00	100%	\$ -
146	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"X36")	2	EA	\$ 350.00	\$ 700.00	2.00	\$700.00	0.00	\$0.00			2.00	\$700.00	100%	\$ -
147	Sign, "NO RIGHT TURN ON RED", R10-11a (36"X48")	8	EA	\$ 400.00	\$ 3,200.00	4.00	\$1,600.00	4.00	\$1,600.00			8.00	\$3,200.00	100%	\$ -
148	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"X36")	2	EA	\$ 400.00	\$ 800.00	2.00	\$800.00	0.00	\$0.00			2.00	\$800.00	100%	\$ -
149	2-#14 XHHW (DLC)	4860	LF	\$ 1.00	\$ 4,860.00	0.00	\$0.00	4,860.00	\$4,860.00			4860.00	\$4,860.00	100%	\$ -
150	2/C #14 (IMSA 50-2) (Stranded) (RLW)	190	LF	\$ 5.50	\$ 1,045.00	190.00	\$1,045.00	0.00	\$0.00			190.00	\$1,045.00	100%	\$ -
151	#8 AWG Solid Copper Bare Wire (BB)	2570	LF	\$ 1.70	\$ 4,369.00	2,022.00	\$3,437.40	548.00	\$931.60			2570.00	\$4,369.00	100%	\$ -
152	#8 AWG Solid Copper Bare Wire (BG)	170	LF	\$ 2.20	\$ 374.00	170.00	\$374.00	0.00	\$0.00			170.00	\$374.00	100%	\$ -
153	#12 AWG XHHW Wire (SLG)	670	LF	\$ 1.00	\$ 670.00	670.00	\$670.00	0.00	\$0.00			670.00	\$670.00	100%	\$ -
154	6-#4 AWG XHHW (SP1)	70	LF	\$ 22.00	\$ 1,540.00	70.00	\$1,540.00	0.00	\$0.00			70.00	\$1,540.00	100%	\$ -
155	3-#4 AWG XHHW (SP2)	120	LF	\$ 11.00	\$ 1,320.00	120.00	\$1,320.00	0.00	\$0.00			120.00	\$1,320.00	100%	\$ -
156	2-#10 AWG XHHW (SL)	900	LF	\$ 2.00	\$ 1,800.00	900.00	\$1,800.00	0.00	\$0.00			900.00	\$1,800.00	100%	\$ -
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	2820	LF	\$ 2.20	\$ 6,204.00	1,307.00	\$2,875.40	1,513.00	\$3,328.60			2820.00	\$6,204.00	100%	\$ -
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	2470	LF	\$ 2.30	\$ 5,681.00	1,334.00	\$3,068.20	1,136.00	\$2,612.80			2470.00	\$5,681.00	100%	\$ -
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	4020	LF	\$ 3.80	\$ 15,276.00	2,481.00	\$9,427.80	1,539.00	\$5,848.20			4020.00	\$15,276.00	100%	\$ -
160	3/C #20 SHIELDED CABLE (SC)	550.00	LF	\$ 2.20	\$ 1,210.00	550.00	\$1,210.00	0.00	\$0.00			550.00	\$1,210.00	100%	\$ -
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	60.00	LF	\$ 28.00	\$ 1,680.00	69.00	\$1,932.00	0.00	\$0.00			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	1,190.00	\$17,850.00	0.00	\$0.00			1190.00	\$17,850.00	100%	\$ -
163	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	40.00	LF	\$ 36.00	\$ 1,440.00	40.00	\$1,440.00	0.00	\$0.00			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	120.00	\$4,320.00	0.00	\$0.00			120.00	\$4,320.00	100%	\$ -
165	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	140.00	LF	\$ 42.00	\$ 5,880.00	140.00	\$5,880.00	0.00	\$0.00			140.00	\$5,880.00	100%	\$ -
166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	1,180.00	LF	\$ 42.00	\$ 49,560.00	1,180.00	\$49,560.00	0.00	\$0.00			1180.00	\$49,560.00	100%	\$ -
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	10.00	LF	\$ 77.00	\$ 770.00	10.00	\$770.00	0.00	\$0.00			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	950.00	\$13,300.00	0.00	\$0.00			950.00	\$13,300.00	100%	\$ -
169	Emergency Vehicle Preemption System (Intersection)	1.00	EA	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	100%	\$ -
170	Accessible Pedestrian Push Button Station	19.00	EA	\$ 1,200.00	\$ 22,800.00	8.00	\$9,600.00	11.00	\$13,200.00			19.00	\$22,800.00	100%	\$ -
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	7.00	EA	\$ 2,600.00	\$ 18,200.00	6.00	\$15,600.00	1.00	\$2,600.00			7.00	\$18,200.00	100%	\$ -
172	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	3.00	EA	\$ 2,750.00	\$ 8,250.00	1.00	\$2,750.00	2.00	\$5,500.00			3.00	\$8,250.00	100%	\$ -
173	20' Pedestal Pole Assembly with Concrete Foundation	2.00	EA	\$ 19,500.00	\$ 39,000.00	0.00	\$0.00	2.00	\$39,000.00			2.00	\$39,000.00	100%	\$ -
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	0.50	\$10,000.00	1.50	\$30,000.00			2.00	\$40,000.00	100%	\$ -
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	2.00	\$42,000.00	0.00	\$0.00			2.00	\$42,000.00	100%	\$ -
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	1.00	\$23,000.00	0.00	\$0.00			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	1.00	\$34,000.00	0.00	\$0.00			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	1.00	\$34,000.00			1.00	\$34,000.00	100%	\$ -
179	Controller Cabinet Foundation (346) with Apron	1.00	EA	\$ 3,500.00	\$ 3,500.00	1.00	\$3,500.00	0.00	\$0.00			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	1.00	\$8,500.00			1.00	\$8,500.00	100%	\$ -
181	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	15.00	EA	\$ 750.00	\$ 11,250.00	8.00	\$6,000.00	7.00	\$5,250.00			15.00	\$11,250.00	100%	\$ -
182	Uninterruptible Power Supply	2.00	EA	\$ 9,000.00	\$ 18,000.00	1.00	\$9,000.00	1.00	\$9,000.00			2.00	\$18,000.00	100%	\$ -
183	Field Hardened Ethernet Switch (Six Copper Ports Only)	2.00	EA	\$ 2,750.00	\$ 5,500.00	0.00	\$0.00	2.00	\$5,500.00			2.00	\$5,500.00	100%	\$ -
184	GPS Serial Communication Module	3.00	EA	\$ 800.00	\$ 2,400.00	0.00	\$0.00	3.00	\$2,400.00			3.00	\$2,400.00	100%	\$ -
185	Cellular Communication System, Complete in Place	2.00	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	2.00	\$15,000.00			2.00	\$15,000.00	100%	\$ -
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	1.00	LS	\$ 10,500.00	\$ 10,500.00	1.00	\$10,500.00	0.00	\$0.00			1.00	\$10,500.00	100%	\$ -
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	1.00	\$1,100.00			1.00	\$1,100.00	100%	\$ -
189	Service Equipment and Pole	3.00	EA	\$ 6,000.00	\$ 18,000.00	3.00	\$18,000.00	0.00	\$0.00			3.00	\$18,000.00	100%	\$ -
190	Metering Panel	3.00	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	3.00	\$3,000.00			3.00	\$3,000.00	100%	\$ -
191	Service Enclosure	3.00	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	3.00	\$16,500.00			3.00	\$16,500.00	100%	\$ -
192	Lighting Panels	3.00	EA	\$ 1,200.00	\$ 3,600.00	0.00	\$0.00	3.00	\$3,600.00			3.00	\$3,600.00	100%	\$ -
193	Pull Boxes	4.00	EA	\$ 1,500.00	\$ 6,000.00	4.00	\$6,000.00	0.00	\$0.00			4.00	\$6,000.00	100%	\$ -
194	Underpass Lighting Fixtures	8.00	EA	\$ 3,200.00	\$ 25,600.00	2.00	\$6,400.00	6.00	\$19,200.00			8.00	\$25,600.00	100%	\$ -
195	Décor Lighting Fixtures	4.00	EA	\$ 3,500.00	\$ 14,000.00	2.00	\$7,000.00	2.00	\$7,000.00			4.00	\$14,000.00	100%	\$ -
196	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	9.00	EA	\$ 9,000.00	\$ 81,000.00	12.16	\$109,480.00	-2.16	(\$19,480.00)		\$ -	10.00	\$90,000.00	111%	\$ (9,000.00)
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	22.00	\$198,000.00	0.00	\$0.00		\$ -	22.00	\$198,000.00	88%	\$ 27,000.00
198	Conduit and Conductors	1.00	LS	\$ 450,000.00	\$ 450,000.00	1.0000	\$450,000.00	0.00	\$0.00			1.00	\$450,000.00	100%	\$ -
199	Electrical Ductbank	4,000.00	LF	\$ 25.00	\$ 100,000.00	0.00	\$0.00	4,000.00	\$100,000.00			4000.00	\$100,000.00	100%	\$ -
200	Misc. Electrical Items	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.50	\$10,000.00	0.50	\$10,000.00			1.00	\$20,000.00	100%	\$ -
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	9.00	\$9.00			37.00	\$37.00	100%	\$ -
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	10.00	\$10.00	0.00	\$0.00			10.00	\$10.00	100%	\$ -
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$0.00	423.00	\$21,150.00			423.00	\$21,150.00	100%	\$ -
211	P2- Concrete Paver Edge Restraint	137.00	LF	\$ 30.00	\$ 4,110.00	0.00	\$0.00	137.00	\$4,110.00			137.00	\$4,110.00	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						
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	161.00	\$14,490.00	0.00	\$0.00			161.00	\$14,490.00	100%	\$ -
213	P1 - Concrete Unit Paver	5,185.00	SF	\$ 10.00	\$ 51,850.00	2,000.00	\$20,000.00	3,185.00	\$31,850.00			5,185.00	\$51,850.00	100%	\$ -
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	3,685.00	\$55,275.00	1,500.00	\$22,500.00			5,185.00	\$77,775.00	100%	\$ -
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	330.00	CY	\$ 90.00	\$ 29,700.00	285.00	\$25,650.00	45.00	\$4,050.00			330.00	\$29,700.00	100%	\$ -
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	340.00	CY	\$ 90.00	\$ 30,600.00	340.00	\$30,600.00	0.00	\$0.00			340.00	\$30,600.00	100%	\$ -
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	149.00	CY	\$ 90.00	\$ 13,410.00	149.00	\$13,410.00	0.00	\$0.00			149.00	\$13,410.00	100%	\$ -
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	2,200.00	CY	\$ 90.00	\$ 198,000.00	2,125.00	\$191,250.00	75.00	\$6,750.00			2,200.00	\$198,000.00	100%	\$ -
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,200.00	\$252,000.00	465.00	\$97,650.00			1,665.00	\$349,650.00	74%	\$ 122,850.00
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	112.00	\$8,400.00	18.00	\$1,350.00			130.00	\$9,750.00	100%	\$ -
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	2.00	\$3,400.00	4.00	\$6,800.00			6.00	\$10,200.00	100%	\$ -
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	7.00	\$17,500.00			7.00	\$17,500.00	100%	\$ -
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	36,450.00	\$29,160.00	21,055.00	\$16,844.00			57,505.00	\$46,004.00	100%	\$ -
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	2.00	\$16,000.00	-2.00	(\$16,000.00)			0.00	\$0.00	0%	\$ 384,000.00
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.53	\$369,840.00	0.26	\$182,000.00			0.79	\$551,840.00	79%	\$ 148,160.00
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	128.00	\$1,280.00	82.00	\$820.00			210.00	\$2,100.00	100%	\$ -
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			1,257.00	\$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	1,658.00	\$41,450.00	0.00	\$0.00			1,658.00	\$41,450.00	685%	\$ (35,400.00)
235E	CONSTRUCTING DETOURS (TEMP 8" ASPHALT)	2,577.00	SY	\$ 109.00	\$ 280,893.00	2,577.00	\$280,893.00	0.00	\$0.00			2,577.00	\$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	\$0.00			4,502.07	\$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	\$0.00			2,033.00	\$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	\$0.00			3,825.00	\$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	\$0.00			3,825.00	\$1,530.00	100%	\$ -
235J	TREE GRATES	1.00	LS	\$ 81,028.16	\$ 81,028.16	1.00	\$81,028.16	0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00			1.00	\$453,089.87	100%	\$ -
235R	RELIABLE FOUNTAIN REPAIR	1.00	LS	\$ 29,667.11	\$ 29,667.11	1.00	\$29,667.11	0.00	\$0.00			1.00	\$29,667.11	100%	\$ -
		0.00	LS	\$ -	\$ -	1.00	\$0.00	0.00	\$0.00			1.00	\$0.00	#DIV/0!	
		0.00	LS	\$ -	\$ -	1.00	\$0.00	0.00	\$0.00			1.00	\$0.00	#DIV/0!	
								0.00	\$0.00						
	GRAND TOTAL				\$ 18,790,803.15		\$17,076,650.64		\$ 878,398.13		\$ -		\$ 17,955,048.77	96%	\$ 835,754.38



MWSDBE Utilization Schedule

Status as of:	4/2/2026
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	\$435,622.44	\$0.00	\$46,950.15	\$229,370.87	\$12,720.25	\$4,950.14	\$120,244.00	\$3,027.03	\$18,360.00
Mar-26	\$154,990.14	\$0.00	\$100,772.30	\$0.00	\$9,035.50	\$2,051.34	\$17,300.00	\$2,536.00	\$23,295.00
Projected Totals-	\$4,095,435.25	\$7,456.00	\$300,482.31	\$790,629.85	\$169,423.75	\$79,607.09	\$909,670.00	\$351,690.11	\$1,338,942.00
		0.04%	1.60%	4.21%	0.90%	0.42%	4.84%	1.87%	7.13%

Projected MBE Total-	\$2,257,269.00	12.01%
Projected WBE Total-	\$1,690,632.11	9.00%

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 2nd day of April, 2026.



Stephanie Roberts
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 Fixtures)	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

PROGRESS REPORT — APRIL 2026

Cherryhurst Sidewalk Improvements

WBS No. N-T27000-0014-7



PROJECT LOCATION

The project is just west of downtown Houston and in the center of the TIRZ 27 boundary. The project is bounded by Fairview St, Yupon St, Dunlavy St, and Westheimer Rd.

PROJECT GOALS

Improve Walkability

- Improve walkability to the bus stops on Westheimer Road
- Provide fully accessible routes

Preserve as Many Trees as Possible

- Individualized tree protection plan

PROJECT FEATURES

- Sidewalk replacement and widening
- Driveway replacement
- Wheelchair ramp replacement
- Sidewalk improvements are typically on one side of the street.

SEQUENCE OF CONSTRUCTION

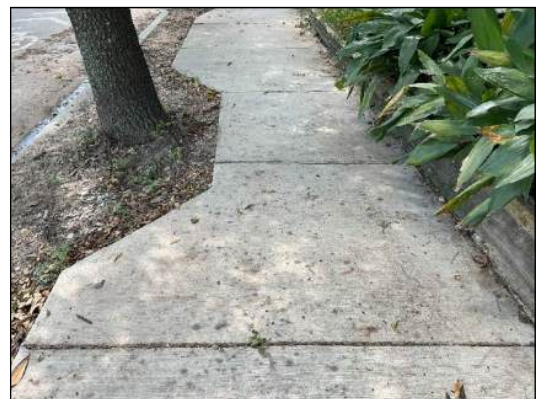
- Sidewalk work will be completed on one side of the street at a time.
- Construction will be done in a block-to-block sequence.
- Lane closures will only be allowed Monday to Friday from 7am to 7pm



EXISTING CONDITIONS



TREE PROTECTION



PROJECT STATUS

- Began demolition on California St.
- Began sidewalks on California St.

NEXT STEPS

- Continue work on California St.

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

PROGRESS REPORT — APRIL 2026

Cherryhurst Sidewalk Improvements

WBS No. N-T27000-0014-7



CONSTRUCTION TIME

Original Contract Time: 150 Days
Mobilization Date: April 6th, 2026

CONTACT INFORMATION

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

Contractor:
Ceballos Construction, LLC



PAYMENT ESTIMATES

Original Contract Amount	\$960,907.00
Change Order Amount to Date	N/A
Current Contract Amount	\$960,907.00
Previous Payments	N/A
Current Payment(s) Due	N/A
Total Retainage	N/A
Contract Completion Date	September 2, 2026
Balance Remaining	\$960,907.00

PROGRESS PHOTOS



Door Hangers



Sidewalk and Driveway Demolition



Sidewalk Formwork



Tree Protection Fencing

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

6. Receive update from The Goodman Corporation, including:
 - a. Resolution Adopting Title VI Compliance Plan; and
 - b. Proposal for FY 26 Community Project Funding Grant Compliance and Management for Northeast Montrose Sidewalk Improvements.

Montrose Redevelopment Authority Status Update

As of March 31, 2026

Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has received the funding and will be executed once the grant is reviewed by FTA and the updated Title VI plan is uploaded into TrAMS. Coordinating with HR Green on design plans, cost estimates, and tentative schedule.
- Cherryhurst: Montrose received Metro approval and held the pre-construction meeting.
- Compliance: Updated the Title VI plan in compliance with FTA regulations.

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 March.

Parking Study

- Completed Parking Inventory, Supply/Demand Analysis, and Survey Analysis
- Memo on COH Parking Policies and development of preliminary recommendations is in progress.
- Next Steps: Meet with Board Committees, Stakeholder Committee, City of Houston to review and discuss work to date and preliminary recommendations

Overall TGC Funding Pursuit

Pursuit of Funding Balance: \$90,894 (as of March 31, 2026)

Applications In Progress

- Houston-Galveston Area Council Call for Projects: pursuing Active Transportation Investment Category – Southeast Montrose Sidewalk Improvement Project
 - TGC continue work toward completing the Phase 1 application. Phase 1 applications are due in April 2026.

Submitted/Pending

- FY 27 Congressional Community Project Funding: \$3 Million for Southwest Montrose Sidewalk Improvement Project, bound by Westheimer Road (north), Dunlavy Street (east), I-69/US 59 (south), and Shepherd Drive (west).

Awarded/Monitoring

- 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.

Upcoming Opportunities

- USDOT Safe Streets and Roads for All

- H-GAC Call for Subregional Planning Studies

**RESOLUTION ADOPTING A TITLE VI COMPLIANCE PLAN FOR THE MONTROSE
REDEVELOPMENT AUTHORITY**

WHEREAS, on April 20, 2026, Montrose Redevelopment Authority (Montrose) adopted a Title VI Compliance Plan in accordance with 49 CFR Part 21;

WHEREAS, the proposed Title VI Compliance Plan attached hereto is intended to meet such requirements; and

WHEREAS, Montrose desires to complete a Title VI Compliance Plan compliant with the Federal Transit Administration regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTROSE TAX REINVESTMENT ZONE 27 THAT:

Section 1. Montrose hereby approves the Title VI Compliance Plan attached.

Section 2. The Title VI Compliance Plan shall be administered and enforced by the officers, agents and employees of Montrose in accordance with the terms set forth therein.

Section 3. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this the 20th day of April, 2026.

Matt Brollier, Chairman Board of Directors

ATTEST:

Secretary, Board of Directors



TITLE VI PROGRAM

CIVIL RIGHTS ACT OF 1964

**MONTROSE TAX INCREMENT REINVESTMENT ZONE 27 /
REDEVELOPMENT AUTHORITY**

Updated March 2026

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Policy Statement

The Montrose Tax Increment Reinvestment Zone 27 / Redevelopment Authority (“Montrose”) assures that no person shall on the grounds of race, color, or national origin, as provided by Title VI of the Civil Rights Act of 1964, and in accordance with Title VI regulations (49 CFR part 21) consistent with FTA Circular 4702.1B Title VI Requirements and Guidelines for Federal Transit Administration, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance. Montrose will integrate Limited English Proficient (LEP) Persons (70 FR 74087) Recipients’ Responsibilities into their programs and activities in Spanish and other languages, upon request.

Montrose’s Tax Reinvestment Zone (TIRZ) Administrator or equivalent is responsible for initiating and monitoring Title VI activities, assuring the preparation of required reports.

Authorities

Title VI of the 1964 Civil Rights Act provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance (please refer to 42 USC 2000d, 49 CFR part 21 and FTA C 4702.1B).

Matt Brollier

Chair, Board of Directors

Montrose Redevelopment Authority / Tax Reinvestment Zone 27

Date

Title VI Public Notice

Montrose developed this Title VI Program to address the requirements of the FTA Circular 4702.IB, Title VI Requirements and Guidelines for FTA Recipients. Montrose has developed all of the necessary procedures and processes to be in compliance with Title VI regulations, including a complaint process and a Title VI notice to the public.

Montrose's Board of Directors reviewed and approved the Title VI Program. A copy of the resolution approving the program is included at the beginning of this documentation.

Montrose Title VI Public Notice

The Montrose Redevelopment Authority (Montrose) hereby gives public notice that it is the Montrose's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States of America shall, on the grounds of race, color, or national origin, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance.

Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with Montrose. Any such complaint must be in writing and filed with the Montrose TIRZ Administrator within one hundred-eighty (180) days following the date of the alleged discriminatory occurrence. Title VI Discrimination Complaint Forms may be obtained from this office at no cost to the complainant by emailing info@montrosehtx.org. Individuals may get more information about the Title VI Program by visiting <https://montrosehtx.org/>.

If you would like to file with Federal Transit Administration (FTA) Regional Office, please send a written complaint to FTA Region VI, 819 Taylor Street, Room 8A36, Fort Worth, TX 76102. A complainant may also file a complaint directly with the FTA by filing a complaint with the Office of Civil Rights, Attention: Title VI Program Coordinator, East Building, 5th Floor-TCR, 1200 New Jersey Ave., SE, Washington, DC 20590.

If you like more information on Title VI, please visit the Montrose website (<https://montrosehtx.org/>) or contact Montrose via email to info@montrosehtx.org. This notice is to be posted in the offices of the Montrose, on the Montrose website (<https://montrosehtx.org/>) and at other strategic locations throughout Montrose.

Montrose will provide translations of all requested documents or provide a translator at any public meetings at no cost.

If information is needed in another language, contact Montrose at info@montrosehtx.org.

Título VI Aviso Público

Por medio de la presente, la Autoridad de Reurbanización de Montrose le notifica al público su política de garantizar el pleno cumplimiento del Título VI del Acta de Derechos Civiles de 1964 de la Ley de Restauración de Derechos Civiles de 1987 y de los estatutos y reglamentos relacionados a tales leyes, en todos los programas y actividades del Distrito. El Título VI establece que ninguna persona en los Estados Unidos de América puede ser excluida por motivos de raza, color, o nacionalidad de participar en, ser negado los beneficios de, o ser sujeto de otro modo a discriminación bajo cualquier programa o actividad que reciba asistencia financiera federal.

Si usted cree haber sido perjudicado por una práctica discriminatoria e ilegal bajo el Título VI puede presentar una queja formal ante Montrose. Las quejas pueden hacerse por escrito. Estas deben ser presentadas ante el Administrador de la Zona de Renovación de Montrose dentro de los ciento ochenta (180) días siguientes a la fecha de la ocurrencia discriminatoria alegada. Los Formularios de Queja de Discriminación del Título VI se pueden obtener en esta oficina sin costo alguno para el reclamante por correo electrónico info@montrosehtx.org. Las personas pueden obtener más información sobre el Programa Título VI visitando <https://montrosehtx.org/>.

Si desea presentar una queja ante la Oficina Regional de la Administración Federal de Tránsito (FTA), envíe una queja por escrito a FTA Region VI, 819 Taylor Street, Room 8A36, Fort Worth, TX 76102. Un denunciante también puede presentar una queja directamente con el FTA presentando una queja ante la Oficina de Derechos Civiles, Atención: Coordinador del Programa Título VI, East Building, 5th Floor-TCR, 1200 New Jersey Ave., SE, Washington, DC 20590.

Para obtener más información acerca del Título VI, visite nuestra página web (<https://montrosehtx.org/>) o escríbanos por correo electrónico a info@montrosehtx.org. Este aviso será publicado en las oficinas, en la página web (<https://montrosehtx.org/>) y en otros lugares estratégicos a lo largo de Montrose.

Montrose proporcionará traducciones de todos los documentos solicitados o proveerá un traductor en cualquier reunión pública sin costo alguno.

Si se necesita información en otro idioma, póngase en contacto con Montrose a info@montrosehtx.org.

Title VI/Civil Rights Complaint Procedures

These procedures cover all complaints filed under Title VI of the Civil Rights Act of 1964 as amended, relating to any transportation or program or activity receiving federal financial assistance administered by Montrose or sub-recipients and contractors. The program is also

conducted in accordance with FTA C 4702.1B. Montrose's Compliant Form is provided in Appendix A.

The procedures do not deny the right of the complainant to file formal complaints with other state or federal agencies or to seek private counsel for complaints alleging discrimination. Montrose has authority for accepting complaints for investigation, but complainants may also file complaints with TxDOT or the Federal Transit Administration within 180 days of the alleged offense. If you would like to file with TxDOT, please send a written complaint to TxDOT Public Transportation, 3712 Jackson Avenue, Building 6, 5th floor, Austin, Texas 78731. If you would like to file with FTA, please send a written complaint to FTA Region VI, 819 Taylor Street, Room 8A36, Fort Worth, TX 76102.

Complaints or compliments can be filed to the TIRZ Administrator by email at info@montrosehtx.org or wmorris@knudsonlp.com or by mail at Knudson & Associates LP, Attn: Walter Morris, 8588 Katy Fwy # 441, Houston, TX 77024. The complainant also has the right to formally file a complaint through the following process. The TIRZ Administrator will make every effort to pursue a resolution of the complaint. Initial interviews with the complainant and the respondent will request information regarding specifically requested relief and settlement opportunities.

PROCEDURES

Any individual, group of individuals or entity that believes they have been subjected to discrimination on the basis of race, color, or national origin, as prohibited by Title VI nondiscrimination provisions by Montrose, may file a written complaint. A formal complaint must be filed within 180 calendar days of the alleged occurrence, or when the alleged discrimination became known to the complainant.

1. The complainant must meet the following requirements:
 - a. Present the date of the alleged act of discrimination (date when the complainant(s) became aware of the alleged discrimination; or the date on which that conduct was discontinued or the latest instance of the conduct).
 - b. Present a detailed description of the issues including name(s) and job(s).
 - c. Submit the complaint in writing and signed by the complainant(s).
 - d. Allegations received by fax, e-mail or telephone will be reduced to writing and provided to the complainant for confirmation or revision before processing. A complaint form will be forwarded to the complainant for him/her to complete, sign and return to Montrose for processing.
2. The complaint must be:
 - a. Filed timely (within 180 days of the alleged act); and
 - b. A Title VI complaint involving discrimination based on race, color, or national origin.
3. A complaint may be dismissed for the following reasons:
 - a. The complainant requests the withdrawal of the complaint;

- b. The complainant fails to respond to repeated requests for additional information needed to process complaint; or
 - c. The complainant cannot be located after reasonable attempts.
- 4. Once Montrose has all of the documentation associated with the investigation, the complainant will be notified in writing of the determination within ten (10) calendar days. The complaint will receive a case number and then be logged into Montrose’s records identifying its basis (race, color, or national origin) and alleged harm.
- 5. Within 40 calendar days of the acceptance of the complaint, an investigative report will be prepared by the TIRZ Administrator.
 - a. The report shall include a narrative description of the incident, identification of persons interviewed, findings and recommendations for disposition.
- 6. The TIRZ Administrator will forward the report to Montrose’s legal counsel for review.
- 7. The legal counsel will review the report and associated documentation and will provide input within 10 calendar days with the TIRZ Administrator and have any modifications implemented as needed.
- 8. Montrose’s final investigative report and a copy of the complaint will be forwarded to FTA within 60 calendar days of the acceptance of the complaint. Montrose will notify the parties of its preliminary findings.

Title VI Investigations, Complaints and Lawsuits

There were no transit-related Title VI investigations, complaints, and/or lawsuits in the past three (3) years.

	Date <i>(Month, Day, Year)</i>	Summary <i>(include basis of complaint: race, color, or national origin)</i>	Status	Action(s) Taken
Complaints				
1	None			
2				
3				
Investigations				
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
Lawsuits				
1	None			
2				
3				

Limited English Proficiency (LEP) Persons – Four Factor Analysis

Factor 1 Assessing the Number or Proportion of LEP Persons served or Encountered in Eligible Service Population

(a) How LEP persons interact with the recipient’s agency

LEP individuals would come in contact with Montrose during the planning, procurement, and construction of federally-approved transit and pedestrian capital projects.

(b) Identification of LEP communities, and assessing the number or proportion of LEP persons from each language group to determine the appropriate language services for each language group

The best, most comprehensive table to identify Limited English Proficiency levels by their population is the American Community Survey of Language Spoken at Home by Ability to Speak English (Table B16001); however, this table has not been updated since 2015. Montrose decided to continue to use similar tables to see if any potential safe harbor threshold have been met that would need further examination.

Table C16001, Language Spoken at Home, provides similar information with fewer languages identified. No languages met the Safe Harbor threshold based on this table.

LANGUAGE SPOKEN AT HOME FOR THE POPULATION 5 YEARS AND OVER					
Language Spoken at Home	Speak English "very well"	Speak English "less than well"	Total Number	Percent of Total Language Sub-Group	Speaking Less than Well Percent of Total Population
Total population			47,129		
Speak only English			34,488	73.18%	
Spanish or Spanish Creole	5,709	738	6,447	13.68%	1.57%
French (incl. Haitian, Cajun)	410	15	425	0.90%	0.03%
German	292	12	304	0.65%	0.03%
Russian, Polish, or other Slavic languages	434	38	472	1.00%	0.08%
Other Indo-European languages	1733	179	1912	4.06%	0.38%
Korean	138	11	149	0.32%	0.02%
Chinese	645	273	918	1.95%	0.58%
Vietnamese	264	169	433	0.92%	0.36%
Tagalog	151	0	151	0.32%	0.00%
Other Asian and Pacific Island languages	797	95	892	1.89%	0.20%
Arabic	282	22	304	0.65%	0.05%
Other and unspecified languages:	221	13	234	0.50%	0.03%
LANGUAGE SPOKEN AT HOME FOR THE POPULATION 5 YEARS AND OVER Survey/Program: American Community Survey Universe: Population 5 years and over Year: 2024 Estimates: 5-Year Table ID: C16001					
US Census Tracts: 4101.01; 4101.02; 4102.01; 4102.02; 4103; 4104.01; 4104.02; 4105.01; 4105.02; 4106.01; 4106.02; 4107.03; 4107.04; 4107.05; 4107.06; 4108.01; 4108.02; 4109, Harris County					

For Table B16004, Age by Language Spoken at Home by Ability to Speak English, no language meets the Safe Harbor threshold.

LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER		
	Language Spoken at Home	Speak English "Less Than Well"
English	34,488	N/A
Spanish	6,447	434
Indo-European languages	3,113	19
Asian and Pacific Island languages	2,543	102
Other Language	538	0
Total Population	47,129	555
AGE BY LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER Survey/Program: American Community Survey Universe: Population 5 years and over Year: 2024 Estimates: 5-Year Table ID: B16004		
US Census Tracts: 4101.01; 4101.02; 4102.01; 4102.02; 4103; 4104.01; 4104.02; 4105.01; 4105.02; 4106.01; 4106.02; 4107.03; 4107.04; 4107.05; 4107.06; 4108.01; 4108.02; 4109, Harris County		

Looking at the most up-to-date data, no language meets the Safe Harbor threshold.

(c) The literacy skills of LEP populations in their native languages, in order to determine whether translation of documents will be an effective practice

Montrose has not monitored the literacy rates of LEP populations in their native languages; however, Montrose provides both written and spoken translations in order to serve the LEP population effectively. Montrose will continue to provide written translations in Spanish but will document when requested to translate information orally. Requests for oral translations in any languages will be documented as well.

(d) Whether LEP persons are underserved by the recipient due to language barriers

Presently, there are no known language barriers that cause LEP persons to be underserved. Montrose will notify LEP persons of their rights and will monitor complaints about barriers.

Factor 2: Assessing the Frequency with Which LEP Individuals Come into Contact with your programs, activities, and services

Montrose does not provide transit services, rather utilizes FTA funds in order to develop pedestrian infrastructure that enhances people’s ability to easily access the transit services provided by Houston METRO. So, the most likely instances that LEP persons would come in contact with the projects conducted by Montrose is during procurement or construction. Montrose makes the fact known during all procurement endeavors, advertising efforts, public meetings, and other instances that documents, instructions, and other important materials can be translated at no cost to the user. Very rarely does any of the construction require any detours or significant changes to accessing public transportation, so there is minimal disruption for transit users. In the instance where there are disruptions, Montrose works with Houston METRO to address any concerns while keeping LEP persons in mind.

Factor 3: Assessing the Nature and Importance of Program, Activity or Service

As stated in the Factor 2 analysis, Montrose does not provide transit services but does utilize FTA funds for the construction of pedestrian infrastructure. The construction of sidewalks, ADA ramps, pedestrian lighting and signalization provides benefit to all users of transit services but does not have any unique impact on LEP persons. Montrose is able to translate all important documents and instructions in Spanish and any other language upon request.

Factor 4: Assessing the Resources Available to Transit and Costs

Montrose offers many opportunities for LEP persons to fully access information regarding the construction projects. Montrose staff has the ability to proficiently translate oral conversations as well as written documentation from English to Spanish, or vice versa. Costs from any requested translations (either due to staff time or other translation services) and printing of translated documents might range from \$500 to \$1,500 a year. All costs are absorbed into the Montrose's annual budget

LAP Implementation Plan

Task 1 – Identifying LEP Persons Who Need Language Assistance

Number or Proportion of LEP Persons Served or Encountered in Eligible Service Population

According to the American Community Surveys included in the LEP Four Factor Analysis, no language was identified as meeting the Safe Harbor threshold of 1,000 individuals or 5% of the population.

Frequency with Which LEP Individuals Come Into Contact with your Programs, Activities and Services

Montrose does not provide transit services, rather utilizes FTA funds in order to develop pedestrian infrastructure that enhances people's ability to easily access the transit services provided by Houston METRO. So, the most likely instances that LEP persons would come in contact with the projects conducted by Montrose is during procurement or construction. Montrose makes the fact known during all procurement endeavors, advertising efforts, public meetings, and other instances that documents, instructions, and other important materials can be translated at no cost to the user. Very rarely does any of the construction require any detours or significant changes to accessing public transportation, so there is minimal disruption for transit users. In the instance where there are disruptions, Montrose works with Houston METRO to address any concerns while keeping LEP persons in mind.

Task 2 - Language Assistance Measures

Montrose will provide a range of language assistance options, including notices to LEP person in a language they can understand regarding their right to free language assistance. Other language assistance measures include:

1. Every effort will be made to ensure at least one Spanish speaking employee at every public contact encounter, when requested in advance of meeting.
2. Notices and vital documents regarding construction projects are advertised in multiple languages, including English, Spanish, and any other requested language, as needed.
3. Utilization of language-free pictograms when possible.
4. American Sign Language interpreters are available for face-to-face meetings with Montrose staff upon advanced request.

Task 3 – Providing Notice to LEP Persons

The Title VI Notice to the Public will be posted on the Montrose website. The Title VI Notice to the Public has included a statement about translation availability at no cost and the full notice has been translated into Spanish.

Task 4 – Monitoring and Evaluating Language Access Plan

Montrose will monitor the number of requests for translation for transit programs and services and note any comments and complaints about translations or language assistance. Montrose has created an internal log for all requests for translation assistance that logs the date, the requested language, and the actions taken to accommodate the request. The Language Access Plan will be updated every three years.

Task 5 – Training Staff

Training in LEP language assistance measures will be provided in conjunction with orientation for new employees to identify resources and procedures when communicating with LEPs. All new staff members will be informed of the Title VI plan and all language assistance measures that all employees of Montrose must perform.

Minority Representation on Planning and Advisory Boards

Based on the Title VI Circular, “Recipients that have transit-related, non-elected planning boards, advisory councils or committees, or similar committees, the membership of which is selected by the recipient, must provide a table depicting the racial breakdown of the membership of those committees, and a description of efforts made to encourage the participation of minorities on such committees.”

Montrose will actively encourage committee membership by all interested parties regardless of race, color, or national origin. Montrose has an appointed Board of Directors with 7 active members that service on four different committees (Project & Planning, Finance, Public Engagement, and Affordable Housing). The Board of Directors is selected through the Mayor of Houston’s office with council members and other individuals’ input. The Houston City Council then approves the Board of Directors selections and chooses the chairperson. When there is an opening in the Board of Directors, Montrose will encourage participation of minorities through the advertisement of the open position.

Below is the population demographic and Board of Directors breakdown.

<i>Body</i>	<i>Caucasian</i>	<i>Hispanic/ Latino</i>	<i>African-American</i>	<i>Asian-American</i>	<i>Native Americans</i>
Population	67.3%	15.1%	4.9%	9.1%	0.4%
Board of Directors	71.4%	0.0%	14.3%	14.3%	0.0%

Monitoring of Sub Recipients

Montrose does not have any sub recipients who receive federal financial assistance.

Determination of Site or Location of Facilities

In the past three years, Montrose has not constructed any new transit facilities. Any construction of transit facilities receiving federal financial assistance within Montrose will perform a Title VI site equity analysis during the planning stage with regard to the location of the facility.

Chapter IV-4: Requirement to Set System-Wide Service Standards and Policies Service Standards

Montrose does not provide fixed route transit services and the requirements of Chapter IV do not apply to Montrose.

Appendix A – Title VI Complaint Form

The Montrose Redevelopment Authority is committed to ensuring that no person is excluded from participation in or denied the benefits of its services on the basis of race, color, or national origin, as provided by Title VI of the Civil Rights Act of 1964, as amended. Title VI complaints must be filed within 180 days from the date of the alleged discrimination.

The following information is necessary to assist us in processing your complaint. If you require any assistance in completing this form, please contact the TIRZ Administrator through email at wmorris@knudsonlp.com or through mail at Knudson & Associates LP, Attn: Walter Morris, 8588 Katy Fwy # 441, Houston, TX 77024. The completed form must be returned to Montrose at the contact information above.

Your Name:	Phone:
Street Address:	Alt Phone:
	City, State & Zip Code:
Person(s) discriminated against (if someone other than complainant): Name(s):	
Street Address, City, State & Zip Code:	

Which of the following best describes the reason for the alleged discrimination took place?

Date of Incident: _____

(Circle one)

- Race
- Color
- National Origin (Limited English

Please describe the alleged discrimination incident. Provide the names and title of all Montrose employees involved if available. Explain what happened and whom you believe was responsible. Please use the back of this form if additional space is required.

TITLE VI COMPLAINT FORM

Montrose Redevelopment Authority

Please describe the alleged discrimination incident (continued)

Have you filed a complaint with any other federal, state, or local agencies? Yes / No

If so, list agency / agencies and contact information below:

Agency:	Contact Name:
<hr/>	
Street Address, City, State & Zip Code:	Phone
<hr/>	
Agency:	Contact Name:
<hr/>	
Street Address, City, State & Zip Code:	Phone
<hr/>	

Complainants Signature: _____ Date: _____

Print or Type Name of Complainant

Date Received:
Review By:

Formulario de Quejas del Título VI

La Autoridad de Reurbanización de Montrose (Montrose) está comprometida a garantizar que ninguna persona sea excluida de participar o se le sean negados los beneficios de sus servicios sobre la base de raza, color u origen nacional, conforme a lo dispuesto por el Título VI del Acta de Derechos Civiles de 1964. Las quejas conforme al Título VI deben ser presentadas dentro de los 180 días siguientes a la fecha de la supuesta discriminación.

La siguiente información es necesaria para ayudarnos a procesar su queja. Si necesita ayuda para completar este formulario, por favor póngase en contacto con el Administrador de la Zona de Renovación de Montrose por correo electrónico a wmorris@knudsonlp.com o por correo a Knudson & Associates LP, Attn: Walter Morris, 8588 Katy Fwy # 441, Houston, TX 77024. El formulario completo deberá ser devuelto a la información de contacto anterior.

Nombre:	Teléfono:
Dirección residencial:	Teléfono Alternativo:
	Ciudad, Estado, y Código Postal:
Persona(s) contra la(s) que se discriminó (si no se trata de la persona que presenta la queja):	
Nombre(s):	
Dirección residencial, Ciudad, Estado, y Código Postal:	

¿Cuál de los siguientes casos describe mejor la razón de la presunta discriminación? (Circule una opción)

Fecha del incidente: _____

- Raza
- Color
- Origen nacional (Conocimiento limitado del inglés)

Por favor describa el presunto incidente discriminatorio. Proporcione los nombres y puestos de todos los empleados de Montrose que estuvieron involucrados, si están disponibles. Explique lo que fue lo que sucedió y quién considera que fue responsable. Por favor use el reverso de este formulario si requiere espacio adicional.

Appendix B – Procedimientos de Queja y Formulario de Queja

Estos procedimientos cubren todas las quejas presentadas conforme al Título VI de la Ley de Derechos Civiles de 1964, según enmendada, en relación con cualquier transporte, programa o actividad que reciba asistencia financiera federal administrada por Montrose o subcontratantes y contratistas. El programa también se lleva a cabo de acuerdo con la Circular 4702.1B de FTA. El formulario de queja de Montrose se encuentra en el Apéndice A.

Los procedimientos no niegan el derecho del reclamante a presentar quejas formales con otras agencias estatales o federales ni a buscar un abogado privado para las quejas que aleguen discriminación. Montrose tiene autoridad para aceptar quejas de investigación, pero los denunciantes también pueden presentar quejas ante TxDOT o la Administración Federal de Tránsito (FTA) dentro de los 180 días posteriores al presunto delito. Si desea presentar una queja con TxDOT, envíe la queja por escrito a TxDOT Public Transportation, 3712 Jackson Avenue, Building 6, 5th floor, Austin, Texas 78731. Si desea presentar una queja con FTA, envíe la queja por escrito al FTA Región VI, 819 Taylor Street, habitación 8A36, Fort Worth, TX 76102.

Las quejas o cumplidos pueden ser presentadas en persona al Administrador de la Zona de Renovación enviadas por e-mail a info@montrosehtx.org o wmorris@knudsonlp.com o enviadas al Knudson & Associates LP, Attn: Walter Morris, 8588 Katy Fwy # 441, Houston, TX 77024. Se hará todo lo posible para obtener una resolución temprana de las quejas. El Administrador de la Zona de Renovación hará todo lo posible para buscar una resolución de la queja. Las entrevistas iniciales con el reclamante y el demandado solicitarán información con respecto a las oportunidades de remedio y solución específicamente solicitadas.

PROCEDIMIENTOS

Cualquier persona, grupo de personas o entidad que crea que ha sido víctima de discriminación por motivos de raza, color u origen nacional—tal como lo prohíben las disposiciones de Montrose de no discriminación del Título VI—puede presentar una queja por escrito. Una queja formal se debe presentar dentro de los 180 días posteriores a la supuesta ocurrencia, o cuando la supuesta discriminación fue conocida por el reclamante. La queja será tratada de la siguiente manera:

1. El reclamante deberá realizar las siguientes actividades:
 - a. Presentar la fecha del presunto acto de discriminación (fecha en que los reclamantes tuvieron conocimiento de la supuesta discriminación; o la fecha en que se interrumpió esa conducta; o la última instancia de la conducta).
 - b. Presentar una descripción detallada de los problemas, incluyendo los nombres y títulos de trabajo de todas las partes involucradas en la queja.
 - c. Debe ser por escrito y firmado por el denunciante (s).
 - d. Las acusaciones o alegaciones recibidas por fax o correo electrónico o teléfono serán escritas y provistas al reclamante para ser confirmadas o revisadas antes de ser procesadas. El reclamante recibirá un formulario de queja que deberá ser completada, firmada y devuelta a Montrose para ser procesada.
2. La queja debe:

- a. presentada a tiempo; o
 - b. una queja del Título VI de raza, color u origen nacional.
3. Una queja puede ser desestimada por las siguientes razones:
 - c. El reclamante solicita el retiro de la queja; o
 - d. El reclamante no responde a las repetidas solicitudes de proveer información adicional necesarias para procesar la queja; o
 - e. El reclamante no puede ser localizado después de varios intentos.
4. Una vez que Montrose tenga toda la documentación asociada con la investigación, se le notificará por escrito al demandante la determinación dentro de diez (10) días calendario. La queja recibirá un número de caso y se registrará en los registros de Montrose identificando su base o razón (raza, color, u origen nacional) y presunto daño.
5. Dentro de los 40 días calendarios de la aceptación de la queja, el Administrador de la Zona de Renovación preparará un informe de investigación.
 - f. El informe incluirá una descripción narrativa del incidente, identificación de las personas entrevistadas, hallazgos y recomendaciones para la disposición.
6. El Administrador de la Zona de Renovación enviará el informe al asesor legal para su revisión.
7. El asesor legal revisará el informe y la documentación asociada y proporcionará comentarios dentro de 10 días calendarios al Administrador de la Zona de Renovación, y se implementarán las modificaciones necesarias.
8. El informe final de investigación de Montrose y una copia de la queja serán enviadas a FTA dentro de los 60 días calendarios posteriores a la aceptación de la queja. Montrose notificara a las partes sobre sus conclusiones preliminares.

**Montrose Redevelopment Authority
Northeast Montrose Sidewalk Improvements
FY26 Community Project Funding
Department of Housing and Urban Development (HUD)
Grant Compliance and Management**

April 2026

TGC was successful in assisting the Montrose Redevelopment Authority in the pursuit of \$850,000 of Community Project Funding, as allocated by the office of Congresswoman Lizzie Fletcher. These funds can be used for the construction related to the Northeast Montrose Sidewalks Improvement project, which will fund sidewalk rehabilitation in the northwestern quadrant of the Zone.

This scope of work will enable TGC to complete tasks related to grant management, national environmental policy act work, grant compliance procurement, and overall administration and close-out.

The following is a summary of the recommended procurement and contract/grant management approach:

Task 1 – Grant Initiation and Execution

TGC will coordinate with the Authority to define the project’s design scope as associated with the grant. Then TGC will coordinate with HUD and the partners as necessary to receive, review, and document the initial grant agreement between the Authority and HUD. This will include establishing the Authority in Login.gov, updating the System for Award Management (if needed), and other databases as necessary for grant management, reporting, and financial disbursement. TGC will coordinate all activities on behalf of the Authority. TGC will coordinate and manage all activities through funding coordination, allocation, and initial execution of a grant agreement.

Task 2 – National Environmental Policy Act (NEPA) Activities

Task 2A – Historic and Archeological Consultation

A review of readily available files shall be performed to document known historical and archeological resources within the project area and vicinity. Data sources including the Texas Historic Sites Atlas, Potential Archaeological Liability Map (PALM), and current and historical topographic maps and aerial imagery will be reviewed. TGC will provide documentation for State Historic Preservation Office (SHPO) consultation including photos, maps, and review of designated and potentially eligible cultural resources to City of Houston staff for review and comment, which the City will submit to SHPO for concurrence.

Task 2B – Tribal Consultation

TGC will prepare letters for consultation with all applicable area tribes, including maps, project description, and copies of SHPO coordination. TGC will coordinate with City of Houston staff for review and comment and provide documentation for the City to submit to area tribes.

Deliverable: Tribal Coordination Letters and any responses received

Task 2C - National Environmental Policy Act (NEPA) Documents Preparation

This project assumes a level of effort commensurate with a HUD Categorical Exclusion (CE) or Environmental Assessment (EA). TGC will complete the project documentation and reporting required for a clearance determination through the NEPA process. TGC will complete the following analysis, as required by HUD: species and habitat analysis, cultural resources review, assessment of impacts to wetlands and water resources, and impacts of hazardous materials sites, and will prepare other documentation related to rights-of-way, land use, farmland soil, utilities, community impacts, air quality, cumulative and indirect impacts, and visual aesthetic impacts as needed. TGC will input all documentation into HUD's online HEROS review system and coordinate multiple rounds of review, comments, and edits with City of Houston staff. City staff, as representatives of the Responsible Entity assigned by HUD, will make the final determination as to when the NEPA review is complete.

This task excludes the facilitation of a public meeting, publishing or coordinating public notice, completion of Phase I and Phase II Environmental Site Assessments for City of Houston review, air quality analysis beyond a basic scope (i.e., hot spot, mobile source air toxics, or carbon monoxide traffic air quality analysis), wetland and/or stream delineation, Army Corps of Engineers jurisdictional determination and/or permitting, Waters of the U.S. delineation, Coast Guard permitting, traffic analysis, or noise analysis. If required or necessary, TGC will submit additional task orders for these activities.

Please note that all HUD projects other than Categorical Exclusions that are or convert to exempt (i.e., those with no ground disturbance, no required agency coordination, no potential impacts, and/or no mitigation) are required to publish a public notice in the Houston Chronicle for public comment. The City of Houston requires the client to review the notice and have an account with the Chronicle for payment prior to publication.

Task 2D - National Environmental Policy Act (NEPA) Documents Preparation

Coordination, including a Memorandum of Agreement between the client and City, kick off or status meetings, responding to data requests, agency document review, and coordinating publication of request to release funds.

Task 2E – NEPA Agency Coordination

Coordination, including a Memorandum of Agreement between the client and City, kick off or status meetings, responding to data requests, agency document review, and coordinating publication of request to release funds.

Task 3 – Procurement Assistance

TGC will utilize this scope of services to facilitate the bid process in coordination with their selected engineer and the Authority. TGC will:

- Provide the engineer of record with information/instructions on federal requirements which need to be incorporated into the project design.
- Coordinate with the project engineer in the preparation of the project manual, federal and/or state pre-award certifications, federal contract clauses, solicitation documents, and materials per HUD requirements.
 - Ensure that the correct compliance documentation is in the final version, including Build America, Buy America (BABA), Davis-Bacon and Related Acts (DBRA), etc.
 - Review the contract manual for any changes that need to be made to ensure compliance, such as brand name or equal, geographic preference, etc.
- Prepare and maintain the procurement file to include information on procurement history, independent cost estimate (ICE), advertisement, evaluation process/criteria, and a written summary of the evaluation process for the procurement record.
- Prepare a project specific Minority-owned Business Enterprise (MBE) and Women-owned Business Enterprise (WBE) goal, if required, by HUD. TGC will follow the guidance of the grant agreement to ensure federal compliance.
- Coordinate advertisement language with project engineer – it is assumed the project engineer will handle the advertisement of the project both in a newspaper of general circulation and via CivCast (or other electronic means).
- Attend pre-bid meeting to discuss compliance with the requirements of the grant funding.
- Review bids for responsibility and responsiveness including debarment checks.
 - If the procurement is determined to be a Request for Proposal instead of an Invitation for Bids, assist the evaluation committee with the selection process.
- Other coordination with project design engineer as necessary in the review, modification of project plans, specifications, and estimates as it relates to comments by HUD.
- Coordinate with Authority Administrator and Legal Counsel on the development of HUD compliant contract documents for execution.
- Coordinate with HUD Project Management on the submittal of information pre- and post-letting/award for necessary review and approvals.
- Participate in any project related meetings related to bid phase activities.

Task 4 – Construction Contract Federal Administration

Through construction contract phase, TGC will complete the following:

- Attend the project meeting to address project compliance related items; develop and maintain monthly tracking log of overall project costs, federally eligible costs, minority/small/women-owned business enterprise participation, Build America, Buy America, and other documentation pertinent to federal compliance.
- Review monthly submittals and verify accurate project progress per HUD requirements.

- Monitor and ensure prompt payment of subcontractors (30 days to pay prime, prime has 10 days to pay subcontractors upon receipt of payment, per State of Texas law which is more restrictive than federal law).
- Review requests for project related change orders and coordinate with the Authority to produce an ICE per HUD requirements; review ICE and document for the file; and ensure comparison with a similar format ICE from the general contractor.
- Organize and finalize contract close out documentation and prepare files for Authority records.
- This task assumes a 6-month project duration from construction initiation to completion.

Task 5 – Lifecycle Reporting and Disbursement Assistance

TGC will provide grant management support to include the completion of federal milestone progress reports, federal financial reports, and other associated documentation as necessary to meet HUD requirements. TGC will complete the following activities to facilitate compliance with HUD grant management requirements.

- Gather information and submit quarterly reports on 1) project progress and 2) financial expenditures.
- Coordinate and manage access to federal financial systems between the multiple agencies so that requests for reimbursement for eligible costs can be submitted.
- Verify payment to contractors and submit payment reimbursements monthly.
- Provide the HUD point of contact with project-specific information for required monthly reports.
- Coordinate with HUD point of contact if project scope, schedule, and/or budget modifications require an amendment to the grant agreement – completion of required amendments.
- Maintain and update the grant period of performance as required.
- Complete grant close-out process upon project completion.
- This task assumes a 18-month project duration from grant intake to completion.

Project Schedule

This work will be completed in parallel with the project design, bid, and construction process as it is anticipated engineering will encompass all of these activities (design, bid phase services, construction phase design services, etc.).

Project Budget

Progress payments will be provided monthly per the table below. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

Task	Description	Cost
1	Grant Initiation and Execution	\$10,409
2	National Environmental Policy Act (NEPA) Activities (Total 2A-2D)	\$36,007
2A	Historic and Archeological Consultation	\$5,180
2B	Tribal Consultation	\$1,049
2C	National Environmental Policy Act (NEPA) Documents Preparation	\$25,630
2D	NEPA Agency Coordination	\$4,149
3	Procurement Assistance	\$11,329
4	Construction Contract Federal Administration	\$14,212
5	Lifecycle Reporting and Disbursement Assistance	\$11,299
	Total Authorized	\$83,256

Level of Effort
**Northwest Montrose Sidewalk Improvements
 FY26 Community Project Funding**

Tasks	Admin I	Senior Associate III	Principal I	Principal III	Engineer Principal I	Total Hours	Labor Cost	Sub-Contractor #1	Sub-Contractor #2	Sub-Contractor #2	Other Direct Expenses #1	Other Direct Expenses #2	Other Direct Expenses #3	Total Task Fee
1 Grant Initiation and Execution	-	-	44	2	-	46	\$10,409	-	-	-	-	-	-	\$10,409
2 NEPA Activities (Total 2A-2D)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2A Historic and Archeological	-	24	1	-	-	25	\$5,180	-	-	-	-	-	-	\$5,180
2B Tribal	-	4	1	-	-	5	\$1,049	-	-	-	-	-	-	\$1,049
2C NEPA Documents	-	120	1	2	-	123	\$25,630	-	-	-	-	-	-	\$25,630
2D NEPA Agency	-	16	1	2	-	19	\$4,149	-	-	-	-	-	-	\$4,149
3 Procurement Assistance	-	-	42	2	6	50	\$11,329	-	-	-	-	-	-	\$11,329
4 Construction Contract Fed Admin	40	-	2	2	40	84	\$14,212	-	-	-	-	-	-	\$14,212
5 Lifecycle Reporting and Disbursement	-	-	48	2	-	50	\$11,299	-	-	-	-	-	-	\$11,299
Total Hours	40	164	140	12	46	402								
Contract Labor Rate	\$101	\$207	\$222	\$311	\$228									
Total Cost - Per Category	\$4,045	\$33,874	\$31,141	\$3,731	\$10,466		\$83,256	-	-	-	-	-	-	\$83,256

Sub Totals	
Subtotal: Labor Cost	\$83,256
Subtotal: Sub-Contractor(s)	-
Subtotal: Other Direct Expenses	-
Total Fee	\$83,256

Accepted for the Montrose Redevelopment Authority

Signature

Date

Print

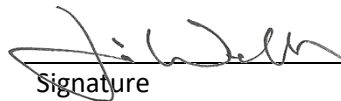
Accepted for the City of Houston, TX

Signature

Date

Print

Accepted for The Goodman Corporation



April 6, 2026

Signature

Date

Jim Webb, AICP

Print

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

7. 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:** 4/8/2026**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
- Discussion regarding Zone year-end review
 - July 2026
 - January 2027

Agenda

- Discussion with HR Green regarding project status
- Goodman Corporation Committee Items
 - Discussion regarding Montrose Parking Study
 - Discussion regarding noticing for the parking study presentation at the beginning of the May Board Meeting
 - Discussion regarding noticing for the parking survey presentation at the beginning of the June Board Meeting
- Discussion regarding future public engagement efforts
- Discussion regarding 10-year anniversary celebration

Notes

- David Greaney presented the HR Green project status report
- Kristi Millier discussed the upcoming meetings to review the status of the Montrose Parking Survey
- The Committee discussed a year-end review for the Zone
- The Committee discussed on future public engagement efforts lead by MyHart Communications

Building Trust & Driving Engagement Through Communication



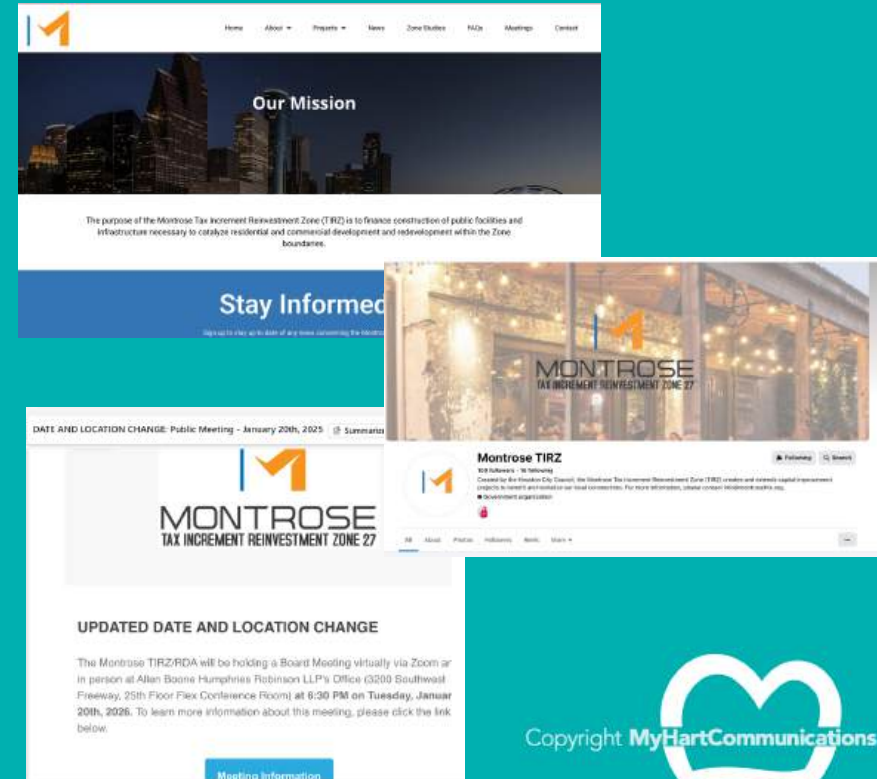
MyHart Communications One-Year Update
Montrose RDA / TIRZ 27
April 2026



Leveraged Multiple Channels to Keep Montrose Informed & Involved

In partnership with the Montrose RDA/TIRZ 27, MyHart Communications deployed a full suite of communication tools

- Direct mail postcards
- Door hangers
- Emails to residents, businesses, civic clubs & elected officials
- Social media and website updates
- Press releases and media coverage
- Electronic signs and IKE kiosks
- Open houses, board presentations & civic meetings
- Strategic counsel



Montrose Boulevard: Keeping The Community Informed Throughout Construction

Reaching Montrose residents, commuters and businesses

- 4,361 postcards and 3,000 door hangers
- ~ 500,000 targeted digital ad impressions
- Electronic signs on Montrose Boulevard
- Emails to database, civic associations, apartment managers, super neighborhoods, city/county officials, and Texas Medical Center
- Press releases to print, radio, online, TV, and traffic desks
- Weekly construction updates on social media and website
- Project engineer and contractor attended civic association meetings

We're Rebuilding Montrose Boulevard

CONSTRUCTION BEGINS MARCH / APRIL 2025

We're Rebuilding Montrose Boulevard from Allen Parkway to West Clay

What to expect during construction:

- Minimum one lane of traffic in each direction
- Driveway access will be maintained at all times
- Expect delays, please plan accordingly
- Construction will take approx. one year

PROJECT GOALS

- Pedestrian Safety
- Drainage Infrastructure
- Improved Roadway
- Preserve Mature Trees

Scan the QR code for more information, including weekly construction updates.

Follow Us

- MontroseT19Z
- montroset19Z

Contact Us

Info@montrosehtx.org

Montrosehtx.org

We're Rebuilding Montrose Boulevard

CONSTRUCTION BEGINS MARCH / APRIL 2025



Montrose Boulevard Communication Tools

Home About Projects News Zone Studies FAQs Meetings Contact

Montrose Blvd Improvement Project

Montrose Blvd Construction Begins March/April 2025

Latest Construction Info

Updated Weekly Highlighted Text Indicates Closures

Montrose Boulevard construction activities. This update is applicable for Montrose Blvd through and of construction is early to mid-April.

- Allen Parkway closures
- The westbound frontage road will have a single lane closure
- The U turn lane will be closed
- The underpass will have a single lane closure

What To Expect During Construction

- Minimum one lane of traffic in each direction
- Driveway access will be maintained at all times

Project Map

MEDIA ADVISORY

Reconstruction of Montrose Boulevard to Begin March 31

Learn about Planned Road Closures through Spring 2026

ABOVE: Phase 1 Roadway Schematic

HOUSTON, TX (March 24, 2025) – Today, the **Montrose Tax Increment Reinvestment Zone (TIRZ 27)**, in partnership with the City of Houston, announces the reconstruction of Montrose Boulevard will begin March 31, 2025. The project will affect one lane in each direction between Allen Parkway and West Dallas Street initially, then continue to West Clay, with completion expected in the second quarter of 2026.

Montrose Boulevard Reconstruction

Segment 1 Improvements

Project Limits	Construction Cost	Contractor	Timeline
Allen Parkway to W Clay Street	\$17.3M	MC2 CIV, LLC	Begin March/April 2025 End 2nd Quarter of 2026

The **Montrose Boulevard Improvement Project** is a key initiative undertaken by the Tax Increment Reinvestment Zone (TIRZ 27) in partnership with the City of Houston, focused on improving one of Houston's most important north-south corridors. This project will enhance Montrose Boulevard, a vital route connecting Houstonians to the Museum District, the Houston Zoo, the Texas Medical Center, the Jamba! Center, and other major destinations. Segment 1 of the project spans a total of 0.5 miles, from Allen Parkway to just south of West Clay Street.

Project Goals

- Adhere to the City's Green mobility plan
- Improve drainage
- Improve roadway
- Preserve as many trees as possible

Montrose TIRZ January 18 - 24

Please note: The following construction update is for Montrose Boulevard and W Clay for Jan. 18 - Jan. 24. If you have any questions, please email info@montrosatirz.org.

Weekly update for Montrose Boulevard construction January 18 - January 24:

- Montrose Blvd from W Clay St to Allen Parkway is **one lane in each direction**
 - Driveaway access will be maintained
 - Anticipated duration, through mid-February
- Montrose Blvd right closures at Allen Parkway
 - Anticipated duration, one night (date TBD)
- The intersection work will continue at Allen Parkway. Expect delays.
 - Anticipated duration, through end of January
- Allen Parkway closures
 - The westbound frontage road will have a **single lane closure**
 - The U-turn lane will be closed
 - The underpass will be open
- Sidewalks
 - East sidewalk will be open north of W Dallas Street
 - East of Dallas Street between north of W Dallas Street to W Clay Street in progress

West Alabama: Community Input at the Beginning of the Process

Community-driven design through robust early engagement

- Open house held June 23, 2025 — initial stage of design
- ~ 150 attendees; 200+ comments collected
- Full database emails + targeted postcards
- Announced in Community Impact News and on social media
- All comments and responses published on project page; FAQ posted
- Second open house planned to review design plans



West Alabama Communication Tools



MONTROSE
SO RICHMOND REDEMPTION ZONE 27

You're Invited!
W Alabama Reconstruction
OPEN HOUSE

Monday, June 23rd
6:30 - 8:30 pm

1800 Sul Ross
Pecore Gymnasium
St. Stephen's Episcopal

W Alabama

S Shepherd | Dunwoody | Montrose | Spur 527

Opening Presentation for June 23rd W Alabama Public Meeting



Opening Presentation for June 23rd W Alabama Public Meeting



Montrose TIRZ
June 20, 2025

West Alabama Reconstruction Project – Join the Conversation!

We've heard from many of you about the June 23 Open House—and we want to be clear: this is just the beginning of the public engagement process.

➔ This meeting is your first chance to weigh in—before design begins. Your feedback will help shape the future of this vital corridor.

We're committed to open, ongoing engagement throughout the project—including during design and before construction starts.

🔗 Learn more at: [https://montrosehtx.org.../w-alabama-improvement.../](https://montrosehtx.org.../w-alabama-improvement...)

The W Alabama Redesign will include full roadway reconstruction from Shepherd Dr. to Spur 527 as well as major drainage improvements, new sidewalks, utility upgrades, and tree preservation.

Come learn more at our Open House. This is your opportunity to give your input on the plan.

We hope to see you there!

MONTROSE
SO RICHMOND REDEMPTION ZONE 27

Montrose Tax Incremental Reinvestment Zone 27
3050 Southwark Pkwy 22603
Houston, TX 77027

Schedule of Events

6:30 - 7:00pm – Presentation
7:00 - 8:30pm – Open House

- Learn more about the project
- Visit information stations
- Leave comments

W Alabama is being designed and constructed in coordination with the Upper Kirby and Midtown TIRZs.

Follow Us
 MontroseTIRZ montrosehtx27
 Contact Us info@montrosehtx.org
 Montrosehtx.org

PROJECT OVERVIEW
W ALABAMA STREET

- TIRZ FULL ROADWAY RECONSTRUCTION**
1.6 MILES
- COST**
\$28.5 MILLION
- ENGINEER'S PRELIMINARY ENGINEERING**
- FUNDING**
FEDERAL FUNDS (JOINT APPLICATION)
MONTROSE TIRZ 27
- ACQUIRING SEGMENTS**
UPPER KIRBY/TIRZ 19
MIDTOWN/TIRZ 2

PUBLIC ENGAGEMENT

Open House Format

Present Current Information on the Proposed Project

Opportunity for Public Input




MONTROSE
SO RICHMOND REDEMPTION ZONE 27

You're Invited!
W Alabama Reconstruction
OPEN HOUSE

Monday, June 23rd
6:30 - 8:30 pm

1800 Sul Ross
Pecore Gymnasium
St. Stephen's Episcopal

W Alabama

S Shepherd | Dunwoody | Montrose | Spur 527

Montrose Parking Study: Outreach That Delivered

Ongoing outreach to maximize survey participation

- 12,800 door hangers delivered zone-wide
- Direct calls to high-priority, geographically dispersed businesses
- 1,271 responses — 10% response rate (industry standard: 0.5–1%)
- IKE kiosks with QR code
- Multiple emails to full database & elected officials
- Media coverage in Community Impact; posted on website and social media
- **Results presentation: Monday, May 18, 6:30 p.m. St. Stephen's Episcopal Church, 1827 W. Alabama St.**



Parking Survey Communication Tools

COMMUNITY IMPACT

HOUSTON / RESULTS / REVENUES / MONTROSE / TRANSPORTATION

Montrose parking study survey extended to Jan. 15

By Cassandra Jenkins | 5:38 PM Dec 5, 2025 CST
Updated 2:54 PM Dec 5, 2025 CST



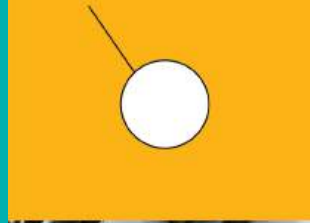
Photo by Montrose on Behalf of the City of Houston, Texas (www.cityofhouston.gov) | © Community Impact/Community Impact

An ongoing parking study by the **Montrose Tax Increment Reinvestment Zone** has been extended into the new year, so TIRZ officials announced that the survey portal will remain open through Jan. 15. The survey was originally expected to close Dec. 15.

The latest update

According to an email update Dec. 4, more than 1,000 responses have already been submitted. However, to ensure the study captures the full picture of how parking functions in the area, TIRZ officials said they are now seeking additional responses from local businesses, property owners, employers, employees, service providers and customers who regularly visit Montrose, as well as residents.

Those who have not yet participated in the survey are encouraged to fill it out at the following link [here](#).



Neighborhood Projects, Full-Scale Attention

Safe Routes to School Connection Project

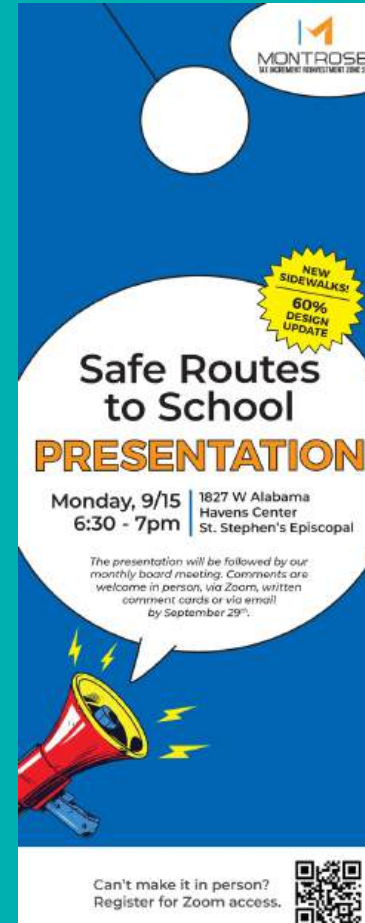
- Emails to civic clubs and elected officials before September board presentation
- 2,500 door hangers distributed; posted on website and social media

Cherryhurst Sidewalk Improvement Project

- Email to civic clubs before February board meeting; posted on website and social media
- Construction flyers be distributed at project start

Mandell Street Improvement Project

- Email to civic clubs, super neighborhoods, and elected officials
- 1,000 door hangers distributed; posted on website and social media



MONTROSE
ALL NEIGHBORHOOD IMPROVEMENT COMES FIRST


NEW SIDEWALKS!
60% DESIGN UPDATE

Safe Routes to School PRESENTATION

Monday, 9/15 | 1827 W Alabama
6:30 - 7pm | Havens Center
St. Stephen's Episcopal

The presentation will be followed by our monthly board meeting. Comments are welcome in person, via Zoom, written comment cards or via email by September 29th.

Can't make it in person? Register for Zoom access.



MONTROSE
ALL NEIGHBORHOOD IMPROVEMENT COMES FIRST

Construction may begin as early as Spring 2026

Mandell St Improvement Project PRESENTATION

Monday, 3/16 | 1800 Sul Ross
6:30 - 7pm | Havens Center
St. Stephen's Episcopal

The presentation will be followed by public comment and our monthly board meeting. Comments are welcome in person, via comment cards, on Zoom, or via email by March 30th.

Can't make it in person? Register for Zoom access.



Year Two: Going Further, Making an Impact

A proactive, year-round public relations and community engagement plan to build lasting relationships, amplify the TIRZ's activities, and keep Montrose informed and engaged.

- Develop a consistent message framework across all channels
- Establish the TIRZ 27 brand and create content, visuals and website that align
- Deepen business community engagement — a gap the Parking Survey revealed
- Launch proactive regular website updates
- Expand social media — more visual content on LinkedIn and Instagram
- Proactive media outreach — continue to build media relationships



Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

8. 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: 4/9/2026

Chairperson: Robert Guthart

Attendees:

Robert Guthart

Elizabeth Larson

Ray Purser

Walter Morris

Suewan Johnson

Meeting Report

Agenda

- Discussion regarding Houston Land Bank program
- Discussion regarding Harris County and Houston Community Land Trust Opportunities
- Discussion regarding Up Art Studios and utility box painting
- Discussion regarding TCA Cultural District Designation for 2027 and preparation required

Notes

- The Committee discussed participation with the Houston Land Bank Program
- The Committee requested the Administrative Manager to identify any properties owned by the Houston Land Bank within Montrose
- The Committee discussed requesting a proposal from Up Art Studios regarding utility box painting

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

11. Convene in Executive Session pursuant to 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/or Section 551.087 (Economic Development).

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

12. Reconvene in Open Session and authorize appropriate action.

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

13. Developer Reimbursement Application Policy.

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
DEVELOPMENT
REIMBURSEMENT POLICY**

OBJECTIVE

The City of Houston Tax Increment Reinvestment Zone No. 27 (hereafter “Zone” or “TIRZ 27”) adopted a Project Plan and Reinvestment Zone Financing Plan for the purpose of financing the construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries.

The objective of this policy is to define the conditions under which the Zone will consider a reimbursement for a developers’ project within the boundaries of TIRZ 27 and consistent with Chapter 311 of the Texas Tax Code and the Project Plan.

HISTORY

The Houston City Council created the Zone in 2015 and it is funded by tax increment funds received from the City of Houston.

PROCEDURES AND GUIDELINES

Any developer that would like to pursue a potential reimbursement for a proposed project within the zone must submit a proposal for funding to the TIRZ 27 Projects and Planning Committee (hereafter “Committee”). This proposal must be submitted to TIRZ 27 before an agreement will be considered.

All Proposals must include:

- The budget for the entire project including realty, site, preparation, engineering, construction, legal, or any other costs related to the project. This budget must include a line breakdown of the costs for which the request is being made.
- Developer financial statements evidencing capacity to complete the project and the developer’s financial need for reimbursement.
- Plans and Specifications for the project and any public improvements.
- Detailed description of improvements for which reimbursement is sought.
- Drawings or photographs of the project and pro forma projections (if applicable)
- Description of Applicant’s experience in developing similar projects.
- Identification of the property benefited, and the increment expected.
- The developer’s proposal for reimbursement.

Completed applications will be reviewed by the Committee, and it may request additional information from applicants. The Committee will present a recommendation to the Board of

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
DEVELOPMENT
REIMBURSEMENT POLICY**

Directors. The recommendation will be to enter negotiations for an agreement or to reject the proposal. Applicants will be notified of the date and time of the TIRZ 27 Board meeting at which the directors will consider the recommendation and determine if the TIRZ will proceed with negotiations.

Following negotiations, the Committee will make a recommendation to the Board to accept or reject the negotiated development agreement. All parties will be notified of the date and time of the TIRZ 27 Board meeting at which the directors will consider the recommendation.

DEVELOPMENT AGREEMENT TERMS

CRITERIA

Criteria for consideration of potential agreements are based on factors including, but not limited to:

- Importance of the project to the goals of the Zone's Project Plan; the Committee will only recommend projects that directly advance the goals of the Project Plan.
- Current or intended land use.
- Increment created.

TERMS

General Terms for potential agreements include but are not limited to:

- Applications for reimbursement using TIRZ 27 funds will be considered and will be approved on a case by case basis. TIRZ 27 will not entertain reimbursements outside of these categories.
- TIRZ 27 reserves the right to enter into a development agreement on its sole discretion. There is no implied requirement by the TIRZ to negotiate or enter into an agreement.
- TIRZ 27 does not pay any interest on funds to be reimbursed and the TIRZ will not borrow funds or issue bonds to reimburse developers.
- In the funding of development agreements, TIRZ 27 will commit no more than fifty percent (50%) of the tax increment, after all required City fees have been paid, created by an applicant's approved project for the funding of the Applicant's approved development agreement. TIRZ 27 reserves the right to commit more than fifty percent (50%) of the tax increment at its discretion.
- TIRZ 27 expressly reserves the right to require development or traffic impact studies and any other studies for any project in which it is considering financial participation. The expenses for any study required by TIRZ 27 shall be reimbursable only if the project is approved and TIRZ 27 financial participation occurs.

**CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 27
DEVELOPMENT
REIMBURSEMENT POLICY**

- TIRZ 27 expressly reserves the right to require the developer to conduct public engagement meeting(s) regarding the project.
- If a development agreement is approved, the Parties to the agreement must complete the project in accordance with the terms and conditions of that development agreement and provide all required approvals, information and documents.
- It shall be the responsibility of the Developer to provide TIRZ 27 with BEFORE, DURING, and AFTER photographs of the improvements, and grant TIRZ 27 the right to use these photographs for promotional and educational materials.
- All parties to any development agreement must agree to place a sign on said property denoting the TIRZ 27 financial contribution for the duration of construction of the project. The design of the sign will be provided by TIRZ 27.

RELEASE OF FUNDS

No reimbursement funds will be released until:

- All documentation required under the terms of the development agreement has been received, reviewed and approved by the Committee.
- All work has been completed and approved/released by City of Houston and an inspection of the project has been done by TIRZ 27 or its consultant(s).
- If applicable, executed copies of any contract work guarantees shall be attached to the final inspection agreement.
- Written request for payment, including invoice, release of liens, and other supporting documentation has been submitted to and approved by TIRZ 27.
- All other terms as detailed in the development agreement have been met.

INSURANCE

Developer will be required to maintain (or cause the Developer's contractor to maintain) insurance coverage on the Project during construction, in accordance with the terms and conditions of the Development Agreement.

**TIRZ 27 RESERVES THE RIGHT TO MODIFY THIS POLICY AT THE BOARD OF
DIRECTORS' SOLE DISCRETION.**

Montrose Redevelopment Authority

Monday, April 20, 2026, at 6:30 PM

14. Developer Reimbursement Applications.