


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

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 (the “Authority”), will hold a regular meeting on **Monday, May 18, 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. Presentation on Montrose Parking Survey.
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. Receive update from The Goodman Corporation, including scope for the Fairview-Pacific Small Area Plan.
6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd – Segment One, including approve pay application;
 - ii. Cherryhurst Sidewalk Improvements, including progress report;
 - iii. Fairview Street Design Concept Report, including consider proposal; and
 - iv. Montrose Safe Routes to School Connections, including approval to publicly bid.

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. Engage auditor to conduct audit for fiscal year end June 30, 2026.
11. Engage Municipal Accounts & Consulting, LP, to perform a review of the audited financial statements.
12. Consider Third Amendment to Knudson Service Agreement.
13. Consider Service Agreement with Triton Consulting Group.
14. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
15. 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).
16. Reconvene in Open Session and authorize appropriate action.



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, May 18, 2026, at 6:30 PM

1. Presentation on Montrose Parking Survey.

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

2. Approve minutes.

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

April 20, 2026

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority (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 20th day of April, 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, except Directors Brollier and Caldwell, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; Walter Morris and Patti Joiner of Knudson LLP; Becky Myers of MyHart Communications (“MyHart”); Kristi Miller of The Goodman Corporation (“TGC”); Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping Services; David Greaney of HR Green, Inc. (“HRG”); Geoff Carleton of TEI Planning + Design; 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.

ESTABLISH QUORUM AND CALL TO ORDER

Director Guthart called the meeting to order.

MINUTES

The Board reviewed the minutes of the March 16, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented.

Director Zunka seconded the motion, which passed by a vote of 4-0, with Director Ajani abstaining.

RECEIVE PUBLIC COMMENT

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

Mr. Johnson commented on the design of the Mandell Street Sidewalk Improvements and Cherryhurst Sidewalk Improvements projects. He also inquired about street paving performed by the City of Houston along Montrose Boulevard and its impact on the Authority's proposed segment two project.

Mr. Spike commented on the design and related safety aspects of the West Alabama Street Reconstruction project.

Mr. Wagner commented on the design and related safety aspects of the West Alabama Street Reconstruction project.

Mr. Strobe commented on the early voting period for the upcoming May 16 special election.

Ms. Caille inquired about maintenance of certain cypress trees planted along Montrose Boulevard.

Ms. Fendrich commented on the design and related safety aspects of the West Alabama Street Reconstruction project. She also commented on funding contributions from Harris County, Precinct One, related to the Mandell Street Sidewalk Improvements project.

Ms. Conely commented on and provided safety recommendations for various locations within the Zone.

Ms. Gaines expressed concerns regarding proposed sidewalk improvements near her home.

Mr. Strickland commented on construction of the pedestrian bridge at the intersection of Allen Parkway and Montrose Boulevard, the status of City Council approval of the Authority's fiscal year 2026 budget, and the design of the Mandell Street Sidewalk Improvements project.

Mr. Rais expressed concerns related to public engagement activities. He also inquired about the status of the Montrose Safe Routes to School Connections project. Mr. Rais then commented on the intersection of Allen Parkway and Montrose Boulevard.

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 Zunka moved to approve the bookkeeper's report and authorize payment of the invoices. Director Larson seconded the motion, which passed unanimously.

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the April 17, 2026, committee report.

Ms. Curley updated the Board on the status of adoption of the Authority's fiscal year 2026 operating budget.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Director Guthart reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the April 14, 2026, committee report.

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. He then responded to earlier public comments.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project, including community engagement related to the project.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project, including community engagement related to the project.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project. Mr. Carleton then discussed safety improvements related to the project.

Mr. Greaney updated the Board on the design of the Mandell Street Sidewalk Improvements project. Ms. Vinson then responded to earlier public comments related to prior funding contributions from Harris County, Precinct One, to support the project.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 12 from mc2 Civil, Inc. ("MC2") in the amount of \$834,478.22. Following review and discussion, and based on the engineer's recommendation, Director

Zunka moved to approve Pay Estimate No. 12 from MC2. Director Larson seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

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

Ms. Miller reviewed a Title VI Compliance Plan for the Authority with the Board, which is required by the Federal Transit Administration. Following review and discussion, Director Purser moved to approve and authorize execution of the Title VI Compliance Plan and the Resolution Adopting a Title VI Compliance Plan for the Authority. Director Larson seconded the motion, which passed unanimously.

Ms. Miller presented a proposal from TGC in the amount of \$83,256.00 for grant management and compliance services for the \$850,000 in federal community project funding awarded for the Northeast Montrose Sidewalk Improvements project. Following review and discussion, Director Purser moved to approve the proposal from TGC. Director Larson seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the April 8, 2026, committee report, and responded to earlier public comments.

Ms. Myers updated the Board on public engagement activity led by MyHart for the last twelve months.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the April 9, 2026, committee report.

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, May 18, 2026, at 6:30 p.m., at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.087, Texas Government Code at 7:58 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 8:27 p.m. In response to earlier comments, Ms. Vinson commented on payments made to the Authority's former Executive Director.

DEVELOPER REIMBURSEMENT POLICY

Ms. Vinson reviewed an updated Development Reimbursement Policy (the "Policy") for the Zone. Following review and discussion, Director Ajani moved to approve the Policy. Director Zunka seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT APPLICATIONS

Ms. Vinson updated the Board on a development reimbursement application received by the Authority. Following discussion, Director Ajani moved to authorize negotiation of a development reimbursement agreement with Skanska for the project proposed at Westheimer Road and Montrose Boulevard. Director Purser seconded the motion, which passed unanimously.

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. Charles Fried
2. Marry Anne Fried
3. Julie Young
4. Anthony Pizzitola
5. William Johnson
6. Richard Glover
7. Joanna Spires
8. Sonia Soto
9. Alex Spike
10. Sam Wagner
11. Bill Dang
12. Karl Strobe
13. Laura Caille
14. Margo Fendrich
15. Laura Conely
16. Geoff Caletan
17. Wendy Gaines
18. Nancy Higgs
19. Kevin Strickland
20. Medhi Rais
21. Sean Stepanik
22. Terrence Howard
23. Michael Cox
24. Jack Valinski
25. Linda Trevino
26. Karma Burford
27. Lori Tell
28. David Centanni
29. Mariana Coffman
30. Mike Root
31. Linda Trevino
32. James Schriver
33. Karen Brohn
34. Ariel Worthy

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

3. Receive public comment.

(In accordance with the registration procedure found on the last page of this agenda, a statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)

Montrose Redevelopment Authority

Monday, May 18, 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:** 5/15/2026

Chairperson: Katy Caldwell

Attendees:

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

Agenda

- Discussion regarding review of invoices
- Review financial statements
- Review of the Montrose 2026 Evergreen Engagement Letter
- Discussion with HR Green regarding project status and bonding

Notes

- The Committee recommended approval of all invoices
- The Committee reviewed the Bookkeeper report
- The Committee reviewed the Audit engagement letters
- David Greaney with HR Green presented his project status report
- David Greaney presented the project timeline report

Montrose Redevelopment Authority / TIRZ No. 27
Cash Management Report
 April 30, 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	15,603,881.61	0.00	13,952.69	15,617,834.30
Revenue	79,950.83	0.00	41.96	79,992.79
Expenditures	1,152,034.89	0.00	0.00	1,152,034.89
Ending Balance	14,531,797.55	0.00	13,994.65	14,545,792.20

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: **15,603,881.61**

REVENUE:

Stellar Bank Interest	26.26	
TexPool Interest	45,678.77	
Due from Joint Projects Fund	34,245.80	
Voided Check (s)	0.00	
Total Revenue:		79,950.83

DISBURSEMENTS:

Checks Presented At Last Meeting	1,152,034.89	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Total Expenditures		1,152,034.89

Ending Balance: **14,531,797.55**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	18,388.52
TexPool	*0001	3.6586	14,513,409.03
		Total	14,531,797.55

Operating Fund 4-30-2026 Balance	14,531,797.55	
Less Checks Presented at meeting	-525,384.98	
Projected Ending Balance	14,006,412.57	

TIRZ 27 - Montrose RA
Checks Presented
May 18, 2026

Num	Name	Description	Amount
2578	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-21,386.87
2579	Equi-Tax Inc.	Tax Roll Management	-637.50
2580	ETI Bookkeeping Services	Bookkeeping Fees	-1,712.71
2581	HR Green, Inc.	Engineering Fees	-133,771.26
2582	Knudson, LP	Professional Consultant	-7,713.16
2583	mc2 Civil, Inc.	Pay Est 13 Montrose Blvd	-317,508.59
2584	Myhart Communications	Administrative Planning	-3,511.30
2585	Myhart Communications	Reissue of Check 2573	-3,496.50
2586	St. Stephen's Episcopal Church	Meeting Room Rental - May	-125.00
2587	The Goodman Corporation	Planning Consultant	-24,879.07
2588	Tom Combs & Associates	Consultant Fee	-8,725.02
2589	Walter Morris	Reimbursement	-1,423.00
2590	ZM Interests, LP	Rent - June	-495.00
Total			-525,384.98

Joint Project Fund

BEGINNING BALANCE		703,586.02
 REVENUE		
TexPool Interest	2,036.74	
Voided Check(s)	0.00	
Total Revenue		2,036.74
 EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	34,245.80	
Total Expenditures		34,245.80
 ENDING BALANCE		 671,376.96

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.6586	671,376.96
		Total	671,376.96

Debt Service Fund

BEGINNING BALANCE		13,952.69
REVENUE		
Texpool Interest	41.96	
Voided Check (s)	0.00	
Total Revenue		41.96
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		13,994.65

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6586	13,994.65
		Total	13,994.65

Montrose Redevelopment Authority / TIRZ 27
Investment Report
April 30, 2026

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	3.6586	15,587,860.92	0.99996	15,588,484.46	45,678.77	(1,120,754.20)	14,512,538.23	0.99994	14,513,409.03
GOF	TexPool	3.6586	703,557.88	0.99996	703,586.02	2,036.74	(34,245.80)	671,336.68	0.99994	671,376.96
CPF	TexPool	3.6586	0.00	0.99996	0.00	0.00	0.00	0.00	0.99994	0.00
DSF	TexPool	3.6586	13,952.13	0.99996	13,952.69	41.96	(0.00)	13,993.81	0.99994	13,994.65

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	15,397.15	26.26	2,965.11	18,388.52

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	18,388.52	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.

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
April 2026

	April			Year to Date (10 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	45,705	4,167	41,538	548,378	41,667	506,711	50,000
6-4336 · Grants	0	423,720	-423,720	0	4,237,201	-4,237,201	5,084,641
Total Income	45,705	427,887	-382,182	5,617,341	10,628,163	-5,010,822	11,483,936
Expense							
6-6300 · Salaries and Benefits	17,303	27,083	-9,780	212,348	270,833	-58,485	325,000
6-6320 · Legal Fees	21,387	29,167	-7,780	261,090	291,667	-30,577	350,000
6-6321 · Auditing Fees	0	0	0	18,500	17,000	1,500	17,000
6-6322 · Engineering Fees	588	4,167	-3,579	8,775	41,667	-32,892	50,000
6-6323 · Planning Consultants	24,879	10,417	14,462	216,475	104,167	112,308	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	58,333	-58,333	70,000
6-6325 · Public Engagement Consultants	3,511	3,500	11	33,339	35,000	-1,661	42,000
6-6326 · Community Development Planning	0	41,667	-41,667	0	416,667	-416,667	500,000
6-6333 · Accounting	1,745	1,917	-172	19,728	19,167	561	23,000
6-6334 · Tax Roll Management	638	667	-29	6,675	6,667	8	8,000
6-6340 · Office Supplies & Equipment	986	0	986	986	0	986	0
6-6353 · Insurance / Bonds	0	0	0	1,758	5,000	-3,242	5,000
6-6370 · Board Meeting Expense	172	0	172	1,172	0	1,172	0
6-6371 · Office Rental	495	0	495	4,950	0	4,950	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	-475	15,834	-16,309	21,919	158,334	-136,415	190,000
6-6460 · Board Development	0	417	-417	0	4,167	-4,167	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	625,000	-625,000	750,000
6-7217 · Safe Sidewalk Program	4,736	8,333	-3,597	16,898	83,333	-66,435	100,000
6-7218 · Montrose Blvd - Phase 1	-246,073	1,309,917	-1,555,990	14,031,893	13,099,167	932,726	15,719,000
6-7218a · Montrose Blvd Phase 2	0	100,000	-100,000	0	1,000,000	-1,000,000	1,200,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	104,167	-104,167	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	83,333	-83,333	100,000
6-7222 · Safe Route to School Sidewalk	3,820	603,889	-600,069	508,501	6,038,889	-5,530,388	7,246,667
6-7223 · W Alabama Street	43,426	150,000	-106,574	266,104	1,500,000	-1,233,896	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	833,333	-833,333	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	208,333	-208,333	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	13,333	-13,333	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	450,000	-450,000	540,000
6-7235 · Mandell Rehabilitation	24,116	31,667	-7,551	62,283	316,667	-254,384	380,000
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	1,006,256	-1,006,256	1,207,507
6-7237 · Roseland Sidewalks	0	43,750	-43,750	0	437,500	-437,500	525,000

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

	April			Year to Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7238 · West-Central Safe Sidewalks	0	8,333	-8,333	0	83,333	-83,333	100,000
6-7239 · Southeast Safe Sidewalks	0	8,333	-8,333	0	83,333	-83,333	100,000
6-7240 · North-Central Safe Sidewalks	0	8,333	-8,333	0	83,333	-83,333	100,000
6-7241 · Fairview-Pacific Planning Study	0	41,667	-41,667	0	416,667	-416,667	500,000
Total 6-7000 · Capital Expenditure	-169,975	2,646,597	-2,816,572	14,885,679	26,465,977	-11,580,298	31,759,174
6-7395 · Miscellaneous Expense	0	0	0	190	0	190	0
Total Expense	-98,746	2,787,933	-2,886,679	16,376,837	29,532,287	-13,155,450	35,106,815
Net Income	144,451	-2,360,046	2,504,497	-10,759,496	-18,904,124	8,144,628	-23,622,879

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

5. Receive update from The Goodman Corporation, including scope for the Fairview-Pacific Small Area Plan.

Montrose Redevelopment Authority Status Update

As of May 15, 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: Construction began 4/6/2026 with a scheduled completion date of 10/3/2026. TGC is working with HR Green and the Contractor on certifications of materials for Buy America compliance.
- Compliance: Updated the Title VI plan in compliance with FTA regulations, pinned the certifications and assurances in TrAMS.

TxDOT Transportation Alternatives: Montrose Neighborhood Greenways Planning Study

- Worked to complete the Advanced Funding Agreement (AFA) intake form. AFA intake forms submitted to TxDOT on 5/11/26 for review and expedited grant progress.

FY 26 Congressional Community Project Funding: Northeast Montrose Sidewalk Improvement Project

- The Board of Directors and City of Houston have approved TGC's scope of work to manage this grant award.
- TGC is coordinating a meeting with H R Green and TIRZ staff to discuss scope of project.

Parking Study

- Completed Parking Inventory, Supply/Demand Analysis, and Survey Analysis
- TGC presented survey results and presentation to City of Houston, Committees, and Stakeholder Committee in May.
- TGC will present the results of the existing conditions at the Board meeting in May.
- Development of preliminary recommendations are in progress.

Overall TGC Funding Pursuit

Pursuit of Funding Balance: \$82,844 (as of April 30, 2026)

Applications In Progress

- None currently.

Submitted/Pending

- Houston-Galveston Area Council Call for Projects – Active Transportation Investment Category: \$3 Million for Southeast Montrose Sidewalk Improvement Project. Phase 1 application (project questionnaire) submitted April 17.
- 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). **Congresswoman Fletcher has selected this project to be evaluated for funding by the Appropriations Committee!**

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

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd – Segment One, including approve pay application;
 - ii. Cherryhurst Sidewalk Improvements, including progress report; and
 - iii. Montrose Safe Routes to School Connections, including approval to publicly bid.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Projects, Planning, and Parking
Committee**Date of Meeting:** 5/12/2026**Chairperson:** Matt Brollier**Attendees:**

Matt Brollier

Jennifer Curley

Suewan Johnson

Walter Morris

Monisha Khurana

Robert Guthart

David Greaney

Tom Combs

Kristi Miller

Andrew Knuppel

Meeting Report**Items for future discussion**

- Discussion regarding Montrose real estate advisory discussion

Agenda

- Goodman Corporation Funding and Project Status Report
 - Discussion regarding ongoing, current, and upcoming grants
 - Discussion regarding Fairview Pacific Small Area Plan Scope
 - Discussion regarding Montrose Parking Study Parking Survey
- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
 - Montrose Blvd – Segment One, including approve pay application
 - Cherryhurst Improvements, including progress report
 - Fairview Street Design Concept Report, including consider proposal
 - Montrose Safe Routes to School Connections, including request approval to publicly advertise
- Update on Zone-wide street lighting survey/audit concept
- Discussion regarding status on proposal to MOED
- Discussion regarding the FY 27 CIP

Notes

- Kristi Miller with the Goodman corporation presented the Goodman Corporation Grant and Funding Status Report
- Andrew Knuppel with the Goodman Corporation presented the results of the Montrose Parking Study Parking Survey
- Monisha Khurana presented the Montrose Parking Study Parking Survey results that will be presented to the Board of Directors on Monday
- Kristi Miller presented the advance funding resolution for the Montrose Neighborhood Greenway Study
 - The Committee recommended approval to the Board of Directors

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

- Procurement is estimated to begin in the fall
- David Greaney with HR Green presented the project status schedule
- The Committee discussed the Zone-wide street light audit of the Montrose Zone
- Walter Morris discussed the timeline for FY 27 CIP approval
 - June approval by the Board
 - Submission to the City by July 6th

Montrose Redevelopment Authority

RESOLUTION AUTHORIZING EXECUTION OF AN
ADVANCE FUNDING AGREEMENT (AFA) WITH THE
TEXAS DEPARTMENT OF TRANSPORTATION FOR A TRANSPORTATION
ALTERNATIVES SET-ASIDE (TASA PROJECT)
CSJ: 0912-72-865

WHEREAS, on November 13, 2025, via Minute Order 117073, the Texas Transportation Commission authorized the Montrose Neighborhood Greenways Study project (the “Project”) to receive Transportation Alternatives Set-Aside (TASA) funds and Texas Department of Transportation (TxDOT or the State) oversight; and

WHEREAS, the TASA funds require a local match, the Montrose Redevelopment Authority (Authority) commits to providing the match. The local match is comprised of cash or Transportation Development Credits (TDCs); and

WHEREAS, the Authority is responsible for all non-reimbursable costs and 100% of overruns, if any; and

WHEREAS, the Governing Body of the Authority desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project. Now Therefore,

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

The Board Chair of the Authority is authorized to enter into an AFA with TxDOT for this Project.

PASSED AND APPROVED on the 18th day of May, 2026.

Matt Brollier
Chair, Board of Directors

ATTEST:

Helen Zunka
Secretary, Board of Directors

PROGRESS REPORT

MAY 2026

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Contractor is near completion of punch list.
- 1% of retainage is being released since project is past substantial completion.
- Contractor and CNP continue to work towards energizing streetlights.
- Contractor is mowing weekly, replaced brown sod, removed weeds, and is watering trees.
- HR Green reviews landscape warranty work weekly.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Project manual submitted for review to federal funding partner.
- Request board permission to advertise after HGAC Project Manual review
- Final design submittal over next week.
- Targeting July 20th contract award recommendation

WEST ALABAMA ST RECONSTRUCTION

- Topographic survey is under review.
- Design is in progress.
- Public engagement will occur in late July. Coordinating with Public Engagement Committee.

MANDELL ST SIDEWALKS

- Plans were submitted to City of Houston for review.



May 8, 2026



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

Projects	2026								2027		
	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 - February 2027									█	█	
City Review - March 2027											█
Submittal for Federal TIP Funding - April 2027											
Bid Project (60 days) - May 2027 (pending Federal Funding Partner Review)											
Commence Construction - July 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



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

May 5, 2026

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

RE: Montrose Boulevard Improvements – Segment 1
WBS No. N-T270005-7
mc2 Civil, Inc. Payment No. 13

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 13 in the amount of \$317,508.59 for construction services rendered through April 25, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$317,508.59** 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. 13
 Cut off Date 04/25/26
 Estimate Date 05/05/26

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



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

WBS No. N-T27000-0005-7

Contract Date : 3/17/2025
 Start Date : 3/31/2025
 Current Contract Completion Date : 3/14/2026
 Substantial Completion Date : 3/14/2026
 Percentage By Time : 100.00% In Place : 96.32%
 Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%
 Current M/SBE : 14.81%
 WBE : 8.00%
 Current WBE : 9.14%

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 96.32% 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 **\$143,706.35**
\$18,098,755.12

TOTAL EARNINGS TO DATE **\$18,098,755.12**

B. DEDUCTIONS

1- Retainage 5% Of \$18,098,755.12 \$904,937.76
 2- Retainage Release 1% Of \$18,098,755.12 \$(180,987.55)
 3- Total Retainage \$723,950.20
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS **\$723,950.20**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$18,098,755.12
 2- Total Deductions \$723,950.20
 3- Total Payments Due **\$17,374,804.92**
 4- Less Previous Payments **\$17,057,296.33**
 5- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE **\$317,508.59**
BALANCE REMAINING **\$692,048.03**

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

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

Approved By: _____
 Montrose Redevelopment Authority Date



APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: MONTROSE REDEVELOPMENT

PROJECT: MONTROSE BLVD
SEGMENT 1

APPLICATION NO: 13

Distribution to:
 OWNER

PERIOD: APRIL 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: 5/5/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	17,896,003.00
2. Net change by Change Orders	\$	894,800.15
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	18,790,803.15
4. TOTAL COMPLETED TO DATE	\$	18,098,755.12
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 4 % of Completed Work	\$	723,950.20
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$723,950.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	17,374,804.92
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	17,057,296.33
8. CURRENT PAYMENT DUE	\$	317,508.58
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,415,998.23

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: 5/5/2026

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

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

Invoice #:
 For Period:
 Start:
 Finish:

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

12

 2/25/2026
 3/25/2026

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		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					
1	Mobilization (5% maximum)	100%	1	LS	\$880,000.00	\$ 880,000.00	1.00	\$880,000.00	0.00	\$0.00			1.00	\$880,000.00	\$ -
2	Clearing and Grubbing	100%	1	AC	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -
3	Uniformed Peace Officers (Min bid - \$55/HR)	189%	2500	HR	\$ 55.00	\$ 137,500.00	4,698.33	\$258,408.15	34.17	\$1,879.35			4732.50	\$260,287.50	\$ (122,787.50)
4	Traffic Control and Regulation	100%	1	LS	\$ 325,000.00	\$ 325,000.00	0.80	\$260,000.00	0.20	\$65,000.00			1.00	\$325,000.00	\$ -
5	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	103%	2540	LF	\$ 40.00	\$ 101,600.00	2,620.00	\$104,800.00	0.00	\$0.00			2620.00	\$104,800.00	\$ (3,200.00)
6	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	200%	40	LF	\$ 40.00	\$ 1,600.00	80.00	\$3,200.00	0.00	\$0.00			80.00	\$3,200.00	\$ (1,600.00)
7	Move precast Low Profile Concrete Barrier (LPCB) TYP 1	100%	80	LF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -
8	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	100%	80	LF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	152%	2540	LF	\$ 10.00	\$ 25,400.00	3,860.00	\$38,600.00	0.00	\$0.00			3860.00	\$38,600.00	\$ (13,200.00)
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	100%	40	LF	\$ 10.00	\$ 400.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	\$ -
11	Constructing Detours (Temp 8-Inch Asphalt)	273%	686	SY	\$ 120.00	\$ 82,320.00	1,875.16	\$225,019.20	0.00	\$0.00			1875.16	\$225,019.20	\$ (142,699.20)
12	Plug Pipes (All Types and All Sizes) and Manholes	100%	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$0.00			4.00	\$2,000.00	\$ -
13	Cut and Plug Pipes (All Types and All Sizes)	100%	3	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$0.00			3.00	\$3,000.00	\$ -
14	Remove and Store School Zone Sign	100%	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	\$ -
15	Remove and Dispose of School Zone Sign Foundation	100%	1	EA	\$ 300	\$ 300.00	1.00	\$300.00	0.00	\$0.00			1.00	\$300.00	\$ -
16	Remove and Dispose of Existing Concrete Curb and Gutter	100%	2458	LF	\$ 5.00	\$ 12,290.00	2,458.00	\$12,290.00	0.00	\$0.00			2458.00	\$12,290.00	\$ -
17	Remove and Dispose of Concrete Driveways (All Thickness)	100%	1038	SY	\$ 20.00	\$ 20,760.00	1,038.00	\$20,760.00	0.00	\$0.00			1038.00	\$20,760.00	\$ -
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	100%	1475	SY	\$ 10.00	\$ 14,750.00	1,475.00	\$14,750.00	0.00	\$0.00			1475.00	\$14,750.00	\$ -
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	100%	9633	SY	\$ 10.00	\$ 96,330.00	9,633.00	\$96,330.00	0.00	\$0.00			9633.00	\$96,330.00	\$ -
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	155%	5785	SY	\$ 10.00	\$ 57,850.00	8,975.00	\$89,750.00	0.00	\$0.00			8975.00	\$89,750.00	\$ (31,900.00)
21	Remove and Dispose of Concrete Riprap	3567%	2	SY	\$ 100.00	\$ 200.00	71.33	\$7,133.00	0.00	\$0.00			71.33	\$7,133.00	\$ (6,933.00)
22	Remove and Dispose of Guard Rail	148%	27	LF	\$ 10.00	\$ 270.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	\$ (130.00)
23	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	100%	1480	LF	\$ 24.00	\$ 35,520.00	1,480.00	\$35,520.00	0.00	\$0.00			1480.00	\$35,520.00	\$ -
24	Remove and Dispose of Existing MRC Stm Swr Pipe (All Sizes)	100%	1790	LF	\$ 110.00	\$ 196,900.00	1,790.00	\$196,900.00	0.00	\$0.00			1790.00	\$196,900.00	\$ -
25	Remove and Dispose of Existing Manholes	100%	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			13.00	\$10,400.00	\$ -
26	Remove and Dispose of Existing Inlets	100%	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			13.00	\$10,400.00	\$ -
27	Remove and Dispose of Fence (All Types and All Sizes)	100%	115	LF	\$ 5.00	\$ 575.00	115.00	\$575.00	0.00	\$0.00			115.00	\$575.00	\$ -
28	Remove and Dispose of Gas Valve	100%	1	EA	\$ 500.00	\$ 500.00	1.00	\$500.00	0.00	\$0.00			1.00	\$500.00	\$ -
29	Remove and Dispose of Metal Post	200%	1	EA	\$ 200.00	\$ 200.00	2.00	\$400.00	0.00	\$0.00			2.00	\$400.00	\$ (200.00)
30	Remove and Dispose of Electric Box	100%	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	\$ -
31	Remove and Dispose of Metal Sign	100%	1	EA	\$ 200.00	\$ 200.00	1.00	\$200.00	0.00	\$0.00			1.00	\$200.00	\$ -
32	4" Concrete Riprap	200%	3	CY	\$ 2,000.00	\$ 6,000.00	6.00	\$12,000.00	0.00	\$0.00			6.00	\$12,000.00	\$ (6,000.00)
33	Stainless Steel Bollard	0%	10	EA	\$ 1,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 15,000.00
34	Roadway Excavation and Offsite Disposal	100%	12458	CY	\$ 25.00	\$ 311,450.00	12,458.00	\$311,450.00	0.00	\$0.00			12458.00	\$311,450.00	\$ -
35	Embankment Fill	100%	391	CY	\$ 40.00	\$ 15,640.00	391.00	\$15,640.00	0.00	\$0.00			391.00	\$15,640.00	\$ -
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	100%	384	TON	\$ 360.00	\$ 138,240.00	384.00	\$138,240.00	0.00	\$0.00			384.00	\$138,240.00	\$ -
37	8" Lime Treated Stabilized Subgrade Manipulation	100%	16640	SY	\$ 10.00	\$ 166,400.00	16,640.00	\$166,400.00	0.00	\$0.00			16640.00	\$166,400.00	\$ -
38	Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY)	100%	227	TON	\$ 180.00	\$ 40,860.00	227.00	\$40,860.00	0.00	\$0.00			227.00	\$40,860.00	\$ -
39	Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY)	100%	86	TON	\$ 200.00	\$ 17,200.00	86.00	\$17,200.00	0.00	\$0.00			86.00	\$17,200.00	\$ -
40	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	100%	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	\$ -
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	100%	4499	SY	\$ 120.00	\$ 539,880.00	4,499.00	\$539,880.00	0.00	\$0.00			4499.00	\$539,880.00	\$ -
42	Metro Bus Stop Concrete Pad (9")	114%	268	SY	\$ 140.00	\$ 37,520.00	304.40	\$42,616.00	0.00	\$0.00			304.40	\$42,616.00	\$ (5,096.00)
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	100%	8015	SF	\$ 12.00	\$ 96,180.00	8,015.00	\$96,180.00	0.00	\$0.00			8015.00	\$96,180.00	\$ -
44	Concrete Paving Header	100%	256	LF	\$ 15.00	\$ 3,840.00	256.00	\$3,840.00	0.00	\$0.00			256.00	\$3,840.00	\$ -
45	Reinforced Concrete Curb (6")	100%	6727	LF	\$ 6.00	\$ 40,362.00	6,727.00	\$40,362.00	0.00	\$0.00			6727.00	\$40,362.00	\$ -
46	Reinforced Concrete Curb (9")	100%	1164	LF	\$ 20.00	\$ 23,280.00	1,164.00	\$23,280.00	0.00	\$0.00			1164.00	\$23,280.00	\$ -
47	Reinforced Concrete Curb and Gutter (6")	100%	225	LF	\$ 30.00	\$ 6,750.00	225.00	\$6,750.00	0.00	\$0.00			225.00	\$6,750.00	\$ -
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	100%	6472	SF	\$ 9.00	\$ 58,248.00	6,472.00	\$58,248.00	0.00	\$0.00			6472.00	\$58,248.00	\$ -
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	115%	10625	SF	\$ 10.00	\$ 106,250.00	12,168.09	\$121,680.90	0.00	\$0.00			12168.09	\$121,680.90	\$ (15,430.90)
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	100%	2960	SF	\$ 17.00	\$ 50,320.00	2,960.00	\$50,320.00	0.00	\$0.00			2960.00	\$50,320.00	\$ -
51	Pavement Repair and Replacement	100%	225	SY	\$ 175.00	\$ 39,375.00	225.00	\$39,375.00	0.00	\$0.00			225.00	\$39,375.00	\$ -

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		Balance to Finish	
			%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		(not in H or K)		TO DATE		
								Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty		Total Cost
52	REMOV CONC (RETAINING WALLS)	100%	13	SY	\$ 1,500.00	\$ 19,500.00	13.00	\$19,500.00	0.00	\$0.00			13.00	\$19,500.00	\$ -	
53	DRILL SHAFT (24 INCH)	100%	172	LF	\$ 400.00	\$ 68,800.00	172.00	\$68,800.00	0.00	\$0.00			172.00	\$68,800.00	\$ -	
54	DRILL SHAFT (30 INCH)	100%	174	LF	\$ 550.00	\$ 95,700.00	174.00	\$95,700.00	0.00	\$0.00			174.00	\$95,700.00	\$ -	
55	CL C CONC (ABUT)	100%	19.1	CY	\$ 2,400.00	\$ 45,840.00	19.10	\$45,840.00	0.00	\$0.00			19.10	\$45,840.00	\$ -	
56	CL C CONC (CAP)	100%	4.1	CY	\$ 5,000.00	\$ 20,500.00	4.10	\$20,500.00	0.00	\$0.00			4.10	\$20,500.00	\$ -	
57	CL C CONC (COLUMN)	100%	16.5	CY	\$ 2,400.00	\$ 39,600.00	16.50	\$39,600.00	0.00	\$0.00			16.50	\$39,600.00	\$ -	
58	REINF CONC SLAB (SLAB BEAM)	100%	1338	SF	\$ 35.00	\$ 46,830.00	1,338.00	\$46,830.00	0.00	\$0.00			1338.00	\$46,830.00	\$ -	
59	PRESTR CONC SLAB BEAM (SSB15)	100%	262	LF	\$ 240.00	\$ 62,880.00	262.00	\$62,880.00	0.00	\$0.00			262.00	\$62,880.00	\$ -	
60	RIPRAP (CONC)(CL B)(RR9)	333%	4.2	CY	\$ 1,600.00	\$ 6,720.00	14.00	\$22,400.00	0.00	\$0.00			14.00	\$22,400.00	\$ (15,680.00)	
61	STR STEEL (MISC NON BRIDGE)	100%	305	LB	\$ 20.00	\$ 6,100.00	305.00	\$6,100.00	0.00	\$0.00			305.00	\$6,100.00	\$ -	
62	RAIL (CONCRETE)	100%	176.5	LF	\$ 200.00	\$ 35,300.00	176.50	\$35,300.00	0.00	\$0.00			176.50	\$35,300.00	\$ -	
63	REMOVABLE BOLLARD	0%	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 3,000.00	
64	REMOV CONC (CURB)	200%	140	LF	\$ 15.00	\$ 2,100.00	280.00	\$4,200.00	0.00	\$0.00			280.00	\$4,200.00	\$ (2,100.00)	
65	BRIDGE CURB	100%	140	LF	\$ 50.00	\$ 7,000.00	140.00	\$7,000.00	0.00	\$0.00			140.00	\$7,000.00	\$ -	
66	RETROFIT RAIL (ALUMINUM)	100%	80	LF	\$ 300.00	\$ 24,000.00	80.00	\$24,000.00	0.00	\$0.00			80.00	\$24,000.00	\$ -	
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	100%	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	\$ -	
68	Handrail (1.5" Diameter Pipe Rail With Powder Coat Finish)	100%	629	LF	\$ 125.00	\$ 78,625.00	629.00	\$78,625.00	0.00	\$0.00			629.00	\$78,625.00	\$ -	
69	Brick Plug in RCB	100%	200	SF	\$ 20.00	\$ 4,000.00	200.00	\$4,000.00	0.00	\$0.00			200.00	\$4,000.00	\$ -	
70	Concrete Collar	100%	3	EA	\$ 1,500.00	\$ 4,500.00	3.00	\$4,500.00	0.00	\$0.00			3.00	\$4,500.00	\$ -	
71	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	100%	1	EA	\$ 13,000.00	\$ 13,000.00	1.00	\$13,000.00	0.00	\$0.00			1.00	\$13,000.00	\$ -	
72	Clean Dirt from Pipe	100%	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$12,000.00	0.00	\$0.00			400.00	\$12,000.00	\$ -	
73	5'X5' Precast Box Concrete Manhole	100%	2	EA	\$ 7,500.00	\$ 15,000.00	2.00	\$15,000.00	0.00	\$0.00			2.00	\$15,000.00	\$ -	
74	TYP "BB" Inlet	100%	4	EA	\$ 7,500.00	\$ 30,000.00	4.00	\$30,000.00	0.00	\$0.00			4.00	\$30,000.00	\$ -	
75	TYP "C"-1 Inlet	100%	11	EA	\$ 9,000.00	\$ 99,000.00	11.00	\$99,000.00	0.00	\$0.00			11.00	\$99,000.00	\$ -	
76	TYP "C-1 MOD" Inlet	100%	1	EA	\$ 12,000.00	\$ 12,000.00	1.00	\$12,000.00	0.00	\$0.00			1.00	\$12,000.00	\$ -	
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	100%	9	EA	\$ 7,000.00	\$ 63,000.00	9.00	\$63,000.00	0.00	\$0.00			9.00	\$63,000.00	\$ -	
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	111%	9	EA	\$ 4,500.00	\$ 40,500.00	10.00	\$45,000.00	0.00	\$0.00			10.00	\$45,000.00	\$ (4,500.00)	
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	100%	4	EA	\$ 100,000.00	\$ 400,000.00	4.00	\$400,000.00	0.00	\$0.00			4.00	\$400,000.00	\$ -	
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	100%	1	EA	\$ 350,000.00	\$ 350,000.00	1.00	\$350,000.00	0.00	\$0.00			1.00	\$350,000.00	\$ -	
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	765	LF	\$ 290.00	\$ 221,850.00	765.00	\$221,850.00	0.00	\$0.00			765.00	\$221,850.00	\$ -	
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	42	LF	\$ 350.00	\$ 14,700.00	42.00	\$14,700.00	0.00	\$0.00			42.00	\$14,700.00	\$ -	
83	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	106	LF	\$ 460.00	\$ 48,760.00	106.00	\$48,760.00	0.00	\$0.00			106.00	\$48,760.00	\$ -	
84	42-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	19	LF	\$ 510.00	\$ 9,690.00	19.00	\$9,690.00	0.00	\$0.00			19.00	\$9,690.00	\$ -	
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	24	LF	\$ 610.00	\$ 14,640.00	24.00	\$14,640.00	0.00	\$0.00			24.00	\$14,640.00	\$ -	
86	10'x8' RCB by Open-Cut, Complete in Place	100%	56	LF	\$ 2,100.00	\$ 117,600.00	56.00	\$117,600.00	0.00	\$0.00			56.00	\$117,600.00	\$ -	
87	10'x10' RCB by Open-Cut, Complete in Place	100%	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	\$ -	
88	Trench Safety System	100%	3163	LF	\$ 5.00	\$ 15,815.00	3,163.00	\$15,815.00	0.00	\$0.00			3163.00	\$15,815.00	\$ -	
89	16-inch Steel Casing	100%	31	LF	\$ 300.00	\$ 9,300.00	31.00	\$9,300.00	0.00	\$0.00			31.00	\$9,300.00	\$ -	
90	20-inch Steel Casing	100%	73	LF	\$ 300.00	\$ 21,900.00	73.00	\$21,900.00	0.00	\$0.00			73.00	\$21,900.00	\$ -	
91	Adjust Water Meter/ Valve to Grade	100%	5	EA	\$ 400.00	\$ 2,000.00	5.00	\$2,000.00	0.00	\$0.00			5.00	\$2,000.00	\$ -	
92	Remove and Dispose Water Line pipe (all sizes)	100%	31	LF	\$ 20.00	\$ 620.00	31.00	\$620.00	0.00	\$0.00			31.00	\$620.00	\$ -	
93	Remove and Dispose Water Meter Vault	100%	1	EA	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00	0.00	\$0.00			1.00	\$3,000.00	\$ -	
94	Trench Safety System	100%	416	LF	\$ 5.00	\$ 2,080.00	416.00	\$2,080.00	0.00	\$0.00			416.00	\$2,080.00	\$ -	
95	8-inch Diameter Water Line by Open-Cut	100%	138	LF	\$ 220.00	\$ 30,360.00	138.00	\$30,360.00	0.00	\$0.00			138.00	\$30,360.00	\$ -	
96	12-inch Diameter Water Line by Open-Cut	100%	169	LF	\$ 220.00	\$ 37,180.00	169.00	\$37,180.00	0.00	\$0.00			169.00	\$37,180.00	\$ -	
97	20-inch Diameter Water Line by Open-Cut	0%	109	LF	\$ 350.00	\$ 38,150.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 38,150.00	
98	6-inch diameter wet connection	100%	1	EA	\$ 2,800.00	\$ 2,800.00	1.00	\$2,800.00	0.00	\$0.00			1.00	\$2,800.00	\$ -	
99	8-inch diameter wet connection	100%	7	EA	\$ 3,000.00	\$ 21,000.00	7.00	\$21,000.00	0.00	\$0.00			7.00	\$21,000.00	\$ -	
100	12-inch diameter wet connection	100%	1	EA	\$ 3,200.00	\$ 3,200.00	1.00	\$3,200.00	0.00	\$0.00			1.00	\$3,200.00	\$ -	
101	20-inch diameter wet connection	0%	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 15,000.00	
102	8-inch Cut, Plug, and Abandon	100%	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$0.00			4.00	\$2,000.00	\$ -	
103	12-inch Cut, Plug, and Abandon	100%	3	EA	\$ 600.00	\$ 1,800.00	3.00	\$1,800.00	0.00	\$0.00			3.00	\$1,800.00	\$ -	
104	20-inch Cut, Plug, and Abandon	0%	2	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 2,000.00	
105	Remove and Salvage Existing Fire Hydrant	100%	6	EA	\$ 1,000.00	\$ 6,000.00	6.00	\$6,000.00	0.00	\$0.00			6.00	\$6,000.00	\$ -	
106	Fire Hydrant Assembly	100%	8	EA	\$ 7,500.00	\$ 60,000.00	8.00	\$60,000.00	0.00	\$0.00			8.00	\$60,000.00	\$ -	
107	6-inch FH Lead (Open-cut)	100%	108	LF	\$ 130.00	\$ 14,040.00	108.00	\$14,040.00	0.00	\$0.00			108.00	\$14,040.00	\$ -	
108	8-inch x 6-inch TS&V w/ Box	100%	7	EA	\$ 6,500.00	\$ 45,500.00	7.00	\$45,500.00	0.00	\$0.00			7.00	\$45,500.00	\$ -	
109	8-inch x 8-inch TS&V w/ Box	100%	2	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$0.00			2.00	\$18,000.00	\$ -	
110	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	100%	11	EA	\$ 700.00	\$ 7,700.00	11.00	\$7,700.00	0.00	\$0.00			11.00	\$7,700.00	\$ -	
111	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	100%	10	EA	\$ 600.00	\$ 6,000.00	10.00	\$6,000.00	0.00	\$0.00			10.00	\$6,000.00	\$ -	
112	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	100%	103	LF	\$ 30.00	\$ 3,090.00	103.00	\$3,090.00	0.00	\$0.00			103.00	\$3,090.00	\$ -	

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		Balance to Finish	
			%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		(not in H or K)		TO DATE		
								Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty		Total Cost
113	Trench Safety System	283%	103	LF	\$ 5.00	\$ 515.00	292.00	\$1,460.00	0.00	\$0.00			292.00	\$1,460.00	\$ (945.00)	
114	8-inch Sanitary Sewer by Open-cut, Complete in place	100%	103	LF	\$ 300.00	\$ 30,900.00	103.00	\$30,900.00	0.00	\$0.00			103.00	\$30,900.00	\$ -	
115	Pavement Marking Blast Clean (12")	100%	412	LF	\$ 2.00	\$ 824.00	412.00	\$824.00	0.00	\$0.00			412.00	\$824.00	\$ -	
116	Pavement Marking Blast Clean (24")	100%	32	LF	\$ 4.00	\$ 128.00	32.00	\$128.00	0.00	\$0.00			32.00	\$128.00	\$ -	
117	Raised Reflective Pavement Markings Type I-C	100%	109	EA	\$ 7.00	\$ 763.00	109.00	\$763.00	0.00	\$0.00			109.00	\$763.00	\$ -	
118	Raised Reflective Pavement Markings Type II A-A Yellow	100%	28	EA	\$ 7.00	\$ 196.00	28.00	\$196.00	0.00	\$0.00			28.00	\$196.00	\$ -	
119	Raised Reflective Pavement Markings Type II-C-R	100%	83	EA	\$ 7.00	\$ 581.00	83.00	\$581.00	0.00	\$0.00			83.00	\$581.00	\$ -	
120	Solid Green Thermoplastic Block	100%	80	SF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -	
121	Thermoplastic Pavement Markings - (W) (4") (BRK)	100%	1160	LF	\$ 1.00	\$ 1,160.00	1,160.00	\$1,160.00	0.00	\$0.00			1160.00	\$1,160.00	\$ -	
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	100%	1800	LF	\$ 1.50	\$ 2,700.00	1,800.00	\$2,700.00	0.00	\$0.00			1800.00	\$2,700.00	\$ -	
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	100%	1051	LF	\$ 5.00	\$ 5,255.00	1,051.00	\$5,255.00	0.00	\$0.00			1051.00	\$5,255.00	\$ -	
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	100%	1350	LF	\$ 10.00	\$ 13,500.00	1,350.00	\$13,500.00	0.00	\$0.00			1350.00	\$13,500.00	\$ -	
125	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	100%	420	LF	\$ 2.00	\$ 840.00	420.00	\$840.00	0.00	\$0.00			420.00	\$840.00	\$ -	
126	Reflectorized Pavement Markings (W) (ARROW)	100%	14	EA	\$ 300.00	\$ 4,200.00	14.00	\$4,200.00	0.00	\$0.00			14.00	\$4,200.00	\$ -	
127	Reflectorized Pavement Markings (W) (WORD)	100%	5	EA	\$ 300.00	\$ 1,500.00	5.00	\$1,500.00	0.00	\$0.00			5.00	\$1,500.00	\$ -	
128	Bike Dot Symbol	100%	1	EA	\$ 500.00	\$ 500.00	1.00	\$500.00	0.00	\$0.00			1.00	\$500.00	\$ -	
129	Median Nose Paint (Y)	100%	1430	LF	\$ 2.00	\$ 2,860.00	1,430.00	\$2,860.00	0.00	\$0.00			1430.00	\$2,860.00	\$ -	
130	Installation or Replacement of Permanent Signs	100%	58	EA	\$ 300.00	\$ 17,400.00	58.00	\$17,400.00	0.00	\$0.00			58.00	\$17,400.00	\$ -	
131	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation)	100%	1	EA	\$ 4,000.00	\$ 4,000.00	1.00	\$4,000.00	0.00	\$0.00			1.00	\$4,000.00	\$ -	
132	TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	100%	14	EA	\$ 1,200.00	\$ 16,800.00	14.00	\$16,800.00	0.00	\$0.00			14.00	\$16,800.00	\$ -	
133	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	100%	12	EA	\$ 1,400.00	\$ 16,800.00	12.00	\$16,800.00	0.00	\$0.00			12.00	\$16,800.00	\$ -	
134	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	200%	1	EA	\$ 2,200.00	\$ 2,200.00	2.00	\$4,400.00	0.00	\$0.00			2.00	\$4,400.00	\$ (2,200.00)	
135	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3)	100%	6	EA	\$ 1,100.00	\$ 6,600.00	6.00	\$6,600.00	0.00	\$0.00			6.00	\$6,600.00	\$ -	
136	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	100%	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	\$ -	
137	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	100%	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	\$ -	
138	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	100%	2	EA	\$ 1,400.00	\$ 2,800.00	2.00	\$2,800.00	0.00	\$0.00			2.00	\$2,800.00	\$ -	
139	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	100%	4	EA	\$ 1,400.00	\$ 5,600.00	4.00	\$5,600.00	0.00	\$0.00			4.00	\$5,600.00	\$ -	
140	Furnish and Install LED Blank-Out Sign	100%	3	EA	\$ 5,500.00	\$ 16,500.00	3.00	\$16,500.00	0.00	\$0.00			3.00	\$16,500.00	\$ -	
141	Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans	100%	2	EA	\$ 5,000.00	\$ 10,000.00	2.00	\$10,000.00	0.00	\$0.00			2.00	\$10,000.00	\$ -	
142	Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans	100%	2	EA	\$ 84,000.00	\$ 168,000.00	2.00	\$168,000.00	0.00	\$0.00			2.00	\$168,000.00	\$ -	
143	Overhead Street Name Sign	100%	4	EA	\$ 770.00	\$ 3,080.00	4.00	\$3,080.00	0.00	\$0.00			4.00	\$3,080.00	\$ -	
144	Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"x36")	100%	2	EA	\$ 550.00	\$ 1,100.00	2.00	\$1,100.00	0.00	\$0.00			2.00	\$1,100.00	\$ -	
145	Sign, "PEDESTRIAN CROSSING" (54"x24")	100%	2	EA	\$ 500.00	\$ 1,000.00	2.00	\$1,000.00	0.00	\$0.00			2.00	\$1,000.00	\$ -	
146	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"x36")	100%	2	EA	\$ 350.00	\$ 700.00	2.00	\$700.00	0.00	\$0.00			2.00	\$700.00	\$ -	
147	Sign, "NO RIGHT TURN ON RED", R10-11a (36"x48")	100%	8	EA	\$ 400.00	\$ 3,200.00	8.00	\$3,200.00	0.00	\$0.00			8.00	\$3,200.00	\$ -	
148	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"x36")	100%	2	EA	\$ 400.00	\$ 800.00	2.00	\$800.00	0.00	\$0.00			2.00	\$800.00	\$ -	
149	2-#14 XHHW (DLC)	100%	4860	LF	\$ 1.00	\$ 4,860.00	4,860.00	\$4,860.00	0.00	\$0.00			4860.00	\$4,860.00	\$ -	
150	2/C #14 (IMSA 50-2) (Stranded) (RLW)	100%	190	LF	\$ 5.50	\$ 1,045.00	190.00	\$1,045.00	0.00	\$0.00			190.00	\$1,045.00	\$ -	
151	#8 AWG Solid Copper Bare Wire (BB)	100%	2570	LF	\$ 1.70	\$ 4,369.00	2,570.00	\$4,369.00	0.00	\$0.00			2570.00	\$4,369.00	\$ -	
152	#8 AWG Solid Copper Bare Wire (BG)	100%	170	LF	\$ 2.20	\$ 374.00	170.00	\$374.00	0.00	\$0.00			170.00	\$374.00	\$ -	
153	#12 AWG XHHW Wire (SLG)	100%	670	LF	\$ 1.00	\$ 670.00	670.00	\$670.00	0.00	\$0.00			670.00	\$670.00	\$ -	
154	6-#4 AWG XHHW (SP1)	100%	70	LF	\$ 22.00	\$ 1,540.00	70.00	\$1,540.00	0.00	\$0.00			70.00	\$1,540.00	\$ -	
155	3-#4 AWG XHHW (SP2)	100%	120	LF	\$ 11.00	\$ 1,320.00	120.00	\$1,320.00	0.00	\$0.00			120.00	\$1,320.00	\$ -	
156	2-#10 AWG XHHW (SL)	100%	900	LF	\$ 2.00	\$ 1,800.00	900.00	\$1,800.00	0.00	\$0.00			900.00	\$1,800.00	\$ -	
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	100%	2820	LF	\$ 2.20	\$ 6,204.00	2,820.00	\$6,204.00	0.00	\$0.00			2820.00	\$6,204.00	\$ -	
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	100%	2470	LF	\$ 2.30	\$ 5,681.00	2,470.00	\$5,681.00	0.00	\$0.00			2470.00	\$5,681.00	\$ -	
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	100%	4020	LF	\$ 3.80	\$ 15,276.00	4,020.00	\$15,276.00	0.00	\$0.00			4020.00	\$15,276.00	\$ -	
160	3/C #20 SHIELDED CABLE (SC)	100%	550.00	LF	\$ 2.20	\$ 1,210.00	550.00	\$1,210.00	0.00	\$0.00			550.00	\$1,210.00	\$ -	
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	115%	60.00	LF	\$ 28.00	\$ 1,680.00	69.00	\$1,932.00	0.00	\$0.00			69.00	\$1,932.00	\$ (252.00)	
162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	100%	1,190.00	LF	\$ 15.00	\$ 17,850.00	1,190.00	\$17,850.00	0.00	\$0.00			1190.00	\$17,850.00	\$ -	
163	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	100%	40.00	LF	\$ 36.00	\$ 1,440.00	40.00	\$1,440.00	0.00	\$0.00			40.00	\$1,440.00	\$ -	
164	CONDUIT, 3-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	100%	120.00	LF	\$ 36.00	\$ 4,320.00	120.00	\$4,320.00	0.00	\$0.00			120.00	\$4,320.00	\$ -	

Item No. / Task	Description of Work	Q P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		R F - P
			C Scheduled Qty	D Unit of Measure	E Scheduled Unit/Cost	F Scheduled Value	G FROM PREVIOUS APPLICATION		J THIS PERIOD		L Stored Qty	M Stored Cost	N Completed Qty	P Total Cost	
							Prior Qty	Prior Invoiced	Period Qty	Period Cost					
165	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	100%	140.00	LF	\$ 42.00	\$ 5,880.00	140.00	\$5,880.00	0.00	\$0.00			140.00	\$5,880.00	\$ -
166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	100%	1,180.00	LF	\$ 42.00	\$ 49,560.00	1,180.00	\$49,560.00	0.00	\$0.00			1180.00	\$49,560.00	\$ -
167	CONDUIT, 2-IN RIGID METAL CONDUIT (Extra Work Item)	100%	10.00	LF	\$ 77.00	\$ 770.00	10.00	\$770.00	0.00	\$0.00			10.00	\$770.00	\$ -
168	LOOP DETECTOR (SAW CUT IN PAVEMENT) (INCLUDING LOOP WIRE- SEALANT AND CONNECTIONS)	100%	950.00	LF	\$ 14.00	\$ 13,300.00	950.00	\$13,300.00	0.00	\$0.00			950.00	\$13,300.00	\$ -
169	Emergency Vehicle Preemption System (Intersection)	100%	1.00	EA	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -
170	Accessible Pedestrian Push Button Station	100%	19.00	EA	\$ 1,200.00	\$ 22,800.00	19.00	\$22,800.00	0.00	\$0.00			19.00	\$22,800.00	\$ -
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	100%	7.00	EA	\$ 2,600.00	\$ 18,200.00	7.00	\$18,200.00	0.00	\$0.00			7.00	\$18,200.00	\$ -
172	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	100%	3.00	EA	\$ 2,750.00	\$ 8,250.00	3.00	\$8,250.00	0.00	\$0.00			3.00	\$8,250.00	\$ -
173	20' Pedestal Pole Assembly with Concrete Foundation	100%	2.00	EA	\$ 19,500.00	\$ 39,000.00	2.00	\$39,000.00	0.00	\$0.00			2.00	\$39,000.00	\$ -
174	25-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	2.00	EA	\$ 20,000.00	\$ 40,000.00	2.00	\$40,000.00	0.00	\$0.00			2.00	\$40,000.00	\$ -
175	30-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	2.00	EA	\$ 21,000.00	\$ 42,000.00	2.00	\$42,000.00	0.00	\$0.00			2.00	\$42,000.00	\$ -
176	40-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	1.00	EA	\$ 23,000.00	\$ 23,000.00	1.00	\$23,000.00	0.00	\$0.00			1.00	\$23,000.00	\$ -
177	45-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	1.00	EA	\$ 34,000.00	\$ 34,000.00	1.00	\$34,000.00	0.00	\$0.00			1.00	\$34,000.00	\$ -
178	ITS Controller Cabinet Assembly (MODEL 346)(Type 2070L)	100%	1.00	EA	\$ 34,000.00	\$ 34,000.00	1.00	\$34,000.00	0.00	\$0.00			1.00	\$34,000.00	\$ -
179	Controller Cabinet Foundation (346) with Apron	100%	1.00	EA	\$ 3,500.00	\$ 3,500.00	1.00	\$3,500.00	0.00	\$0.00			1.00	\$3,500.00	\$ -
180	Electrical Service Pedestal Assembly ("Square D" Breakers, Photoelectric and HOA Lighting Control Included)	100%	1.00	EA	\$ 8,500.00	\$ 8,500.00	1.00	\$8,500.00	0.00	\$0.00			1.00	\$8,500.00	\$ -
181	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	100%	15.00	EA	\$ 750.00	\$ 11,250.00	15.00	\$11,250.00	0.00	\$0.00			15.00	\$11,250.00	\$ -
182	Uninterruptible Power Supply	100%	2.00	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$0.00			2.00	\$18,000.00	\$ -
183	Field Hardened Ethernet Switch (Six Copper Ports Only)	100%	2.00	EA	\$ 2,750.00	\$ 5,500.00	2.00	\$5,500.00	0.00	\$0.00			2.00	\$5,500.00	\$ -
184	GPS Serial Communication Module	100%	3.00	EA	\$ 800.00	\$ 2,400.00	3.00	\$2,400.00	0.00	\$0.00			3.00	\$2,400.00	\$ -
185	Cellular Communication System, Complete in Place	100%	2.00	EA	\$ 7,500.00	\$ 15,000.00	2.00	\$15,000.00	0.00	\$0.00			2.00	\$15,000.00	\$ -
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	100%	1.00	LS	\$ 10,500.00	\$ 10,500.00	1.00	\$10,500.00	0.00	\$0.00			1.00	\$10,500.00	\$ -
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	100%	1.00	LS	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -
188	Stenciling of Proposed Street Lighting per COH Identification Number	100%	1.00	LS	\$ 1,100.00	\$ 1,100.00	1.00	\$1,100.00	0.00	\$0.00			1.00	\$1,100.00	\$ -
189	Service Equipment and Pole	100%	3.00	EA	\$ 6,000.00	\$ 18,000.00	3.00	\$18,000.00	0.00	\$0.00			3.00	\$18,000.00	\$ -
190	Metering Panel	100%	3.00	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$0.00			3.00	\$3,000.00	\$ -
191	Service Enclosure	100%	3.00	EA	\$ 5,500.00	\$ 16,500.00	3.00	\$16,500.00	0.00	\$0.00			3.00	\$16,500.00	\$ -
192	Lighting Panels	100%	3.00	EA	\$ 1,200.00	\$ 3,600.00	3.00	\$3,600.00	0.00	\$0.00			3.00	\$3,600.00	\$ -
193	Pull Boxes	100%	4.00	EA	\$ 1,500.00	\$ 6,000.00	4.00	\$6,000.00	0.00	\$0.00			4.00	\$6,000.00	\$ -
194	Underpass Lighting Fixtures	100%	8.00	EA	\$ 3,200.00	\$ 25,600.00	8.00	\$25,600.00	0.00	\$0.00			8.00	\$25,600.00	\$ -
195	Décor Lighting Fixtures	100%	4.00	EA	\$ 3,500.00	\$ 14,000.00	4.00	\$14,000.00	0.00	\$0.00			4.00	\$14,000.00	\$ -
196	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	111%	9.00	EA	\$ 9,000.00	\$ 81,000.00	10.00	\$90,000.00	0.00	\$0.00	\$ -		10.00	\$90,000.00	\$ (9,000.00)
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	88%	25.00	EA	\$ 9,000.00	\$ 225,000.00	22.00	\$198,000.00	0.00	\$0.00	\$ -		22.00	\$198,000.00	\$ 27,000.00
198	Conduit and Conductors	100%	1.00	LS	\$ 450,000.00	\$ 450,000.00	1.0000	\$450,000.00	0.00	\$0.00			1.00	\$450,000.00	\$ -
199	Electrical Ductbank	100%	4,000.00	LF	\$ 25.00	\$ 100,000.00	4,000.00	\$100,000.00	0.00	\$0.00			4000.00	\$100,000.00	\$ -
200	Misc. Electrical Items	100%	1.00	LS	\$ 20,000.00	\$ 20,000.00	1.00	\$20,000.00	0.00	\$0.00			1.00	\$20,000.00	\$ -
201	Remove tree 0 to 11.99"(or Palm tree)	100%	27.00	LS	\$ 1.00	\$ 27.00	27.00	\$27.00	0.00	\$0.00			27.00	\$27.00	\$ -
202	Remove tree 12" to 29.99"	100%	1.00	LS	\$ 1.00	\$ 1.00	1.00	\$1.00	0.00	\$0.00			1.00	\$1.00	\$ -
203	Clearance Prune Tree	100%	26.00	LS	\$ 1.00	\$ 26.00	26.00	\$26.00	0.00	\$0.00			26.00	\$26.00	\$ -
204	Install Tree Protection Fence	100%	2,300.00	LS	\$ 1.00	\$ 2,300.00	2,300.00	\$2,300.00	0.00	\$0.00			2300.00	\$2,300.00	\$ -
205	Install Root Pruning Trench	100%	800.00	LS	\$ 1.00	\$ 800.00	800.00	\$800.00	0.00	\$0.00			800.00	\$800.00	\$ -
206	Install Zero Curb Cutback	110%	960.00	LF	\$ 15.00	\$ 14,400.00	1,060.00	\$15,900.00	0.00	\$0.00			1060.00	\$15,900.00	\$ (1,500.00)
207	Crown Cleaning Prune	100%	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$0.00			37.00	\$37.00	\$ -
208	Root Stimulation	100%	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$0.00			37.00	\$37.00	\$ -
209	Urban Forestry Monitoring	100%	10.00	LS	\$ 1.00	\$ 10.00	10.00	\$10.00	0.00	\$0.00			10.00	\$10.00	\$ -
210	P3 - Rolled Steel Edge	100%	423.00	LF	\$ 50.00	\$ 21,150.00	423.00	\$21,150.00	0.00	\$0.00			423.00	\$21,150.00	\$ -
211	P2- Concrete Paver Edge Restraint	100%	137.00	LF	\$ 30.00	\$ 4,110.00	137.00	\$4,110.00	0.00	\$0.00			137.00	\$4,110.00	\$ -
212	P4- Mortared Cobble	100%	161.00	SF	\$ 90.00	\$ 14,490.00	161.00	\$14,490.00	0.00	\$0.00			161.00	\$14,490.00	\$ -
213	P1 - Concrete Unit Paver	100%	5,185.00	SF	\$ 10.00	\$ 51,850.00	5,185.00	\$51,850.00	0.00	\$0.00			5185.00	\$51,850.00	\$ -
214	P1 - Pavers Concrete Base	100%	5,185.00	SF	\$ 15.00	\$ 77,775.00	5,185.00	\$77,775.00	0.00	\$0.00			5185.00	\$77,775.00	\$ -
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	100%	330.00	CY	\$ 90.00	\$ 29,700.00	330.00	\$29,700.00	0.00	\$0.00			330.00	\$29,700.00	\$ -
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	100%	340.00	CY	\$ 90.00	\$ 30,600.00	340.00	\$30,600.00	0.00	\$0.00			340.00	\$30,600.00	\$ -
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	100%	149.00	CY	\$ 90.00	\$ 13,410.00	149.00	\$13,410.00	0.00	\$0.00			149.00	\$13,410.00	\$ -



MWSDBE Utilization Schedule

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

MONTH / YEAR	MONTHLY TOTAL	CM NUNEZ MBE	MARQUEE MBE	RELIABLE SIGNAL MBE	ROYAL TRAFFIC MBE	SEMPER STRIPE MBE	TEXAS CONC MBE	ACCESS DATA WBE	T&T WBE
Mar-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Apr-25	\$7,200.00	\$5,488.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00
May-25	\$110,766.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$110,765.00
Jun-25	\$360,268.00	\$0.00	\$17,084.00	\$148,048.00	\$20,697.00	\$26,528.00	\$605.00	\$21,936.00	\$125,370.00
Jul-25	\$410,978.00	\$0.00	\$27,071.00	\$27,672.00	\$18,827.00	\$5,706.00	\$2,458.00	\$64,164.00	\$265,080.00
Aug-25	\$414,920.00	\$0.00	\$88,313.00	\$0.00	\$13,469.00	\$5,402.00	\$34,695.00	\$33,996.00	\$239,045.00
Sep-25	\$544,097.00	\$0.00	\$0.00	\$128,342.00	\$25,644.00	\$6,218.00	\$141,296.00	\$76,982.00	\$165,615.00
Oct-25	\$369,465.98	\$0.00	\$17,003.41	\$3,456.84	\$15,440.75	\$4,538.94	\$144,883.00	\$43,173.04	\$140,970.00
Nov-25	\$743,658.43	\$1,968.00	\$0.00	\$120,089.16	\$42,841.25	\$10,186.06	\$358,050.00	\$63,629.96	\$148,862.00
Dec-25	\$288,584.00	\$0.00	\$0.00	\$133,650.00	\$12,742.00	\$14,026.00	\$29,141.00	\$20,185.00	\$78,840.00
Jan-26	\$254,885.26	\$0.00	\$104,060.75	\$0.98	\$7,042.50	\$2,051.95	\$78,298.00	\$24,596.08	\$38,835.00
Feb-26	\$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
Apr-26	\$397,672.56	\$0.00		\$346,742.94	\$0.00	\$50,423.94	\$0.00	\$505.68	\$0.00
Projected Totals-	\$4,493,107.81	\$7,456.00	\$401,254.61	\$1,137,372.79	\$178,459.25	\$132,082.37	\$926,970.00	\$354,731.79	\$1,362,237.00
		0.04%	2.14%	6.05%	0.95%	0.70%	4.93%	1.89%	7.25%

Projected MBE Total-	\$2,783,595.02	14.81%
Projected WBE Total-	\$1,716,968.79	9.14%

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 5th day of May, 2026.



Stephanie Roberts
Notary Public in and for Harris County, Texas

PROGRESS REPORT — MAY 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

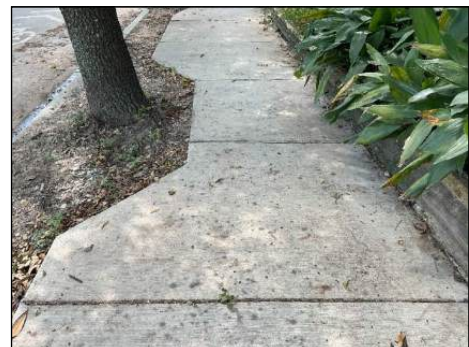
- Sidewalk work will be completed on one side of the street at a time.
- Construction will be done in a block-to-block sequence.
- Lane closures will only be allowed Monday to Friday from 7am to 7pm



EXISTING CONDITIONS



TREE PROTECTION



PROJECT STATUS

- Work on California St is complete.
- 1600 Block of Cherryhurst St is complete.
- Currently working on Haver St from Windsor St to Yupon St.

NEXT STEPS

- Continue work on Haver Street, Ridgewood St. to Windsor then Mandell St. to Ridgewood St.

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

PROGRESS REPORT — MAY 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

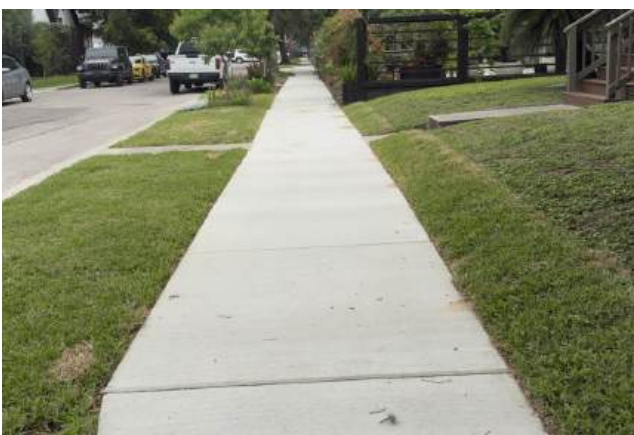
PROGRESS PHOTOS



Driveway Placement



Sidewalk Demolition



Completed Block Improvements



Sidewalk Ramp Improvements

Montrose Redevelopment Authority

Monday, May 18, 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:** 5/13/2026**Chairperson:** Helen Zunka**Attendees:**

Helen Zunka

Elizabeth Larson

Matt Brollier

Suewan Johnson

Walter Morris

David Greaney

Tom Combs

Suzy Hartgrove

Kristi Miller

Mariana Coffman

Laura Hollaway

Monisha Khurana

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
- Discussion regarding 10-year anniversary celebration

Agenda

- Discussion with HR Green regarding project status
- Discussion regarding future public engagement efforts
- Goodman Corporation Committee Items
 - Discussion regarding Montrose Parking Study
 - Discussion regarding noticing for the parking survey presentation at the beginning of the June Board Meeting
 - Discussion regarding Fairview-Pacific Study change in scope
- Discussion regarding website refresh and updates
- Discussion regarding updated comment form

Notes

- The Committee reviewed the HR Green Project Status Report
- The Committee discussed noticing for future project
- The Committee discussed the Montrose Parking Survey Results Presentation
- The Committee discussed a request of \$10,000 not-to-exceed amount for a website rehaul
- The Committee discussed a request of \$5,000 not-to-exceed for noticing and signage for W Alabama

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

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

Committee Report Form**Committee Name:** Housing and Community
Development Committee**Date of Meeting:** 5/14/2026**Chairperson:** Robert Guthart**Attendees:**

Robert Guthart

Elizabeth Larson

Elia Quiles

Christa Stoneham

Tyler Hough

Jennie Ash

Walter Morris

Meeting Report**Agenda**

- Discussion with Tyler Hough regarding Art League discussion
- Discussion regarding Houston Land Bank program
- Discussion with UP Art Studios regarding utility box painting proposal
- Discussion regarding the Fairview Pacific Project Scope and Budget

Notes

- The Committee discussed potential opportunities with the Houston Art League
- The Committee reviewed the Houston Land Bank proposal
- The Committee reviewed the Up Art Studios proposal
- The Committee discussed scheduling a meeting to discuss potential housing opportunities with the Houston Land Bank and the timeline for the TCA cultural district application

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

10. Engage auditor to conduct audit for fiscal year end June 30, 2026.

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

May 18, 2026

Board of Directors
Montrose Redevelopment Authority
City of Houston, Texas

We are pleased to confirm our understanding of the annual audit services we are to provide **Montrose Redevelopment Authority** (the “Authority”).

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30th. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the Authority’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –
Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority’s financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked “unaudited”, on which we will express no opinion.

Audit Scope and Objectives (Continued)

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. If we determine it is necessary, we will request written representations from your attorneys as part of the engagement.

As part of our audit planning, we have identified capital assets, long-term debt, management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

We will obtain an understanding of the Authority and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified capital assets and long-term debt as audit areas with significant risks of material misstatement as part of our audit planning. We will address the areas of higher assessed risks of material misstatement by performing detailed testing of transactions related to the purchase or acquisition of infrastructure.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements and the appropriate capital asset schedules including calculation of depreciation on the capital assets in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Statement on Auditing Standards No. 133, Auditor Involvement with Exempt Offering Documents, requires us to perform certain procedures related to bond sales in which our audited financial statements are included in the bond offering documents. The cost to complete those procedures will be \$2,500 per bond sale.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties

Responsibilities of Management for the Financial Statements (Continued)

and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for our preparation of the financial statements and our preparation of the capital asset schedule, including calculation of depreciation on the capital assets; oversee the services by designating the bookkeeper, who has the suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

Engagement Administration, Fees and Other (Continued)

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Joseph Ellis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

- Audit of the Authority's financial statements as of and for the year ended June 30, 2026, at a cost not to exceed \$16,500

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The Authority will be obligated to compensate us for our time expended through the date of withdrawal or termination.

Reporting

We will issue a written report upon completion of our audit of the Authority's financial statements, which will also address the supplementary information required by the City in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole* and the other supplementary information in accordance with *AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

Fossil Fuels Boycott Verification

As required by 2276.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification

As required by Section 2274.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

Israel Boycott Verification

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Anti-Terrorism Representation

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot Ellis PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot Ellis PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We appreciate the confidence you have placed in our firm and we look forward to serving the Authority again this coming year.

Sincerely,

McCall Gibson Swedlund Barfoot Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

This letter correctly sets forth the understanding of Montrose Redevelopment Authority.

Signature Title Date

Mayor’s Office of Economic Development Date

Engagement Letter

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

11. Engage Municipal Accounts & Consulting, LP, to perform a review of the audited financial statements.



May 18, 2026

Board of Directors
Montrose Redevelopment Authority
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

RE: AUDIT REVIEW ENGAGEMENT

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services provided to Montrose Redevelopment Authority (hereinafter called the "Authority").

We will apply the procedures enumerated in this letter to solely assist Authority in the determining the status of the procedures which Authority has specified below as of and for the fiscal years ending June 30:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, Authority agrees to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. We require that we obtain Authority's written agreement to the procedures to be applied and Authority's acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because this engagement does not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which Authority agrees.

We plan to begin our procedures when we receive the necessary documents from the Authority's auditors, and, unless unforeseeable problems are encountered, the engagement should be completed within two weeks after receiving the documents.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Authority's Board of Directors. If we encounter restrictions in performing our procedures, we will discuss the matter with Authority. If we determine the restrictions are appropriate, we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to Authority.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- Authority refuses to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

This engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to Authority.

Authority agrees to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

Authority is responsible for the audit review. In addition, Authority is responsible for providing us with (1) access to all information of which Authority or the appropriate party is aware that is relevant to the performance of the audit review on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the audit review, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

Mark Burton, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will be \$3,500.00. Authority will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$85.00 to \$250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from Authority's consultants and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with Authority and arrive at a new fee estimate before we incur the additional costs. Additionally, our annual fees will increase \$125 each June while our engagement remains in effect. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if Authority's account becomes 60 days or more overdue and will not be resumed until Authority's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. Authority will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination. This agreement may be terminated by either party, with or without cause, upon thirty (30) days written notice to the other party, provided that the Authority will be obligated to compensate us for all the time expended and to reimburse us for all out-pocket expenditures through the date of termination.

We appreciate the opportunity to assist Authority and believe this letter accurately summarizes the significant terms of the audit review. If you have any questions, please let us know. If Authority is in agreement with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with Authority will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,

Municipal Accounts & Consulting

Municipal Accounts & Consulting, L.P.

RESPONSE:

This letter correctly sets forth the understanding of Authority.

Montrose Redevelopment Authority

By: _____

Title: _____

Date: _____

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

12. Consider Third Amendment to Knudson Service Agreement.

THIRD AMENDMENT TO SERVICE AGREEMENT

This Third Amendment to Service Agreement (this “Amendment”) is entered into as of May 18, 2026 (the “Effective Date”), by and between Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (“Owner”) and Knudson, LP (“Contractor”).

RECITALS

WHEREAS, the Owner and Contractor entered into that certain Service Agreement dated July 16, 2018, that certain First Amendment to Service Agreement dated October 21, 2024, and that certain Second Amendment to Service Agreement dated February 16, 2026 (collectively, the “Agreement”); and

WHEREAS, the Owner and Contractor now wish to amend certain provisions of the Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the Owner and Contractor hereby agree to amend the Agreement as follows:

AGREEMENT

1. The TIRZ Consulting and Management Services shown on Exhibit “A” attached to the Second Amendment to Service Agreement, and monthly billing for such services, will terminate on May 30, 2026.
2. Exhibit “A” attached to the Second Amendment to Service Agreement is hereby replaced with Exhibit “A” attached hereto.
3. Except as specifically amended in this Amendment, the Agreement shall remain in full force and effect in accordance with its original terms and conditions. This Amendment and the Agreement constitute the entire agreement by and between the Owner and Contractor relative to the subject matter of the Agreement, as amended, and there are no prior or contemporaneous agreements, whether written or oral, relating to same.
4. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings given them in the Agreement.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS

Chairman, Board of Directors

ATTEST:

Secretary, Board of Directors

KNUDSON, LP

By: _____

Patricia Joiner, FAICP
President and CFO

CITY OF HOUSTON, TEXAS

By: _____

EXHIBIT “A”

SPECIAL PROJECTS

Contractor agrees to provide services to the Owner upon request for special projects approved by the Board of Directors of the Montrose Redevelopment Authority on an as-needed basis.

Special projects may include, but are not limited to: Affordable Housing Initiatives, Project Plan and Reinvestment Zone Financing Plan amendments, and coordination with the City of Houston or Harris County. Contractor will provide an estimated budget and allotted time for special projects once the services of Contractor are requested.

FEE FOR SERVICES

Services for Special Projects will be billed hourly according to the rate schedule attached hereto unless a lump sum fee for a particular project is approved by the Board of Directors of Montrose Redevelopment Authority. Expenses will be invoiced with a 10% markup. An annual 3% cost of living increase will be applied to the rate schedule attached hereto starting in January 2027.

**KNUDSON, LP
PUBLIC SECTOR BILLING RATES
FOR
REINVESTMENT ZONE NUMBER TWENTY-SEVEN**

Billing Rates 2026

Labor by Staff Classification	Billing Rate
President/ CEO/ Principal	\$ 304.00
Department Director	\$ 190.00
Project Manager	\$ 144.00
Sr Landscape Architect	\$ 144.00
Landscape Architect I	\$ 72.00
Sr Planner	\$ 134.00
Planner II	\$ 155.00
Planner I	\$ 75.00
GIS Specialist	\$ 135.00
Graphic Illustrator	\$ 140.00
GIS Specialist	\$ 95.00
GIS Technician	\$ 72.00
Administrative Support/ Accounting II	\$ 109.00
Administrative Support / Accounting I	\$ 71.00

Rates highlighted in yellow will be used by Knudson staff.

Reimbursable Expense add security and add software mail chimp for now	Billing Rate
Subcontracted Work /Selected by KLP	Cost+ 10%
Subcontracted Work (Selected by Client)	Cost+ 15%
Courier or Delivery Services	Cost+ 10%
Local Travel	IRS Standard Rate
Out of Town Travel	Cost+ 15%
Drone Aerial Photography	\$250 / hour (2 hrs min)
Meals	Cost
Large Format Plotting (Blade & White)	\$2.00/SF
Large Format Plotting: [Color]	\$3.25/SF

**Note: New Billing rates representing a 3% escalation will become effective January 1st of each year of the contract*

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

13. Consider Service Agreement with Triton Consulting Group.

The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Agreement, and the Contractor agrees that the Agreement can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

SERVICE AGREEMENT

This Service Agreement (this “Agreement”) is entered into on this 18th day of May, 2026 (the “Effective Date”) by and between Montrose Redevelopment Authority, a nonprofit local government corporation, organized and existing under the laws of the State of Texas, acting by and through its governing body, the Board of Directors and acting on behalf of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas, a reinvestment zone created by the City of Houston pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Owner”), and Triton Consulting Group (the “Contractor”). Owner and Contractor may be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the Owner has determined it is in the Owner’s best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel.

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I. SERVICES

Section 1.01. Services. Contractor shall perform certain services (the “Services”) for the Owner as authorized from time to time by written task orders (“Task Orders”) approved by Owner’s Board of Directors (the “Board”), and Contractor shall be compensated for such Services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Task Orders shall be evidenced by a written proposal or service order, which shall include the Services to be performed, the location, and the fees. Currently approved Task Orders are attached hereto as **Exhibit A**. Nevertheless, all proposals or service orders of the Contractor that are approved by the Board are governed by the terms of this Agreement even if such proposal or service order does not expressly reference or is not attached to this Agreement. Any additional Task Order shall be approved by the Board and shall be added as another exhibit to this Agreement, signed and dated by Owner and Contractor. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and

shall be dated when approved by the Board; provided, however, that approved Task Orders for one-time Services may instead be appended to an **Exhibit 1**. All fees described in the Task Orders shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. The terms of this Agreement shall supersede any standard or preprinted terms appearing on the face or reverse side of any Task Order, and the Services authorized by each Task Order shall be subject to the terms and conditions of this Agreement.

II. COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested by the Owner) indicating the Services performed for that month under the terms of this Agreement. Contractor shall submit detailed invoices to the Owner's bookkeeper:

Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273
jl@equitaxinc.com

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III. GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Owner and Contractor. Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Owner approval, but that the detailed manner and method of performing the Services shall be

under the control of Contractor. Contractor's relationship to the Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 3.03. Indemnification.

TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS, FROM EVERY LOSS, DAMAGE, INJURY, COST, EXPENSE, CLAIM, JUDGMENT, OR LIABILITY OF EVERY KIND OR CHARACTER (INCLUDING SPECIFICALLY ATTORNEYS' FEES, COURT COSTS AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION), WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH ARISES DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S WILLFUL, INTENTIONAL, RECKLESS OR NEGLIGENT (WHETHER ACTIVE, PASSIVE, OR GROSS) ACTS OR OMISSIONS RELATED TO OR ARISING FROM THIS AGREEMENT. THIS INDEMNITY AND HOLD HARMLESS PROVISION WILL APPLY WHETHER SUCH ACTS OR OMISSIONS ARE CONDUCTED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENT OF THE CONTRACTOR.

THIS INDEMNITY AGREEMENT IS INTENDED TO MEET THE TEXAS "EXPRESS NEGLIGENCE RULE" BECAUSE CONTRACTOR AGREES THAT IT APPLIES AND IS ENFORCEABLE EVEN AS TO LOSSES, DAMAGES, INJURIES, EXPENSES, CLAIMS, CAUSES OF ACTION, JUDGMENTS OR LIABILITIES JOINTLY OR CONCURRENTLY CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER. THE TERM "FAULT" IN THE PREVIOUS SENTENCE INCLUDES THE VIOLATION OR BREACH BY THE OWNER OF ANY COMMON LAW DUTY, ANY TERM OF THIS AGREEMENT, OR ANY STATUTE OR REGULATION.

THIS INDEMNIFICATION OBLIGATION IS IN ADDITION TO ALL OTHER LEGAL, EQUITABLE, OR INDEMNIFICATION REMEDIES AVAILABLE TO THE OWNER. THIS INDEMNIFICATION OBLIGATION SURVIVES THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

CONTRACTOR DOES HEREBY WAIVE, RELEASE AND FOREVER RELINQUISH AND DISCHARGE THE OWNER FROM ALL OF CONTRACTOR'S CAUSES OF ACTION ARISING FROM BODILY INJURY OR DEATH OR DAMAGE TO ANY PROPERTY ARISING OUT OF THE WORK, REGARDLESS OF WHETHER THE INJURY OR DAMAGE IS CAUSED IN FULL OR IN PART BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER.

Section 3.04. Term and Termination. Either Party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other Party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law.

Section 3.05. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control.

Section 3.06. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain and maintain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any authority having jurisdiction over Contractor's Services. Contractor further represents and warrants that, if Contractor is required by the State of Texas to hold a license to perform any of the Services, Contractor shall at all times while performing such Services hold an active, valid license from the State of Texas to perform such Services and must notify the Owner in writing if such license is suspended, surrendered, cancelled, revoked, or otherwise invalidated during the term of this Agreement.

Section 3.07. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.08. Inspection. The Owner and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate books, payrolls and records satisfactory to the Owner in connection with any and all Services performed hereunder and to maintain such books, payrolls and records for at least four years. The Owner and its duly authorized representatives shall have the right to audit such books, payrolls and records at any reasonable time or times.

Section 3.09. Owner Documents, Records, Property. All documents and records prepared or maintained by Contractor in connection with the services provided pursuant to this Agreement shall be the property of the Owner. Upon termination, expiration, or other conclusion of this Agreement, said records and documents, and any other property of the Owner, shall be delivered within 14 days by Contractor to the Owner or the Owner's designee at no cost to the Owner. Any such records, documents, or other property that is electronic, in a proprietary form, or stored on a computer shall be provided by Contractor to the Owner in a manner specified by the Owner. Contractor acknowledges that the requirements of Chapter 552, Texas Government Code, as amended, (the "Public Information Act"), and Chapters 201-205, Texas Local Government Code, as amended, (the "Local Government Records Act," and together with the Public Information Act, the "Acts"), each apply to all public information, as defined by the Public Information Act, and all local government records, as defined by the Local Government Records Act, related to the relationship between the Owner and Contractor, and to any work carried out thereunder. Contractor also acknowledges the Owner's current order establishing a records management program and designating a records management officer, which may be amended by the Owner, (the "Document Retention Policy"). Contractor covenants that it will comply with all requirements of the Acts, the Document Retention Policy, and all applicable rules, regulations, policies, and retention schedules

adopted thereunder. Contractor agrees to notify Owner without undue delay of any event of which Contractor has knowledge constituting a potential or actual breach of security (whether the breach is of a physical nature or the occurrence of any computer infection, hacking, or cyber-attack) that has resulted in, or creates a reasonable risk of, unauthorized access to Owner's information or property (including without limitation documents). Contractor further agrees to cooperate with Owner in efforts by Owner to assess the security of Owner's information and property.

Section 3.10. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials, parts, labor and workmanship for one (1) year from the date of completion of any Service. Contractor shall transfer all manufacturers' warranties to the Owner.

Section 3.11. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Owner, which shall be granted or denied in the Owner's sole discretion.

Section 3.12. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.01.

Section 3.13. Force Majeure. In the event either Party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military authority (other than a Party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that Party shall give written notice of such act to the other Party as soon as possible after the occurrence of the cause relied on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.14. Agreement Subject to Applicable Law. This Agreement and the obligations of the Parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.15. Governing Law; Forum; Venue. This Agreement, and all claims arising from or related to this Agreement, shall be construed, interpreted, and enforced under the laws of the State of Texas, excluding any choice of law rules that would direct the application of the laws of another jurisdiction. All disputes arising from or related to this Agreement shall be determined exclusively by a state court in the county in which the Owner is located.

Section 3.16. Waiver. No waiver or waivers of any breach or default by a Party of

any term, covenant or condition or liability hereunder of performance by the other Party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.17. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.18. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

Section 3.19. Entire Agreement. This Agreement (together with all referenced exhibits) contains the entire agreement between the Parties with respect to the matters set forth herein and supersedes all other prior agreements between the Owner and Contractor relating to such matters. Each Party expressly represents and warrants that no statement, promise, agreement, or representation other than any expressed in this Agreement was made to or relied upon by that Party.

Section 3.20. Statutory Verifications.

- A. Contractor represents and warrants that at the time of this Agreement, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 2270.0201 or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.
- B. By signing and entering into this Agreement, Contractor verifies that:
 - i. pursuant to Chapter 2271 and Chapter 2276 of the Texas Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy companies during the term of this Agreement. “Boycott Israel” has the meaning assigned by Section 808.001, Texas Government Code. “Boycott energy companies” has the meaning assigned by Section 809.001, Texas Government Code; and
 - ii. pursuant to Chapter 2274 of the Texas Government Code, that it does not have a practice, policy, guidance, or directive that discriminates

against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" has the meaning assigned by Section 2274.001(3), Texas Government Code.

IN WITNESS WHEREOF, the Parties have executed this Agreement in multiple copies, each of equal dignity, as of the Effective Date.

[EXECUTION PAGE FOLLOWS]

MONTROSE REDEVELOPMENT
AUTHORITY

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

TRITON CONSULTING GROUP

By: _____

Name: _____

Title: _____

CITY OF HOUSTON

By: _____

Name: _____

Title: _____

EXHIBIT A

Contractor's Services include providing audio and video services, including videoconference hosting, for monthly board meetings, and any special meetings as requested. Contractor shall supply all audio and video equipment necessary for the meetings.

The Services will be billed hourly according to the Rate Schedule set forth below:

Role	Rate
Support Staff	\$75
Administrator	\$95
Design I	\$125
Technology I	\$125
Design II	\$140
Technology II	\$180
Communications Advisor I	\$180
Communications Advisor II	\$210
Technology III	\$240
Senior Partner	\$310

Unless Contractor otherwise notifies Owner, the rate highlighted in yellow will be used by Contractor for the Services.

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, May 18, 2026, at 6:30 PM

15. 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, May 18, 2026, at 6:30 PM

16. Reconvene in Open Session and authorize appropriate action.