

**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, September 21, 2026, at 6:30 p.m., at Metropolitan Multi-Service Center, 1475 W. Gray Street, Activity Room No. 1, 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 from The Goodman Corporation regarding the Montrose Parking Study Findings and Toolkit.
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. Financial advisor update regarding Series 2026 Bonds plan of finance and selection of underwriter syndicate.
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. West Alabama Street Reconstruction, including approval for Supplement for Fiber Optic Cable Design; and
 - ii. Mandell Street Sidewalk Improvements, including consider contract award recommendation and approval for Construction

Management and Inspection, Construction Phase Services, and
Construction Materials Testing Proposal.

7. Receive update from The Goodman Corporation.
8. Public Engagement matters, including report from Public Engagement Committee.
9. Housing and Community Development matters, including report from Housing and Community Development Committee.
10. Approve audit for fiscal year ending June 30, 2026, and authorize submittal to the City of Houston.
11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
13. Convene in Executive Session to consult with attorney pursuant to Section 551.071, Texas Government Code.
14. 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.**

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

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

2. Approve Minutes.

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

August 17, 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 Metropolitan Multi-Service Center, 1475 W. Gray Street, Houston, Texas 77019, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 17th day of August, 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 – Vice Chair
Robert Guthart	Position 5
T. Ray Purser	Position 6
Helen Zunka	Position 7 – Secretary

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

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc.; Walter Morris, Administrative Manager of the Authority; Tom Combs of Tom Combs and Associates, LLC; Jim Webb of The Goodman Corporation (“TGC”); Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville and Sean Stepanik of ETI Bookkeeping Services; David Greaney and Derek St. John of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP; and members of the public, as shown on the attendance sheet attached hereto.

MINUTES

The Board reviewed the minutes of the July 20, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Caldwell seconded the motion, which passed by a vote of 6-0, with Director Guthart abstaining.

PUBLIC COMMENT

Ms. Young commented on the Montrose Safe Routes to School Connections project, including coordination with residents impacted by the project. She also commented on the impact of reductions to on-street parking in the Zone.

Mr. Matzner expressed appreciation for conducting the Board meeting at the Multi-Service Center. He also inquired about the use of Zone funds for park improvements. Mr. Matzner then expressed concerns about the maintenance of certain trees within the Zone.

Ms. Smith commented on sidewalk improvements, including the removal and replacement of topsoil with sand.

Mr. Strickland commented on the West Alabama Street Reconstruction project, including the virtual open house held on August 3, 2026. He also expressed concerns regarding efforts to address affordable housing in the Zone.

Mr. Kneten discussed factors impacting walkability in the Zone.

Mr. Wagner commented on the impact of rapid flashing beacons on pedestrian safety. He also inquired about the water line work being performed by the City of Houston.

Mr. Johnson inquired about the status of the parking study.

Mr. Kometiani expressed concern about pedestrian safety in the Zone and inquired about the use of HAWK pedestrian signals.

Mr. Rais commented on projects being performed on the northside of the Zone, as well as tree preservation efforts.

Ms. Caille inquired about efforts to address affordable housing in the Zone.

Ms. Frazier commented on tree preservation efforts related to the West Alabama Street Reconstruction project.

Ms. Fendrich commented on community engagement related to the West Alabama Street Reconstruction project.

FINANCIAL MATTERS

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the August 14, 2026, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. She stated that check no. 2627 would be voided. Following review and discussion, Director Larson moved to approve the bookkeeper's report and authorize payment of the invoices. Director Caldwell seconded the motion, which passed unanimously.

FY 2027 BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Morris reviewed the Authority's budget for the fiscal year ending June 30, 2027, and the Authority's Capital Improvement Plan for 2027-2031 (collectively, the "Budget") and responded to questions from the Board.

Ms. Vinson then responded to earlier public comments. She also discussed the City of Houston's budget and CIP process for the Zone.

Following review and discussion, Director Caldwell moved to approve the Budget and authorize submission to the City of Houston. Director Larson seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Director Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the August 4, 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 questions from the Board and earlier public comments.

Mr. Greaney updated the Board on the status of the Montrose Boulevard, Segment One, project, including tree preservation efforts related to the project. He presented and recommended approval of Pay Estimate No. 16 from mc2 Civil, Inc. ("MC2") in the amount of \$7,680.00. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate No. 16 from MC2. Director Caldwell seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project. He presented and recommended approval of Pay Estimate No. 4 from Ceballos Construction, LLC ("Ceballos") in the amount of \$224,936.35. Following review and discussion, and based on the engineer's recommendation, Director Caldwell moved to approve Pay Estimate No. 4 from Ceballos, subject to receipt of necessary documents from Ceballos that are required for reimbursement from METRO. Director Purser seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project, including project timeline and public engagement efforts related to the project. He presented a proposal from HRG in the amount of \$133,750.00 for construction phase services related to the project. Following review

and discussion, Director Larson moved to approve the proposal from HRG. Director Guthart seconded the motion, which passed unanimously.

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

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project. Mr. Killian then responded to earlier public comments.

Mr. Greaney updated the Board on the audit of the status and condition of street lighting within the Zone

Mr. Greaney and Mr. St. John discussed the Montrose Drainage Study and presented a proposal from HRG in the amount of \$239,375.00 for professional engineering services related to the Montrose Drainage Study free outfall update. Mr. Greaney and Mr. St. John answered questions from the Board. Following review and discussion, the Board deferred consideration of this matter until the next regular meeting.

UPDATE FROM THE GOODMAN CORPORATION

Mr. Webb reviewed the ongoing work of TGC, including the parking study and the pursuit of funds for certain Authority projects, and the status of ongoing projects.

Mr. Webb reported that information about the parking study will be presented at the September meeting.

Mr. Webb further discussed the Montrose Safe Routes to School Connections project. He presented a proposal from HRG in the amount of \$958,418.00 for construction management and inspection services related to the project. Mr. Webb also presented a proposal from Aviles Engineering Corporation ("AEC") in the amount of \$301,285.00 for construction materials testing and inspection services related to the project. Following review and discussion, Director Larson moved to approve the proposals from HRG and AEC, and authorize preparation and execution of related service agreements, subject to final review. Director Guthart seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Mr. Walters reported on engagement statistics from the virtual open house for the West Alabama Street Reconstruction project held on August 3, 2026.

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the August 12, 2026, committee report. She then discussed plans for public engagement related to the Montrose Safe Routes to School Connections project and the Cherryhurst Sidewalk Improvements project. Director Zunka also reported on the status of updated to the Authority's website.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Larson reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the August 13, 2026, committee report.

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

Director Brollier further addressed earlier comments regarding the prioritization of potential projects for the Authority's capital improvement plan.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, September 21, 2026, at 6:30 p.m., at Metropolitan (West Gray) Multi-Service Center, 1475 West Gray Street, Houston, Texas 77019.

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
Financial and Bookkeeping Report	2
HRG Report	3

DRAFT

ATTENDANCE SHEET

- | | |
|--------------------------|------------------|
| 1. Julie Young | 36. Travis Poe |
| 2. Sue Lovell | 37. Nick Killian |
| 3. Victor Odili | |
| 4. Lloyd Matzner | |
| 5. Christine Smith | |
| 6. Kevin Strickland | |
| 7. William Johnson | |
| 8. Richard Glover | |
| 9. Rocky Kneten | |
| 10. Alejandro Colom | |
| 11. Karl Strobe | |
| 12. Sam Wagner | |
| 13. Ian Johnson | |
| 14. George Kometiani | |
| 15. Medhi Rais | |
| 16. Laura Caille | |
| 17. Sarah Frazier | |
| 18. Garrett Crow | |
| 19. Margo Fendrich | |
| 20. Aintre Antonoff | |
| 21. Alexander Spike | |
| 22. Anna Smith | |
| 23. Becky Myers | |
| 24. Ben Suscavage | |
| 25. Christopher Johnston | |
| 26. Cindy Brown | |
| 27. Evelyn Chorush | |
| 28. Ginger Sanford | |
| 29. Jack Valinski | |
| 30. Katy Rais | |
| 31. Kris Kelly | |
| 32. Nohemy G | |
| 33. Ruben Garza | |
| 34. Tamara Schrader | |
| 35. Travion Sells | |

Montrose Redevelopment Authority

Monday, September 21, 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, September 21, 2026, at 6:30 PM

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

- ## Notes

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

August 31, 2026

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2027

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	18,382,009.26	0.00	1,211,200.96	19,593,210.22
Revenue	127,508.31	0.00	6,923.17	134,431.48
Expenditures	1,852,105.98	0.00	898,459.38	2,750,565.36
Ending Balance	16,657,411.59	0.00	319,664.75	16,977,076.34

NOTES:

Date	Series	Principal	Interest	Total
9/1/2026	2023	575,000.00	323,459.38	898,459.38
3/1/2027	2023		309,084.38	309,084.38
			Total FYE 2027	1,207,543.76

General Operating Fund

BEGINNING BALANCE: **18,382,009.26**

REVENUE:

Stellar Bank Interest	74.19	
TexPool Interest	53,945.38	
Voided Check (s) 2627, 2606	73,488.74	
Total Revenue:		127,508.31

DISBURSEMENTS:

Checks Presented At Last Meeting	1,843,814.55	
Checks Written at/after Last Meeting	0.00	
Payroll Expenses	8,291.43	
Total Expenditures		1,852,105.98

Ending Balance: **16,657,411.59**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	106,554.79
TexPool	*0001	3.6900	16,550,856.80
		Total	16,657,411.59

Operating Fund 08-31-2026 Balance	16,657,411.59	
Less Checks Presented at meeting	-1,422,971.52	
Projected Ending Balance	15,234,440.07	

TIRZ 27 - Montrose RA
Checks Presented
September 21, 2026

Num	Name	Description	Amount
2633	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-30,982.50
2634	Ceballos Construction LLC	Pay App #3 Reissue	-73,363.74
2635	Ceballos Construction LLC	Cherryhurst Pedestrian Improvement	-240,081.56
2636	Equi-Tax Inc.	Tax Roll Management	-637.50
2637	ETI Bookkeeping Services	Bookkeeping Fees	-1,803.33
2638	HR Green, Inc.	Engineering Fees	-478,772.34
2639	mc2 Civil, Inc.	Pay Est 17 Montrose Blvd	-557,256.46
2640	Myhart Communications	Administrative Planning	-4,560.50
2641	The Goodman Corporation	Planning Consultant	-22,174.93
2642	Tom Combs & Associates	Consultant Fee	-9,500.00
2643	Triton	Public Engagement Expenses	-2,160.00
2644	Walter Morris	Reimbursement	-1,183.66
2645	ZM Interests, LP	Rent - October	-495.00
Total			-1,422,971.52

Joint Project Fund

BEGINNING BALANCE **51,986.08**

REVENUE

TexPool Interest	162.33	
Voided Check(s)	0.00	
Total Revenue		162.33

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00

ENDING BALANCE **52,148.41**

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.6900	52,148.41
		Total	52,148.41

Debt Service Fund

BEGINNING BALANCE 1,211,200.96

REVENUE

Texpool Interest	3,698.17	
Voided Check (s)	0.00	
Due from Trustee	3,225.00	
Total Revenue		6,923.17

EXPENDITURES

Debt Service Interest Payment	323,459.38	
Debt Service Principal Payment	575,000.00	
Trustee Fee	0.00	
Total Expenditures		898,459.38

ENDING BALANCE 319,664.75

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6900	316,433.54
TexPool	*0005	3.6900	3,231.21
		Total	319,664.75

Montrose Redevelopment Authority / TIRZ 27 Investment Report August 31, 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.			Market	N.A.V.
GOF	TexPool	3.6900	18,343,058.57	0.99979	18,346,911.42	53,945.38	16,547,546.63	0.99980
GOF	TexPool	3.6900	51,975.16	0.99979	51,986.08	162.33	52,137.98	0.99980
CPF	TexPool	3.6900	0.00	0.99979	0.00	0.00	0.00	0.99980
DSF	TexPool	3.6900	1,210,946.61	0.99979	1,211,200.96	3,698.17	316,370.25	0.99980

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	35,097.84	74.19	71,382.76	106,554.79

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	106,554.79	FHLB-Dallas	1,500,000	CUSIP	1,447,860	1,500,000

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the Authority does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	1/13/2020	5/22/2026

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

		August			Year to Date (2 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	5,084,005	5,563,440	-479,435	5,563,440
	6-4330 · Interest	54,020	4,167	49,853	111,540	8,333	103,207	50,000
	6-4336 · Grants	0	582,132	-582,132	0	1,164,265	-1,164,265	6,985,588
Total Income		54,020	586,299	-532,279	5,195,545	6,736,038	-1,540,493	12,599,028
Expense								
	6-6300 · Salaries and Benefits	17,192	17,833	-641	38,231	35,667	2,564	214,000
	6-6310 · Medical/Dental Insurance	390	0	390	780	0	780	0
	6-6320 · Legal Fees	30,983	22,500	8,483	52,999	45,000	7,999	270,000
	6-6321 · Auditing Fees	0	0	0	0	0	0	17,000
	6-6322 · Engineering Fees	0	4,167	-4,167	938	8,333	-7,395	50,000
	6-6323 · Planning Consultants	21,575	10,417	11,158	69,569	20,833	48,736	125,000
	6-6325 · Public Engagement Consultants	4,561	5,000	-439	8,029	10,000	-1,971	60,000
	6-6326 · Community Development Planning	0	8,333	-8,333	0	16,667	-16,667	100,000
	6-6333 · Accounting	4,786	1,917	2,869	6,445	3,833	2,612	23,000
	6-6334 · Tax Roll Management	1,275	667	608	1,913	1,333	580	8,000
	6-6350 · Office Administration	219	500	-281	469	1,000	-531	6,000
	6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
	6-6370 · Board Meeting Expense	574	0	574	874	0	874	0
	6-6371 · Office Rental	495	0	495	990	0	990	0
	6-6410 · Developer/Project Reimbursement	0	0	0	0	0	0	341,184
	6-6430 · COH Municipal Services	0	0	0	1,225,897	1,185,976	39,921	1,185,976
	6-6431 · COH Admin Fee	0	0	0	314,198	338,170	-23,972	338,170
	6-6450 · Public Engagement Expenses	2,760	6,667	-3,907	11,229	13,333	-2,104	80,000
	6-6460 · Board Development	0	417	-417	0	833	-833	5,000
	6-7000 · Capital Expenditure							
	6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	125,000	-125,000	750,000
	6-7217 · Safe Sidewalk Program	0	8,333	-8,333	0	16,667	-16,667	100,000
	6-7218 · Montrose Blvd - Phase 1	558,679	168,333	390,346	570,833	336,667	234,166	2,020,000
	6-7218a · Montrose Blvd Phase 2	0	2,083	-2,083	0	4,167	-4,167	25,000
	6-7222 · Safe Route to School Sidewalk	6,649	735,627	-728,978	37,116	1,471,254	-1,434,138	8,827,514
	6-7223 · W Alabama Street	404,412	927,761	-523,349	583,649	1,855,522	-1,271,873	11,133,122
	6-7226 · W Gray Multi Service	0	83,333	-83,333	0	166,667	-166,667	1,000,000
	6-7229 · Montrose Public Safety	0	2,083	-2,083	0	4,167	-4,167	25,000
	6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	2,667	-2,667	16,000
	6-7235 · Mandell Rehabilitation	4,261	185,417	-181,156	13,011	370,833	-357,822	2,225,000
	6-7236 · Cherryhurst Pedestrian Improv	302,109	69,500	232,609	591,555	139,000	452,555	834,000
	6-7237 · Roseland Sidewalks	0	43,750	-43,750	0	87,500	-87,500	525,000

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

		August			Year to Date (2 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	6-7243 · Northeast Safe Sidewalks	0	15,526	-15,526	0	31,052	-31,052	186,302
	6-7244 · Montrose Pedestrian Walkability	0	43,958	-43,958	0	87,917	-87,917	527,500
	Total 6-7000 · Capital Expenditure	1,276,110	2,349,537	-1,073,427	1,796,164	4,699,080	-2,902,916	28,194,438
	6-7395 · Miscellaneous Expense	0	0	0	300	0	300	0
	6-9000 · Payroll Expenses	599	0	599	1,498	0	1,498	0
	Total Expense	1,361,519	2,427,955	-1,066,436	3,530,523	6,380,058	-2,849,535	31,022,768
	Net Income	-1,307,499	-1,841,656	534,157	1,665,022	355,980	1,309,042	-18,423,740

TIRZ 27 - Montrose RA DSF
Profit & Loss Budget vs. Actual
 July 2026 through June 2027

		Year to Date (2 Months)		
		Actual	Budget	Variance
Income				
	4-4200 · Increment Payment	1,199,956	1,199,956	0
	4-5391 · Interest Temporary Investments	7,320	0	7,320
Total Income		1,207,276	1,199,956	7,320
Expense				
	4-7360 · Bond Interest Expense	323,459	632,544	-309,085
	4-7362 · Bond Principal	575,000	575,000	0
Total Expense		898,459	1,207,544	-309,085
Net Income		308,817	-7,588	316,405

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

5. Financial advisor update regarding Series 2026 Bonds plan of finance and selection of underwriter syndicate.

Montrose Redevelopment Authority
Series 2026
Underwriters Cost Comparison
For Discussion Purposes Only

Maturity	Hilltop Securities		Piper Sandler		RBC Capital		Wells Fargo		Stifel	
	Per Bond	\$	Per Bond	\$	Per Bond	\$	Per Bond	\$	Per Bond	\$
9/1/2027	2.50	2,013	1.25	1,006	4.50	3,623	4.00	3,220	2.25	1,811
9/1/2028	2.50	2,113	2.50	2,113	4.50	3,803	4.00	3,380	2.75	2,324
9/1/2029	3.75	3,338	2.50	2,225	4.50	4,005	4.00	3,560	3.50	3,115
9/1/2030	3.75	3,488	3.75	3,488	4.50	4,185	4.00	3,720	3.50	3,255
9/1/2031	3.75	3,694	3.75	3,694	4.50	4,433	4.00	3,940	3.50	3,448
9/1/2032	3.75	3,863	3.75	3,863	4.50	4,635	4.00	4,120	4.25	4,378
9/1/2033	4.00	4,340	3.75	4,069	4.50	4,883	4.00	4,340	4.25	4,611
9/1/2034	4.00	4,540	5.00	5,675	4.50	5,108	4.00	4,540	4.25	4,824
9/1/2035	4.00	4,780	5.00	5,975	4.50	5,378	4.00	4,780	4.25	5,079
9/1/2036	4.00	5,040	5.00	6,300	4.50	5,670	4.00	5,040	4.25	5,355
9/1/2037	4.00	4,420	5.00	5,525	4.50	4,973	4.00	4,420	4.25	4,696
9/1/2038	4.00	4,640	5.00	5,800	4.50	5,220	4.00	4,640	4.75	5,510
9/1/2039	4.00	4,900	5.00	6,125	4.50	5,513	4.00	4,900	4.75	5,819
9/1/2040	4.00	5,140	5.00	6,425	4.50	5,783	4.00	5,140	4.75	6,104
9/1/2041	4.00	5,400	5.00	6,750	4.50	6,075	4.00	5,400	4.75	6,413
9/1/2042	4.00	5,680	5.00	7,100	4.50	6,390	4.00	5,680	4.75	6,745
9/1/2043	4.00	5,960	5.00	7,450	4.50	6,705	4.00	5,960	4.75	7,078
9/1/2044	4.00	6,280	5.00	7,850	4.50	7,065	4.00	6,280	4.75	7,458
9/1/2045	4.00	6,600	5.00	8,250	4.50	7,425	4.00	6,600	4.75	7,838
		\$ 86,226		\$ 99,681		\$100,868		\$ 89,660		\$ 95,858
Underwriters Counsel		18,500		20,174		15,000		30,000		16,811
Estimated Expenses		8,000		8,000		8,000		8,000		8,000
Total Cost Estimate		\$112,726		\$127,855		\$123,868		\$127,660		\$ 120,669

**Assumes a \$22.4mm bond issuance. For discussion purposes only.

Montrose Redevelopment Authority

Monday, September 21, 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. West Alabama Street Reconstruction, including approval for Supplement for Fiber Optic Cable Design; and
 - ii. Mandell Street Sidewalk Improvements, including consider contract award recommendation and approval for Construction Management and Inspection, Construction Phase Services, and Construction Materials Testing Proposal.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Projects, Planning, and Parking
Committee

Date of Meeting: 9/1/2026

Chairperson: Matt Brollier

Attendees:

Matt Brollier

Katy Caldwell

Monisha Khurana

David Greaney

Tom Combs

Robert Guthart

Jim Webb

Derek St. John

Suewan Johnson

Walter Morris

Meeting Report

Items for future discussion

- Discussion regarding Montrose real estate advisory discussion

Agenda

- Discussion with Goodman regarding updates on parking study
- Discussion with Goodman regarding updates and status on grant funding
- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
 - Review of the Montrose Blvd – Segment One, including approve pay application
 - Review of the Cherryhurst Sidewalk Improvements, including conditional approval of pay application

Notes

- The Committee reviewed the Montrose Parking Study presentation
- The Committee discussed the Montrose Outfall Study
- The Committee discussed the tree watering and maintenance of the Montrose Blvd trees
- The Committee reviewed multiple proposals from HR Green
- The Committee reviewed the Montrose Blvd – Segment One pay application and recommended approval
- The Committee reviewed the Cherryhurst Sidewalk Improvements pay application and recommended conditional approval

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Waiting on materials to complete final punch list item.
- Landscape warranty work continues.
- High soil water absorption and inadequate summer watering resulted in severe stress of many trees.
- Some trees to be replaced in October

CHERRYHURST SIDEWALK IMPROVEMENTS

- Pay app 5: conditional approval
- Substantial Completion: September 3, 2026
- Contractor to address punch list items

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Resubmitted plans on 8/24/2026
- HR Green is following up on plan approval.
- Held preconstruction meeting.
- NTP can be scheduled after plan approval.



MANDELL ST SIDEWALKS

- Resubmitted plans on 8/21/2026
- HR Green is following up on plan approval.
- Contract Award Recommendation
- Proposal: CM/I, CMT, and CPS

WEST ALABAMA STREET RECONSTRUCTION

- Draft geotechnical report was received.
- Phase II Environmental Site Assessment is in progress.
- Design is advancing to 75% by the end of September.
- Proposal: Fiber Optic Cable Design

STREETLIGHT AUDIT

- Began streetlight audit
- Plan to present the findings to the PPP Committee in October.



September 17, 2026

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



Projects	2026				2027							
	September	October	November	December	January	February	March	April	May	June	July	August
<u>Montrose Blvd - Segment 1 CM/I & CPS</u>												
Final Completion												
<u>Cherryhurst Sidewalks</u>												
Commence Work to Substantial Completion												
Substantial Completion to Final Completion												
<u>Montrose SRTS Connections</u>												
City Review												
Bid Phase												
Commence Construction - October 2026 (one year duration)												
Substantial Completion to Final Completion (October 2027)												
<u>Mandell Street Sidewalks</u>												
City Review												
Bid Project (60 days)												
Contract Award Recommendation - September 21st												
Commence Work to Substantial Completion												
Substantial Completion to Final Completion												
<u>W Alabama Reconstruction</u>												
75% Design/Submittal												
City Review (5 days minimum)												
100% Design/Submittal												
City Review (5 days minimum)												
Submittal for Federal TIP Funding												
Bid Project												
Commence Work to Substantial Completion												
<u>Streetlight Audit</u>												
Report												
Present to PPP Committee												
Coordinate with CNP and COH, if warranted												
Discuss Next Steps with PPP Committee, if warranted												

Legend

	Design Phase
	Bid Phase
	Construction Phase



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
► **HRGREEN.COM**

September 4, 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. 17

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 17 in the amount of \$557,256.46 for construction services rendered through August 31, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$557,256.46** to mc2, which includes releasing an additional 3% of the remaining 4% of retainage.

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. 17
Cut off Date 08/31/26
Estimate Date 09/04/26

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 : 97.49%
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
2- Approved Change Orders

\$17,896,003.00

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 97.49% 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

\$8,000.00

\$18,319,215.31

TOTAL EARNINGS TO DATE \$18,319,215.31

B. DEDUCTIONS

- 1- Retainage 5% Of \$18,319,215.31 \$915,960.77
2- Retainage Release 4% Of \$18,319,215.31 \$(732,768.61)
3- Total Retainage \$183,192.15
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$183,192.15

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$18,319,215.31
2- Total Deductions \$183,192.15
3- Total Payments Due \$18,136,023.16
4- Less Previous Payments \$17,578,766.70
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$557,256.46

BALANCE REMAINING \$471,587.84

Prepared By David G. Greaney 9/4/2026
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 9/4/2026
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: 17

Distribution to:

☒ OWNER

PERIOD: AUGUST 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: 9/4/2026

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	\$	18,319,215.31
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 1 % of Completed Work	\$	\$183,192.15
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$183,192.15
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$18,136,023.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	17,578,766.70
8. CURRENT PAYMENT DUE	\$	557,256.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	654,779.99

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: 9/4/2026

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	Invoice #:		17
Contractor:	mc2 Civil	For Period	Notes:	-----
WBS No.	N-T27000-0005-7	Start:	Gray cells are calculations and should not be edited	8/1/2026
		Finish:	Green cells should be updated by the Contractor	8/30/2026

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F	C * E				(G+J)*E - H				G + J		H + K + M		F - P
			SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		
							FROM PREVIOUS APPLICATION		THIS PERIOD						
Item No. / Task	Description of Work	%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	Balance to Finish
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	4,732.50	\$260,287.50	0.00	\$0.00			4732.50	\$260,287.50	\$ (122,787.50)
4	Traffic Control and Regulation	100%	1	LS	\$ 325,000.00	\$ 325,000.00	1.00	\$325,000.00	0.00	\$0.00			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)	118%	10625	SF	\$ 10.00	\$ 106,250.00	12,574.09	\$125,740.90	0.00	\$0.00			12574.09	\$125,740.90	\$ (19,490.90)

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F				C * E				(G+J)*E - H			G + J	H + K + M	F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
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	\$ -
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	100%	2	EA	\$ 1,500.00	\$ 3,000.00	2.00	\$3,000.00	0.00	\$0.00			2.00	\$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	\$ -

A	B	Q P / F	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	R F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
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	\$ -
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	108%	12	EA	\$ 1,400.00	\$ 16,800.00	13.00	\$18,200.00	0.00	\$0.00			13.00	\$18,200.00	\$ (1,400.00)
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)	4273%	190	LF	\$ 5.50	\$ 1,045.00	8,119.00	\$44,654.50	0.00	\$0.00			8119.00	\$44,654.50	\$ (43,609.50)
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)	148%	60.00	LF	\$ 28.00	\$ 1,680.00	89.00	\$2,492.00	0.00	\$0.00			89.00	\$2,492.00	\$ (812.00)

A	B	Q P / F	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	R F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
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)	145%	40.00	LF	\$ 36.00	\$ 1,440.00	58.00	\$2,088.00	0.00	\$0.00			58.00	\$2,088.00	\$ (648.00)
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	\$ -
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)	108%	1,180.00	LF	\$ 42.00	\$ 49,560.00	1,272.00	\$53,424.00	0.00	\$0.00			1272.00	\$53,424.00	\$ (3,864.00)
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	350%	10.00	LF	\$ 77.00	\$ 770.00	35.00	\$2,695.00	0.00	\$0.00			35.00	\$2,695.00	\$ (1,925.00)
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	121%	19.00	EA	\$ 1,200.00	\$ 22,800.00	23.00	\$27,600.00	0.00	\$0.00			23.00	\$27,600.00	\$ (4,800.00)
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	114%	7.00	EA	\$ 2,600.00	\$ 18,200.00	8.00	\$20,800.00	0.00	\$0.00			8.00	\$20,800.00	\$ (2,600.00)
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	175%	4.00	EA	\$ 1,500.00	\$ 6,000.00	7.00	\$10,500.00	0.00	\$0.00			7.00	\$10,500.00	\$ (4,500.00)
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	\$ -

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F				C * E				(G+J)*E - H			G + J	H + K + M	F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
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	\$ -
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	100%	2,200.00	CY	\$ 90.00	\$ 198,000.00	2,200.00	\$198,000.00	0.00	\$0.00			2200.00	\$198,000.00	\$ -
219	Structural Planting Soil	74%	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,665.00	\$349,650.00	0.00	\$0.00			1665.00	\$349,650.00	\$ 122,850.00
220	Hardwood Mulch 1/2"-3"	100%	130.00	CY	\$ 75.00	\$ 9,750.00	130.00	\$9,750.00	0.00	\$0.00			130.00	\$9,750.00	\$ -
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	100%	99.00	EA	\$ 1,700.00	\$ 168,300.00	99.00	\$168,300.00	0.00	\$0.00			99.00	\$168,300.00	\$ -
222	Trees - 100 Gal (Quercus virginana 'Cathedral' (Live Oak), includes platypus tree anchoring)	100%	6.00	EA	\$ 1,700.00	\$ 10,200.00	6.00	\$10,200.00	0.00	\$0.00			6.00	\$10,200.00	\$ -
223	Trees - 200 Gal (Quercus virginana 'Cathedral', (Live Oak) includes platypus tree anchoring)	100%	7.00	EA	\$ 2,500.00	\$ 17,500.00	7.00	\$17,500.00	0.00	\$0.00			7.00	\$17,500.00	\$ -
224	Bermuda Sod	100%	57,505.00	SF	\$ 0.80	\$ 46,004.00	57,505.00	\$46,004.00	0.00	\$0.00			57505.00	\$46,004.00	\$ -
225	Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing)	10%	48.00	MO	\$ 8,000.00	\$ 384,000.00	4.00	\$32,000.00	1.00	\$8,000.00			5.00	\$40,000.00	\$ 344,000.00
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	88%	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.88	\$615,000.00	0.00	\$0.00			0.88	\$615,000.00	\$ 85,000.00
227	Bagged Gravel Barrier	100%	210.00	LF	\$ 10.00	\$ 2,100.00	210.00	\$2,100.00	0.00	\$0.00			210.00	\$2,100.00	\$ -
228	Filter Fabric Barrier	100%	775.00	LF	\$ 6.00	\$ 4,650.00	775.00	\$4,650.00	0.00	\$0.00			775.00	\$4,650.00	\$ -
229	Demobilization & Remobilization	100%	1.00	LS	\$ 25,000.00	\$ 25,000.00	1.00	\$25,000.00	0.00	\$0.00			1.00	\$25,000.00	\$ -
230	Extra Cement Stabilized Sand	0%	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 1,100.00
231	Early completion of Phase 1, Steps 1 to 3 (substantially complete except bridge, streetlights, and trees) prior to 12:00am on September 1, 2025. \$5,000 per day for a maximum of 15 working days.	0%	15.00	DAY	\$ 6,670.00	\$ 100,050.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 100,050.00
232	Street Cut Permits	0%	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 5,000.00
233	Power Company Allowance	0%	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 20,000.00
234	Streetlights	0%	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 3,000.00
235	Work Change Directives (500,000 + 894,800.15)	0%	1.00	LS	\$ 1,394,800.15	\$ 152,910.90	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 152,910.90
235A	Remove Median Curb	100%	1,257.00	LF	\$ 5.00	\$ 6,285.00	1,257.00	\$6,285.00	0.00	\$0.00			1257.00	\$6,285.00	\$ -
235B	Junction Box 5 Temporary Manhole	100%	1.00	ls	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	0.00	\$0.00			1.00	\$63,724.96	\$ -
235C	Inspector Services	100%	245.00	HR	\$ (120.00)	\$ (29,400.00)	245.00	(\$29,400.00)	0.00	\$0.00			245.00	(\$29,400.00)	\$ -
235D	FLAGMEN FOR CROSSWALK	100%	1,658.00	HR	\$ 25.00	\$ 41,450.00	1,658.00	\$41,450.00	0.00	\$0.00			1658.00	\$41,450.00	\$ -
235E	CONSTRUCTING DETOURS (TEMP 8" ASPHALT)	100%	2,577.00	SY	\$ 109.00	\$ 280,893.00	2,577.00	\$280,893.00	0.00	\$0.00			2577.00	\$280,893.00	\$ -
235F	USE OF HES IN LIEU OF STANDARD CONCRETE	100%	4,502.07	SY	\$ 14.00	\$ 63,028.98	4,502.07	\$63,028.98	0.00	\$0.00			4502.07	\$63,028.98	\$ -
235G	REINFORCED CONCRETE CURB 6"	100%	2,033.00	LF	\$ 6.00	\$ 12,198.00	2,033.00	\$12,198.00	0.00	\$0.00			2033.00	\$12,198.00	\$ -
235H	INSTALL SOD IN MEDIANS /REMOVE SOD FROM MEDIANS	100%	3,825.00	SF	\$ 0.70	\$ 2,677.50	3,825.00	\$2,677.50	0.00	\$0.00			3825.00	\$2,677.50	\$ -
235I	REMOVE SOD FROM MEDIANS	100%	3,825.00	SF	\$ 0.40	\$ 1,530.00	3,825.00	\$1,530.00	0.00	\$0.00			3825.00	\$1,530.00	\$ -
235J	TREE GRATES	100%	1.00	LS	\$ 81,028.16	\$ 81,028.16	1.00	\$81,028.16	0.00	\$0.00			1.00	\$81,028.16	\$ -
235K	DEMO AND DISPOSE OF UNDERGROUND RETAINING WALL CONFLICT	100%	1.00	LS	\$ 8,910.61	\$ 8,910.61	1.00	\$8,910.61	0.00	\$0.00			1.00	\$8,910.61	\$ -
235L	REGRADE SWALE/ DRESS AREA 104+00 TO 108+00	100%	1.00	LS	\$ 4,577.72	\$ 4,577.72	1.00	\$4,577.72	0.00	\$0.00			1.00	\$4,577.72	\$ -
235M	LOWER EXISTING 4" GAS LINE & 2 UTILITES -EZZE FIBER & VERIZON	100%	1.00	LS	\$ 13,969.30	\$ 13,969.30	1.00	\$13,969.30	0.00	\$0.00			1.00	\$13,969.30	\$ -
235N	WATER VALVE RELOCATION	100%	1.00	LS	\$ 6,984.65	\$ 6,984.65	1.00	\$6,984.65	0.00	\$0.00			1.00	\$6,984.65	\$ -
235O	WATER LINE LOWERING	100%	1.00	LS	\$ 25,670.71	\$ 25,670.71	1.00	\$25,670.71	0.00	\$0.00			1.00	\$25,670.71	\$ -
235P	REMOVE AND REINSTALL TREES	100%	1.00	LS	\$ 58,595.95	\$ 58,595.95	1.00	\$58,595.95	0.00	\$0.00			1.00	\$58,595.95	\$ -
235Q	WALL DESIGN CHANGE	100%	1.00	LS	\$ 453,089.87	\$ 453,089.87	1.00	\$453,089.87	0.00	\$0.00			1.00	\$453,089.87	\$ -
235R	RELIABLE FOUNTAIN REPAIR	100%	1.00	LS	\$ 29,667.11	\$ 29,667.11	1.00	\$29,667.11	0.00	\$0.00			1.00	\$29,667.11	\$ -
235S	RENFRO- STRUCTURE CHANGE FOR CANTALIEVER TRUSS	100%	1.00	LS	\$ 5,667.00	\$ 5,667.00	1.00	\$5,667.00	0.00	\$0.00			1.00	\$5,667.00	\$ -
235T	RELIABLE CO-3 LUMINAIRE AND CAMERA SYSTEM	100%	7.00	EA	\$ 8,498.19	\$ 59,487.33	7.00	\$59,487.33	0.00	\$0.00			7.00	\$59,487.33	\$ -
235U	RELIABLE CO-4 F&I VIVIDS SYSTEM	100%	6.00	EA	\$ 4,493.53	\$ 26,961.20	6.00	\$26,961.20	0.00	\$0.00			6.00	\$26,961.20	\$ -
235V	RELIABLE CO-5 LOOP CARDS FOR LOOP DETECTORS	100%	15.00	EA	\$ 187.80	\$ 2,816.93	15.00	\$2,816.93	0.00	\$0.00			15.00	\$2,816.93	\$ -
235W	RELIABLE CO-7 NEW CCU FOR PED PUSH BUTTON STATION	100%	1.00	EA	\$ 5,077.58	\$ 5,077.58	1.00	\$5,077.58	0.00	\$0.00			1.00	\$5,077.58	\$ -
235X	PFEIFFER INVOICE- REMOVE SECURITY CAMERAS AT BRIDGE	100%	1.00	EA	\$ 1,920.04	\$ 1,920.04	1.00	\$1,920.04	0.00	\$0.00			1.00	\$1,920.04	\$ -
235Y	GARAGE PARKING WAYFINDING SIGNS	420%	18.00	EA	\$ 448.50	\$ 1,920.04	18.00	\$8,073.00	0.00	\$0.00			18.00	\$8,073.00	
235Z	INSTALL DOORWAY AND DOOR AT ISMAILI CENTER	100%	1.00	LS	\$ 13,157.62	\$ 13,157.62	1.00	\$13,157.62	0.00	\$ -			1.00	\$ 13,157.62	\$ -
						\$ -	0.00	\$0.00		\$ -			0.00	\$ -	\$ -
							0.00		0.00	\$0.00			0.00		
	GRAND TOTAL	97%				\$ 18,790,803.15		\$18,311,215.31		\$ 8,000.00		-		\$ 18,319,215.31	\$ 477,740.80

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:

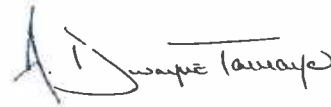
Montrose Blvd Improvements – Segment 1 WBS NO N-T-27000-0005-7

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.

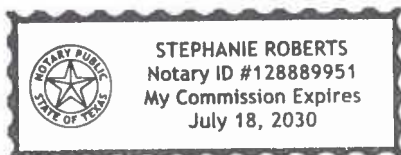
THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY PASADENA ECONOMIC DEVELOPMENT 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



By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 4th day of September, 2026.



Notary Public in and for Harris County, Texas



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
► **HRGREEN.COM**

August 31, 2026

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

Re: **Cherryhurst Sidewalk Improvement Project**
WBS No. N-T27000-0014-7
Ceballos Construction LLC. - Payment No. 05

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 5 in the amount of \$240,081.56 for construction services rendered through August 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of **\$240,081.56** to Ceballos Construction LLC.

The following billing information is to be used for payment:

Ceballos Construction Company
4526 N Freeway, Suite 119
Houston, Texas 77022

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. 5
 Cut off Date 08/25/26
 Estimate Date 08/31/26

Montrose Redevelopment Authority (TIRZ #27)
Estimate and Certificate for Payment Unit Price Work



Project Name : Cherryhurst Sidewalk Improvement Project
 Contractor Name : Ceballos Construction Co.
 Address : 4526 N Freeway, Suite 119, Houston, Texas 77022

Contract Date : 12/9/2025
 Start Date : 4/6/2026
 Current Contract Completion Date : 9/3/2026

Percentage By Time : 94.67% In Place : 67.73%
 Date Insurance Exp. : 3/14/2027

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 150
 Approved Extensions : 0
 Total Contract Time : 150
 Days Used to Date : 142
 Days Remaining to Date : 8
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
 2- Approved Change Orders

\$960,907.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$960,907.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 67.73% Complete
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
 5- Work Change Directives - In Place

Current Month Billing

\$252,717.44

\$650,806.71

\$0.00

\$0.00

\$0.00

\$0.00

TOTAL EARNINGS TO DATE \$650,806.71

B. DEDUCTIONS

- 1- Retainage 5% Of \$650,806.71 \$32,540.34
 2- Retainage Release 0% Of \$650,806.71 \$0.00
 3- Total Retainage
 4- Liquidated Damages 0.00 Days @ \$0.00
 5- Assessments
 6- Inspector Overtime Costs

\$32,540.34

\$0.00

\$0.00

\$0.00

TOTAL DEDUCTIONS \$32,540.34

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date
 2- Total Deductions
 3- Total Payments Due
 4- Less Previous Payments
 5- Restoration Adjustment

\$650,806.71

\$32,540.34

\$618,266.37

\$378,184.81

\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$240,081.56

BALANCE REMAINING \$310,100.29

Prepared By Jeffrey W. Koenig 8/31/2026
 Jeff Koenig, PE, CCM, CPESC Date

Reviewed By David G. Greaney 9/1/2026
 David Greaney, PE Date

Approved By: _____
 Montrose Redevelopment Authority Date



4526 N Freeway Ste. 119, Houston TX 77022

Application and Certificate for Payment

PROJECT: Cherryhurst Sidewalk Improvement Project

OWNER: Montrose Tax Increment Reinvestment
ADDRESS: Zone 27 (TIRZ 27)
3200 Southwest Freeway, Ste. 2600
Houston, Texas 77027

PAY PERIOD: From 7/26/2026 To 8/25/2026

Estimate No 5

4/6/2026 Notice to Proceed
9/3/2026 Substantial Completion Date
10/3/2026 Final Completion Date

Initial Contract Time 150 days
Change in Contract Time 0 days
Previous Approved 0 days
Total Contract Time 150 days
Spent Days 141 days
Days Remaining 9 days
Rain Days To Date 0 days

% Contract Time 94.0%

% Complete to Date 67.7%

Change Orders:

	NO.	Date:	Amount:
Approved Change Orders:	1		
	2		
	3		

Total Change Orders: \$0.00

Payment Calculation:

Original Contract Sum:	\$ 960,907.00
Net Change by Change Orders:	\$ -
Contract Sum to Date:	\$ 960,907.00
Total Completed and Stored to Date:	\$ 650,806.71
Total Retainage (5%):	\$ 32,540.34
Total Earned Less Retainage:	\$ 618,266.37
Less Previous Certificates of Payment:	\$ 378,184.81

Current Payment Due: \$ 240,081.56

Engineer: _____
HR GREEN, INC

Contractor: 
Ceballos Construction, LLC

Owner: _____
Montrose (TIRZ 27)

Application and Certificate for Payment

Owner: Montrose Tax Increment Reinvestment Zone 27
(TIRZ 27)

Contractor: Ceballos Construction, LLC

Project: CHERRYHURST SIDEWALK IMPROVEMENTS

Application No:

5

Project WBS No:

N- T27000-0014-7

Date: 8/31/2026

Pay Period: **From:** 7/26/2026

To: 8/25/2026

Item No.	Item Description	Unit	Contract Quantity	Unit Price	Scheduled Price	Quantities		Completed and Stored to Date		
						Previous Estimate	This Period	Quantity	Amount	%
1	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	1	0	1	\$ 15,000.00	100%
2	Traffic Control and Regulation	LS	1	\$ 25,000.00	\$ 25,000.00	0.73	0.22	0.95	\$ 23,750.00	95%
3	Clearing and grubbing	AC	1	\$ 3,500.00	\$ 3,500.00	0	0.38	0.38	\$ 1,330.00	38%
4	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00	2	0	2	\$ 3,000.00	100%
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$ 75.00	\$ 18,750.00	233	17	250	\$ 18,750.00	100%
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$ 12.00	\$ 11,736.00	683.17	266.82	949.99	\$ 11,399.88	97%
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$ 3.00	\$ 693.00	90	128	218	\$ 654.00	94%
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3,537	\$ 14.00	\$ 49,518.00	2054.66	1314.42	3369.08	\$ 47,167.12	95%
9	Concrete Leveling	SF	1,708	\$ 1.00	\$ 1,708.00	0	0	0	\$ -	0%
10	Curb Wall	LF	217	\$ 50.00	\$ 10,850.00	0	205	205	\$ 10,250.00	94%
11	4-inch Concrete Riprap	CY	10	\$ 110.00	\$ 1,100.00	0	8.72	8.72	\$ 959.20	87%
12	Remove and reset pavers	SF	279	\$ 5.00	\$ 1,395.00	0	0	0	\$ -	0%
13	Roadway Excavation and Offsite Disposal	CY	132	\$ 20.00	\$ 2,640.00	70.13	57.22	127.35	\$ 2,547.00	96%
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$ 35.00	\$ 4,620.00	79.7	52.3	132	\$ 4,620.00	100%
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,736	\$ 15.00	\$ 131,040.00	5473.64	2434.57	7908.21	\$ 118,623.15	91%
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$ 40.00	\$ 9,240.00	231	0	231	\$ 9,240.00	100%
17	Reinforced Concrete Curb (6")	LF	118	\$ 10.00	\$ 1,180.00	24	64	88	\$ 880.00	75%
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35,051	\$ 7.00	\$ 245,357.00	16504.3	12684.3	29188.5	\$ 204,319.64	83%

19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3,617	\$ 40.00	\$ 144,680.00	1628.82	1672.52	3301.34	\$ 132,053.60	91%
20	TYP "A" Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	1	0	1	\$ 2,000.00	100%
21	Adjust Water Meter/Valve to Grade	EA	10	\$ 250.00	\$ 2,500.00	4	0	4	\$ 1,000.00	40%
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$ 350.00	\$ 2,450.00	7	0	7	\$ 2,450.00	100%
23	Sodding	SY	3,200	\$ 12.00	\$ 38,400.00	991.8	587.21	1579.01	\$ 18,948.12	49%
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$ 2,500.00	\$ 2,500.00	0.73	0.22	0.95	\$ 2,375.00	95%
25	Remove and Reset Landscape Borders	LS	1	\$ 1,500.00	\$ 1,500.00	0.73	0.22	0.95	\$ 1,425.00	95%
26	Remove tree 0 to 11.99" (or Palm tree)	EA	8	\$ 700.00	\$ 5,600.00	4	1	5	\$ 3,500.00	63%
27	Remove tree 12 to 29.99"	EA	1	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ -	0%
28	Clearance prune tree	RS	26	\$ 150.00	\$ 3,900.00	0	0	0	\$ -	0%
29	Install Tree Protection fence (up to 5,000 l.f.)	LF	1,450	\$ 5.00	\$ 7,250.00	252	255	507	\$ 2,535.00	35%
30	Install Root Pruning Trench	LF	130	\$ 7.00	\$ 910.00	0	0	0	\$ -	0%
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1,932	\$ 75.00	\$ 144,900.00	0	0	0	\$ -	0%
32	Bagged Gravel Barrier	LF	544	\$ 10.00	\$ 5,440.00	179	144	323	\$ 3,230.00	59%
33	Embankment Fill	CY	30	\$ 35.00	\$ 1,050.00	0	0	0	\$ -	0%
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$ 100.00	\$ 5,000.00	0	0	0	\$ -	0%
35	City of Houston Permit	LS	1	\$ 5,000.00	\$ 5,000.00	0	0	0	\$ -	0%
36	Work Change Directives	LS	1	\$ 50,000.00	\$ 50,000.00	0.091	0.085	0.176	\$ 8,800.00	18%
Total					\$ 960,907.00				\$ 650,806.71	68%

Less 5% Retainage \$ 32,540.34
Less Previous Payments \$ 378,184.81
AMOUNT DUE \$ 240,081.56

Cherryhurst Sidewalk Improvement Project

Summary of Quantities Installed to Date

8/25/2026



Item Number	Description	Unit	Authorized Quantity	Unit Price	Installed To Date	Cost To Date
1	Mobilization (5% maximum)	LS	1	\$15,000.00	1	\$15,000.00
2	Traffic Control and Regulation	LS	1	\$25,000.00	0.95	\$23,750.00
3	Clearing and grubbing	AC	1	\$3,500.00	0.38	\$1,330.00
4	Project Sign	EA	2	\$1,500.00	2	\$3,000.00
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$75.00	250	\$18,750.00
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$12.00	949.99	\$11,399.88
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$3.00	218	\$654.00
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3537	\$14.00	3369.08	\$47,167.12
9	Concrete Leveling	SF	1708	\$1.00	0	\$0.00
10	Curb Wall	LF	217	\$50.00	205	\$10,250.00
11	4-inch Concrete Riprap	CY	10	\$110.00	8.72	\$959.20
12	Remove and reset pavers	SF	279	\$5.00	0	\$0.00
13	Roadway Excavation and Offsite Disposal	CY	132	\$20.00	127.35	\$2,547.00
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$35.00	132	\$4,620.00
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8736	\$15.00	7908.21	\$118,623.15
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$40.00	231	\$9,240.00
17	Reinforced Concrete Curb (6")	LF	118	\$10.00	88	\$880.00
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35051	\$7.00	29188.52	\$204,319.64
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3617	\$40.00	3301.34	\$132,053.60
20	TYP "A" Inlet	EA	1	\$2,000.00	1	\$2,000.00
21	Adjust Water Meter/Valve to Grade	EA	10	\$250.00	4	\$1,000.00
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$350.00	7	\$2,450.00
23	Sodding	SY	3200	\$12.00	1579.01	\$18,948.12
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$2,500.00	0.95	\$2,375.00
25	Remove and Reset Landscape Borders	LS	1	\$1,500.00	0.95	\$1,425.00
26	Remove tree 0 to 11.99" (or Palm tree)	LS	8	\$700.00	5	\$3,500.00
27	Remove tree 12 to 29.99"	LS	1	\$1,500.00	0	\$0.00
28	Clearance prune tree	LS	26	\$150.00	0	\$0.00
29	Install Tree Protection fence (up to 5,000 l.f.)	LS	1450	\$5.00	507	\$2,535.00
30	Install Root Pruning Trench	LS	130	\$7.00	0	\$0.00
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1932	\$75.00	0	\$0.00
32	Bagged Gravel Barrier	LF	544	\$10.00	323	\$3,230.00
33	Embankment Fill	CY	30	\$35.00	0	\$0.00
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$100.00	0	\$0.00

Cherryhurst Sidewalk Improvement Project

Summary of Quantities Installed to Date

8/25/2026



Item		Authorized				
Number	Description	Unit	Quantity	Unit Price	Installed To Date	Cost To Date
35	City of Houston Permit	LS	1	\$5,000.00	0	\$0.00
36	Work Change Directives	LS	1	\$50,000.00	0.176	\$8,800.00
Value of Work Completed To Date=						\$650,806.71



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
► **HRGREEN.COM**

August 31, 2026

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

Re: **W Alabama Street Reconstruction – Supplement for Fiber Optic Cable Design**

Dear Chair Brollier,

HR Green is pleased to submit this supplemental proposal for the W Alabama Street Reconstruction project. The City of Houston directed HR Green to include extension of the fiber optic cable from S Shepherd Drive along W Alabama St to Milam Street. This was not included in the original design fee.

TEI Planning+Design	HR Green Sub Management (10%)	Total
\$10,012	\$1,001	\$11,013

We proposed to execute this work for a lump sum amount of **\$11,013** over the duration of the project schedule. A detailed breakdown of the scope items and fee can be found under Exhibit A. We are prepared to begin this work immediately. Please feel free to contact me at (832) 968-9981 if you have any questions.

Sincerely,

HR Green, Inc.

David G. Greaney, PE
Project Manager

Attachment:
Exhibit A – Fiber Optic Cable Design

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A



712 Main Street, Suite 950
Houston, TX 77002
(713) 230-8145
www.teiconnects.com
TX Registration F-003158

August 13, 2026

David Greaney, PE
Project Manager
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079

RE: Proposal for TIRZ 27 W Alabama Street - Additional Services – Fiber Optic Cable Extension Design

Dear Mr. Greaney:

TEI Planning + Design (TEI) is pleased to submit this proposal to provide professional engineering services for the provision of a fiber optic cable extension from S Shepherd Drive along W Alabama Street to Milam Street.

The design will follow the standards and guidelines set forth by the City of Houston Infrastructure Design Manual (IDM) and other available design guidance, as applicable.

Scope of Services

Task 6: Fiber Optic Cable Design

Staff from TEI will review as-built drawings from the City of Houston and meet City staff in the field to locate the existing locations and layout of fiber lines in the project area.

TEI will prepare plan layout sheets for a new overhead or underground fiber optic cable line from S Shepherd Drive to Milam Street, up to 10,000 LF along the W Alabama Street roadway centerline. The sheets will include multiple viewports per sheet and will be at 1"=40' scale.

TEI will include these sheets in the TIRZ 27 W Alabama signal design 75% and 100% design submittals.

TEI will prepare construction quantity and cost estimates for the installation of the fiber optic cable. The cost estimates may be used as a cost basis for bidding.

TEI will coordinate and provide resolutions for all design comments from HPW. TEI will not provide cover, general notes, or traffic control plan sheets.

Assumptions:

1. HR Green will provide all base files including topo, roadway alignment, traffic control plan, border file, basis of estimate files, etc. TEI will need final base files for each submission four weeks prior to the scheduled submittal date in order to prepare PS&E documents to the latest design.
2. The design will be prepared to Houston Public Works design standards, as applicable.
3. The project plans are expected to be compiled and bid as one project. If the project is split into multiple segments with different design plans additional fee will be required.
4. Construction phase services are not included in this agreement but may be added at a later date.
5. An additional fee will be requested for items not specifically included in this proposal.

SCHEDULE AND FEE

A detailed breakdown of the proposed fee is included in Attachment A. Based on the estimated hours required to complete the tasks as shown, we request authorization in the fixed fee amount of **\$10,012.00** to be invoiced monthly on a percent complete basis in accordance with the attached fee worksheet.

Task	Minimum Schedule	Fee
Task 6: Fiber Optic Cable Design	Per HR Green schedule	\$10,012.00
Total Cost		\$10,012.00

This proposal is valid for 45 days from the date of this letter. If you have any questions, or need additional information, please e-mail me at brad.eaves@teiconnects.com.

Sincerely,



Bradley G. Eaves, PE, PTOE, PTP, RSP2I
Senior Principal

Attachment A: Cost Estimate Worksheet

EXHIBIT A

August 13, 2026



ATTACHMENT A FEE SPREADSHEET SUMMARY OF HOURS BY CLASSIFICATION FOR SCOPED TASKS

TIRZ 27 W Alabama Street Fiber Optic Cable Design
HR Green

DESCRIPTION OF WORK TASK	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$306.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
Task 6: Fiber Optic Cable Design	6		12		16		20	54	\$ 10,012.00
TOTAL PROJECT HOURS	6.0	0.0	12.0	0.0	16.0	0.0	20.0	54.0	\$ 10,012.00
PERCENT OF TOTAL HOURS	11.11%	0.00%	22.22%	0.00%	29.63%	0.00%	37.04%	100.00%	
DIRECT EXPENSES				COST	TOTAL LABOR COST				\$10,012.00
				\$0.00					
					DIRECT EXPENSES				\$0.00
Direct Expense Mark-Up			0%	\$0.00	REQUESTED CONTRACT AMOUNT				\$10,012.00
DIRECT EXPENSES TOTAL				\$0.00					



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
► **HRGREEN.COM**

August 31st, 2026

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

Re: **Mandell Street Improvements**
WBS N-T27000-0003-7
Contract Award Recommendation

Dear Chair Brollier,

We have evaluated the bids received on August 21st, 2026, for Mandell Street Improvements. There were five (5) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. JFT Construction, Inc.*	\$1,205,428.60*
2. Roma Construction LLC	\$1,265,942.00
3. R. Miranda Trucking & Construction LLC	\$1,388,721.50
4. ARS Construction LLC	\$1,490,669.50
5. MC2 Civil, LLC	\$1,696,095.00

**Lowest responsive responsible bidder*

In evaluating the bids, HR Green reviewed each bidder with respect to the bidding requirements, which included: (1) a record of successfully completing at least three projects on schedule in a similar urban environment to be encountered for the Work, especially with large, mature oak trees with multiple crews working simultaneously, (2) the ability to perform a minimum of 50% of the Work with own work force and equipment, and (3) a Tree Preservation and comprehensive Resident Communication Plan. Any bidder without these were considered non-responsive and were disqualified.

JFT Construction, Inc.'s (JFT) bid of \$1,205,428.60 was the lowest responsive responsible bid. They provided a record of three previous projects where they were successful in preserving large, mature oak trees in an urban environment. They also provided a detailed written plan for tree preservation that demonstrates success in preserving large, mature oak trees in an urban environment. JFT's Tree Preservation and Resident Communication Plans show their understanding of and commitment to the tree preservation goals and communication needs of the project.

JFT's bid is approximately 12% lower than the engineer's estimate of \$1,363,677.48. The bid prices received are indicative of the current availability and cost of local construction resources. HR Green has reviewed the bid and feels the bid prices are appropriate for the work involved.

JFT has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Montrose Redevelopment Authority to award the construction contract based on the lowest responsive responsible bid of \$1,205,428.60 submitted by JFT Construction, Inc. Please do not hesitate to contact me at (832) 968-9981 if you have any questions or need additional information.

Sincerely,

HR Green, Inc.

David G. Greaney, PE
Project Manager

Attachments: Bid Tabulation

Mandell Street Improvements
WBS No. N-T27000-0003-7
Construction Bid Tabs



BIDS RECEIVED: August 21, 2026 OWNER: Montrose Redevelopment Authority # OF BIDS: 5			FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 JFT Construction, Inc. 3100 Edloe St, Ste 330 Houston, TX 77027		BID NUMBER 2 Roma Construction LLC 33138 Magnolia Cir Ste B-3 Magnolia, TX 77354		BID NUMBER 4 R. Miranda Trucking & Construction LLC 6326 Perch Creek Dr Houston, TX 77048		BID NUMBER 4 ARS Construction LLC 7324 Southwest Fwy, Ste 216 Houston, TX 77074		BID NUMBER 5 MC2 Civil, LLC 14115 Luthe Rd, Ste 100 Houston, TX 77039		AVERAGE OF THE 5 BIDS			
# OF ITEMS: 76			Mandell Street Improvements															
ID: WBS No. N-T27000-0003-7	Item	Section	Description	Unit	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
GENERAL																		
1	01582		Project Sign	EA	2.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$3,100.00	\$6,200.00	\$2,000.00	\$4,000.00	\$1,200.00	\$2,400.00	\$3,200.00	\$6,400.00	
2	01502		Mobilization	LS	1.00	\$86,000.00	\$86,000.00	\$65,000.00	\$65,000.00	\$45,000.00	\$45,000.00	\$65,000.00	\$65,000.00	\$50,000.00	\$50,000.00	\$165,000.00	\$165,000.00	
3	01555		Uniformed Peace Officers (Min Bid \$65.00/HR)	HR	1,200.00	\$65.00	\$78,000.00	\$65.00	\$78,000.00	\$70.00	\$84,000.00	\$75.00	\$90,000.00	\$65.00	\$78,000.00	\$65.00	\$78,000.00	
4	01555		Traffic Control and Regulation (Including Flaggers)	LS	1.00	\$66,000.00	\$66,000.00	\$65,000.00	\$65,000.00	\$32,000.00	\$32,000.00	\$40,000.00	\$40,000.00	\$20,000.00	\$20,000.00	\$110,000.00	\$110,000.00	
5	02233		Clearing and Grubbing	AC	2.00	\$10,000.00	\$20,000.00	\$100.00	\$200.00	\$3,500.00	\$7,000.00	\$10,500.00	\$21,000.00	\$2,000.00	\$4,000.00	\$3,000.00	\$6,000.00	
6	02526		Remove and Replace Water Meter	EA	4.00	\$500.00	\$2,000.00	\$100.00	\$400.00	\$1,100.00	\$4,400.00	\$1,500.00	\$6,000.00	\$2,000.00	\$8,000.00	\$350.00	\$1,400.00	
7	02086		Adjust Manhole Frame & Cover to Match Prop Elevations And Grades	LF	11.00	\$1,000.00	\$11,000.00	\$300.00	\$3,300.00	\$1,100.00	\$12,100.00	\$950.00	\$10,450.00	\$500.00	\$5,500.00	\$825.00	\$9,075.00	
8	02086		Adjust Existing Valve Box to Grade	EA	3.00	\$500.00	\$1,500.00	\$100.00	\$300.00	\$1,100.00	\$3,300.00	\$250.00	\$750.00	\$200.00	\$600.00	\$400.00	\$1,200.00	
Sub Totals						\$288,500.00		\$215,200.00		\$194,000.00		\$237,200.00		\$168,500.00		\$377,075.00		
DEMOLITION																		
9	02221		Remove & Dispose Conc Sidewalk, driveway and Ramp, all thicknesses	SY	3,056.00	\$10.00	\$30,560.00	\$5.00	\$15,280.00	\$18.00	\$55,008.00	\$11.25	\$34,380.00	\$13.00	\$39,728.00	\$20.00	\$61,120.00	
10	02221		Remove and Dispose of Existing Concrete Curb and Gutter	LF	2,595.00	\$9.00	\$23,355.00	\$5.00	\$12,975.00	\$4.00	\$10,380.00	\$10.00	\$25,950.00	\$10.00	\$25,950.00	\$14.00	\$36,330.00	
Sub Totals						\$53,915.00		\$28,255.00		\$65,388.00		\$60,330.00		\$65,678.00		\$97,450.00		
ROADWAY																		
11	02315		Excavation and Offsite Dispos	CY	155.00	\$25.00	\$3,875.00	\$10.00	\$1,550.00	\$50.00	\$7,750.00	\$25.00	\$3,875.00	\$30.00	\$4,650.00	\$65.00	\$10,075.00	
12	02741		Type D Hot Mix Asphaltic Concrete Pavemr	TON	457.00	\$175.00	\$79,975.00	\$300.00	\$137,100.00	\$300.00	\$137,100.00	\$250.00	\$114,250.00	\$450.00	\$205,650.00	\$200.00	\$91,400.00	
13	02922S		Coarse Sand, including Woven Geotextile, Complete-in-pla	CY	101.00	\$85.00	\$8,585.00	\$125.00	\$12,625.00	\$100.00	\$10,100.00	\$194.00	\$19,594.00	\$150.00	\$15,150.00	\$235.00	\$23,735.00	
14	02771		Reinforcing Concrete Curb and Gutter (6")	LF	2,595.00	\$30.00	\$77,850.00	\$30.00	\$77,850.00	\$12.00	\$31,140.00	\$40.00	\$103,800.00	\$35.00	\$90,825.00	\$50.00	\$129,750.00	
15	02771		Retaining Wall	LF	28.00	\$180.00	\$5,040.00	\$90.00	\$2,520.00	\$300.00	\$8,400.00	\$200.00	\$5,600.00	\$100.00	\$2,800.00	\$245.00	\$6,860.00	
16	02960		Remove Existing Asphalt Pavement by Milling 1.5'	SY	5,538.00	\$9.00	\$49,842.00	\$2.00	\$11,076.00	\$8.00	\$44,304.00	\$4.00	\$22,152.00	\$12.00	\$66,456.00	\$6.50	\$35,997.00	
17	02754		7 Inch High Early Strength Concrete Driveway, Including Excavation And Ba	SF	14,285.00	\$16.00	\$228,560.00	\$14.00	\$199,980.00	\$11.00	\$157,135.00	\$14.00	\$199,990.00	\$20.00	\$285,700.00	\$18.00	\$257,130.00	
18	02775		4 1/2-Inch Concrete Sidewalk	SF	20,291.00	\$11.00	\$223,201.00	\$10.00	\$202,910.00	\$7.00	\$142,037.00	\$8.00	\$162,328.00	\$9.00	\$182,619.00	\$10.00	\$202,910.00	
19	02772		Concrete Directional Islands	SY	5.00	\$100.00	\$500.00	\$120.00	\$600.00	\$300.00	\$1,500.00	\$600.00	\$3,000.00	\$300.00	\$1,500.00	\$800.00	\$4,000.00	
20	02775		Construct ADA Complaint Wheelchair Ramp, Including ADA Truncated Domes (Complete in Plac	SF	2,750.00	\$17.00	\$46,750.00	\$23.00	\$63,250.00	\$16.00	\$44,000.00	\$20.00	\$55,000.00	\$18.00	\$49,500.00	\$21.00	\$56,100.00	
21	13501		Speed Cushion	EA	4.00	\$3,000.00	\$12,000.00	\$2,000.00	\$8,000.00	\$1,100.00	\$4,400.00	\$6,000.00	\$24,000.00	\$2,500.00	\$10,000.00	\$3,000.00	\$12,000.00	
Sub Totals						\$736,178.00		\$717,471.00		\$587,868.00		\$713,589.00		\$914,850.00		\$831,607.00		
SIGN AND PAVEMENT MARKINGS																		
22	02762		Blast Cleaning of Pavement Markings (12-Inch Lines)	LF	1,959.00	\$5.00	\$9,795.00	\$1.40	\$2,742.60	\$3.00	\$5,877.00	\$3.00	\$5,877.00	\$2.00	\$3,918.00	\$1.00	\$1,959.00	
23	02762		Blast Cleaning of Pavement Markings (24-Inch Lines)	LF	692.00	\$10.00	\$6,920.00	\$2.50	\$1,730.00	\$6.50	\$4,498.00	\$3.50	\$2,422.00	\$4.00	\$2,768.00	\$2.00	\$1,384.00	
24	02764		Raised Reflective Pavement Markings Type II A-A Yellow	EA	10.00	\$10.00	\$100.00	\$20.00	\$200.00	\$100.00	\$1,000.00	\$25.00	\$250.00	\$15.00	\$150.00	\$8.00	\$80.00	
25	02767		Thermoplastic Pavement Markings (12-Inch Wide) White	LF	1,959.00	\$4.00	\$7,836.00	\$4.00	\$7,836.00	\$10.00	\$19,590.00	\$8.00	\$15,672.00	\$5.00	\$9,795.00	\$6.00	\$11,754.00	
26	02767		Thermoplastic Pavement Markings (24-Inch Wide) White	LF	692.00	\$10.00	\$6,920.00	\$10.00	\$6,920.00	\$13.00	\$9,096.00	\$14.00	\$9,688.00	\$10.50	\$7,286.00	\$9.00	\$6,228.00	
27	02767		Thermoplastic Pavement Markings (4-Inch Wide) Yellow	LF	1,413.00	\$1.00	\$1,413.00	\$1.00	\$1,413.00	\$2.00	\$2,826.00	\$2.50	\$3,532.50	\$1.50	\$2,119.50	\$1.00	\$1,413.00	
28	02767		Reflectorized Paint on 6" Curb, Yellow	LF	27.00	\$1.00	\$27.00	\$10.00	\$270.00	\$50.00	\$1,350.00	\$25.00	\$675.00	\$20.00	\$540.00	\$3.00	\$81.00	
29	01554		Traffic Control and Street Signs - Furnish and Install Aluminum Traffic Signs	EA	32.00	\$250.00	\$8,000.00	\$400.00	\$12,800.00	\$550.00	\$17,600.00	\$700.00	\$22,400.00	\$400.00	\$12,800.00	\$475.00	\$15,200.00	
Sub Totals						\$41,011.00		\$33,911.60		\$61,737.00		\$60,516.50		\$39,356.50		\$38,099.00		
ILLUMINATION																		
30	02581		Proposed Lighting Conduit (2-INCH PVC) Bore / Open Cut	LF	792.00	\$20.00	\$15,840.00	\$28.00	\$22,176.00	\$38.00	\$30,096.00	\$38.00	\$30,096.00	\$35.00	\$27,720.00	\$32.00	\$25,344.00	
31	16710		Ground Box TY D (162922)	EA	12.00	\$500.00	\$6,000.00	\$600.00	\$7,200.00	\$1,100.00	\$13,200.00	\$2,200.00	\$26,400.00	\$1,500.00	\$18,000.00	\$1,200.00	\$14,400.00	
Sub Totals						\$21,840.00		\$29,376.00		\$43,296.00		\$56,496.00		\$45,720.00		\$39,744.00		
SWPPP																		
32	01570		Bagged Gravel Barrier	LF	600.00	\$15.00	\$9,000.00	\$2.00	\$1,200.00	\$12.00	\$7,200.00	\$10.00	\$6,000.00	\$25.00	\$15,000.00	\$7.00	\$4,200.00	
Sub Totals						\$9,000.00		\$1,200.00		\$7,200.00		\$6,000.00		\$15,000.00		\$4,200.00		
LANDSCAPING																		
33	02922		Sodding	SY	635.00	\$6.00	\$3,810.00	\$10.00	\$6,350.00	\$25.00	\$15,875.00	\$23.00	\$14,605.00	\$9.00	\$5,715.00	\$6.00	\$3,810.00	
34	02811		Irrigation System Repair and Adjustment, complete in plac	LS	1.00	\$20,000.00	\$20,000.00	\$500.00	\$500.00	\$32,000.00	\$32,000.00	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00	
Sub Totals						\$23,810.00		\$6,850.00		\$47,875.00		\$54,605.00		\$30,715.00		\$53,810.00		
TREE PROTECTION																		
35	01562		Remove tree 0 to 11.99"(or Palm tree)	EA	2.00	\$275.00	\$550.00	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00	\$2,000.00	\$4,000.00	\$800.00	\$1,600.00	\$1,100.00	\$2,200.00	
36	01562		Clearance prune tree	EA	67.00	\$115.00	\$7,705.00	\$25.00	\$1,675.00	\$350.00	\$23,450.00	\$200.00	\$13,400.00	\$400.00	\$26,800.00	\$190.00	\$12,730.00	
37	01562		Install Tree Protection fence (up to 5,000 Lf)	LF	2,330.00	\$10.00	\$23,300.00	\$3.00	\$6,990.00	\$21.00	\$48,930.00	\$4.50	\$10,485.00	\$5.00	\$11,650.00	\$6.00	\$13,980.00	
38	05004		Install Slip-Resistant Metal Plate	SF	460.00	\$98.00	\$44,160.00	\$65.00	\$29,900.00	\$90.00	\$41,400.00	\$75.00	\$34,500.00	\$90.00	\$36,800.00	\$165.00	\$85,100.00	
39	01562		Urban Forestry Monitoring	HR	20.00	\$125.00	\$2,500.00	\$100.00	\$2,000.00	\$400.00	\$8,000.00	\$250.00	\$5,000.00	\$100.00	\$2,000.00	\$285.00	\$5,700.00	
40	01110		0 to 5.99" Tree Mitigation Fee	EA	4.00	\$302.12	\$1,208.48	\$400.00	\$1,600.00	\$1,100.00	\$4,400.00	\$650.00	\$2,600.00	\$500.00	\$2,000.00	\$1,100.00	\$4,400.00	
Sub Totals						\$79,423.48		\$43,165.00		\$128,580.00		\$69,985.00		\$80,850.00		\$124,110.00		
CASH ALLOWANCE																		
41	01110		Work Change Directive	LS	1.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00	
42	01110		Streetslights	LS	1.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
Sub Totals						\$130,000.00		\$130,000.00		\$130,000.00		\$130,000.00		\$130,000.00		\$130,000.00		
Grand Total							\$1,363,677.48		\$1,205,428.60		\$1,265,942.00		\$1,490,721.50		\$1,490,669.50		\$1,490,371.32	
							-11.6%		-7.2%		-7.2%		1.8%		9.3%		3.4%	



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
► **HRGREEN.COM**

August 31, 2026

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

Re: **Proposal for Mandell Street Improvements – Construction Management and Inspection, Construction Phase Services, and Construction Materials Testing**

Dear Chair Brollier,

HR Green is pleased to submit this proposal for Construction Management and Inspection, Construction Phase Services, and Construction Materials Testing for the Mandell Street Improvements project. We propose to perform these services over the 6-month construction duration for a Time and Materials amount of **\$308,768.00**. A detailed breakdown of the scope items and fee can be found under Exhibits “A” through “F.”

DESCRIPTION OF WORK TASKS	COST
Construction Management / Inspection	\$205,710
Construction Phase Services	\$47,870
Construction Materials Testing	\$55,188
Grand Total	\$308,768

Please feel free to contact me at (832) 968-9981 if you have any questions or need additional information.

Sincerely,

HR Green, Inc.

David Greaney, PE
Project Manager

Attachments:

- Exhibit A – CM/I Scope
- Exhibit B – CM/I Level-of-Effort
- Exhibit C - CPS Scope
- Exhibit D – CPS Level-of-Effort
- Exhibit E – Urban Forestry
- Exhibit F – Construction Materials Testing

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

**EXHIBIT A
SCOPE OF SERVICES**

MANDELL STREET IMPROVEMENTS

CONSTRUCTION MANAGEMENT & INSPECTION

Senior Construction Project Manager: The Senior Construction Project Manager shall provide the following services:

- A. Manages the management of the work and safeguards the TIRZ's overall interests, funding, compliance, and project success.
- B. Allocate resources to the construction project.
- C. Confirms project controls are functioning properly.
- D. Monitors adherence to budget and schedule.
- E. Conduct weekly site visits to provide oversight and ensure quality of Construction Management and Inspection activities.
- F. Other duties as needed.

Construction Management (CM) Services: The Construction Manager shall provide the following services:

- A. Prepare for and conduct a preconstruction meeting with the contractor.
- B. Provide evidence that all required permits, licenses, and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- C. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- D. Hold monthly progress meetings with Stakeholders; produce and distribute meeting minutes.
- E. Schedule site visits during key events, meetings, and issue resolution discussions.
- F. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 27 board meeting. The progress report shall present an assessment of the current status of the project and the remaining work.
- G. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.
- H. Utilize the Apia construction management software to maintain construction-related project documents (drawings, submittals, shop drawings, etc.) and financial records.

- I. Enhance communication, streamline document control, and keep all stakeholders informed throughout construction.
- J. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- K. Receive and evaluate Contract Change Proposals and proposed Change Orders. These may be the result of unexpected site conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor for changes that are not a bid item and prepare all necessary Proposals and Change Order documentation for appropriate approvals by TIRZ 27 and the Contractor.
- L. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- M. When needed, review and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.
- N. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 27 of the complaints and any proposed remedies.
- O. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings, and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation.
- P. In consultation with the Engineer, the CM shall review the Contractor's "red-line" drawings to ensure that field changes and other needed information is properly documented. The CM shall provide the "red-line" drawings to the Engineer for incorporation into the Record Drawing. The CM shall confirm that all items required under the terms of the contract are fulfilled as a condition of final payment issuance.
- Q. Receive submittals/shop drawings from the Contractor and coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process. The CM is not responsible for reviewing the submittals/shop drawings to confirm that they meet the requirements of the plans or are constructable; that remains the responsibility of the Engineer.
- R. Prepare weekly updates for TITZ 27 and montrosehtx.org.
- S. Prepare postcard and one page flyer.
- T. Other duties as necessary to support project completion.

Construction Inspector Services: The Inspectors shall provide the following services:

- A. Primary point of contact for the contractor for coordination on a daily basis.
- B. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 27, include performing shop visits of Contractor furnished material and equipment.
- C. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- D. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications.
- E. Collect and review material ticket and certifications, verify materials are approved to be incorporated into the project, verify materials meet federal funding requirements.
- F. Complete EEO interviews and verify contractor employees are being paid according to Davis Bacon requirements either by reviewing certified payrolls or through coordination with the City/TIRZ.
- G. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- H. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected (the "punch list").
- I. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Project Controls: Project Controls shall provide the following services:

- A. Prepare and process monthly invoices and track payment.
- B. Update project plan.

Note:

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. HR Green will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety.

Labor & Expenses											
Description	Billing Rate	TOTALS			2026				2027		
		Hours	Amount	% of Labor	Sep	Oct	Nov	Dec	Jan	Feb	Mar
					1	2	3	4	5	6	7
					Prep	NTP					SC / Final / Closeout
Senior Construction Project Manager	\$275.00	52	\$14,300	7.4%		8	12	8	8	8	8
Construction Manager	\$260.00	124	\$32,240	16.8%	8	16	20	16	16	16	32
Inspector	\$150.00	960	\$144,000	74.9%	40	160	200	160	160	160	80
Project Controls	\$120.00	14	\$1,680	0.9%		2	2	2	2	2	4
Totals											
LABOR SUBTOTAL			\$192,220	100.0%	\$8,080	\$30,600	\$38,740	\$30,600	\$30,600	\$30,600	\$23,000
EXPENSES SUBTOTAL			\$13,490		\$570	\$2,185	\$2,755	\$2,185	\$2,185	\$2,185	\$1,425
GRAND TOTAL			\$205,710		\$8,650	\$32,785	\$41,495	\$32,785	\$32,785	\$32,785	\$24,425
Assumptions											
5-day work weeks, 8-hour days											
No night pours											

EXHIBIT C
SCOPE OF SERVICES

MANDELL STREET IMPROVEMENTS
CONSTRUCTION PHASE SERVICES

Construction Phase: HR Green will provide the following scope of services during the construction phase of the project:

1. Progress Meetings

Participate in a preconstruction meeting, monthly meetings with the Construction Manager and Contractor, TIRZ 27 board meetings, and PPP Committee meetings. This time includes effort for meeting preparation. Participate in TDLR Inspection.

2. Periodic Inspection Visits

Conduct site visits (on a monthly basis at minimum) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager, if needed.

3. Review Schedules, Submittals, RFIs, and Other Data

Review and fully respond to Requests for Information (RFIs), submittals, and schedules from the Construction Manager within maximum of 4 days, or as otherwise directed.

4. Substantial & Final Completion Walkthrough & Punch List

- a. Participate in substantial completion and final walkthroughs.
- b. Coordinate the substantial completion punch list with the Construction Manager.
- c. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) and Final Acceptance or second walkthrough.
- d. Issue Final Completion & Acceptance Letter to City of Houston recommending acceptance.

5. Finalize As-Built Drawings

- a. Within thirty (30) days after receipt of Contractor's "red-line" drawings, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format).

6. Project Management/Coordination/Miscellaneous

- a. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
- b. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- c. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project. This may include various design revisions and support on change orders.

7. Utility Coordination

- a. Meet with utility owners to resolve utility conflicts.
- b. Resolve newly identified conflicts that arise during construction.

EXHIBIT D
MONTROSE REDEVELOPMENT AUTHORITY / TIRZ 27
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT
MANDELL STREET IMPROVEMENTS

I. CONSTRUCTION PHASE SERVICES



DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. CONSTRUCTION PHASE SERVICES (6-MONTH DURATION)						
1 Progress Meetings	11	16	16		43	\$7,595.00
2 Periodic Inspection Visits (Monthly at a minimum)	6	22	11		39	\$6,795.00
3 Review Schedules, Submittals, RFIs, & Other Data	8	20	16		44	\$7,620.00
4 Substantial & Final Completion Walkthrough & Punch List	2	15			17	\$3,075.00
5 Finalize As-built Drawings	2	8	20		30	\$4,750.00
6 Project Management/Coordination/Miscellaneous	8	12	16	10	46	\$7,220.00
7 Utility Coordination	2	3			5	\$975.00
Total	39	96	79	10	224	\$38,030.00
TOTAL HOURS	39	96	79	10	224	
Contract Labor Rate	\$225.00	\$175.00	\$145.00	\$100.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$8,775.00	\$16,800.00	\$11,455.00	\$1,000.00		\$38,030.00

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit E - Urban Forestry (CN Koehl)	\$7,518.00	10%	\$8,269.80
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$8,269.80

III. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction / Miscellaneous	1	LS	\$500.00	\$500.00
2 Mileage	500	MILE	\$0.76	\$380.00
3 TDLR Inspection	1	LS	\$690.20	\$690.20
TOTAL REIMBURSABLE EXPENSES				\$1,570.20

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	\$38,030.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$8,269.80
III. EXPENSES	\$1,570.20
PROJECT TOTAL	\$47,870.00

EXHIBIT E



August 19, 2026

Mr. John Huml, P.E.
Project Manager
HRGreen
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ Mandell Street Improvements Project.
Construction Phase Services

Dear Mr. Huml,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Construction Phase Services for the Montrose TIRZ Mandell Street Improvements Project.

CONSTRUCTION PHASE SERVICES

C.N. Koehl Urban Forestry, Inc., will provide the following Construction Phase Services:

1. Participate in periodic progress meetings (on an as needed and requested basis).
-Estimated 10.0 hours, 180 miles
2. Bi-weekly site visits to monitor construction contractor's compliance with tree protection treatments and specifications included in project Tree Protection Plans. Provide e-mail field reports.
-Estimated 16 visits at 2.0 hours/visit – 32.0 hours, 960 miles

TOTAL ESTIMATED NOT TO EXCEED FEES INCLUDED IN THIS PROPOSAL

Urban Forestry Consultant – 42.0 hours @ \$160.00/hour = \$6,720.00

Mileage – 1,140 miles @ \$0.70/mile = \$798.00

Total Not to Exceed Proposed Fee = \$7,518.00

Should construction phase services require more time than is allowed by the Not to Exceed Limits included here, we will submit proposal for additional fee prior to starting any additional work.

EXHIBIT E

Mr. John Huml, P.E.
Mandell Street Urban Forestry CPS Proposal
Page 2 of 2

We greatly appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or would like to make any changes, please do not hesitate to call me at 281-391-0022.

Respectfully submitted,

A handwritten signature in blue ink that reads "Craig N. Koehl". The signature is written in a cursive, flowing style.

Craig N. Koehl
Urban Forestry Consultant

EXHIBIT F



1150 Richcrest Drive
Houston, Texas 77060
www.atser.com

Austin Appleton
HR Green
11011 Richmond Avenue, Suite 200
Houston, Texas 77042

RE: Construction Materials Testing and Inspection Verification Services
Montrose Redevelopment Authority
Mandell Street Improvements
WBS No. N-T27000-0003-7
ATSER Proposal No: 2026093
Date: 08-31-2026

Dear Mr. Appleton,

ATSER is pleased to submit this cost estimate to provide materials testing services for the above-referenced project.

ATSER is committed to the highest quality of materials engineering services available. Our experienced professionals attend internal and specialized “out-of-house” training seminars and are required to be certified through the appropriate industry affiliations (ACI, AWS, ICBO, and NICET). We believe this gives our staff the ability to perform efficiently, resulting in cost-effective services for your project and a lower bottom-line cost. Additionally, throughout each phase of project construction licensed professional engineers will supervise ATSER inspectors and technicians.

ATSER is a certified Historically Underutilized Business (HUB) with the state of Texas and a certified Minority/Disadvantaged Business Enterprise (M/DBE) with the City of Houston.

Thank you for allowing ATSER to be of service. If we can be of further assistance, please contact us at your convenience.

Sincerely,

ATSER, LP
Engineering and Environmental
Firm TBPE F-39

A handwritten signature in black ink that reads 'Andrew Martinez'.

Andrew Martinez
Project Manager

Attachments: Standard Terms and Conditions



PROJECT OBJECTIVE

The objective of the project is to provide on-site and laboratory materials testing and inspection in accordance with the drawings and project manual.

SCOPE OF WORK

Based upon the project information listed in the plans and specifications, ATSAR has prepared a “Scope of Work”. ATSAR will immediately inform your designated representative of any field observation or laboratory test that does not meet project specifications. This kind of responsive service allows for immediate corrective actions to begin and decreases the chance of construction delays and additional work.

These services will be provided on a full-time basis and as authorized by your company-approved representative and include the following tasks:

1. Roadway ITEMS – BID ITEM 13 – COH 02741 – Type D Hot Mix Asphalt Concrete Pavement
 - a. Perform production placement asphalt density testing
 - b. Perform asphalt coring, trim cores, and perform bulk density test.
2. Roadway ITEMS – BID ITEM 18 – COH 02754 – Concrete Driveway Base
 - a. Perform in-place density testing for subgrade materials in accordance with Section 02754 Part 2.E
3. Roadway ITEMS – BID ITEM 15, 16, 18, and 19 – COH 02754 and 02775 – Concrete for reinforced concrete curb and gutter, retaining wall, 7-inch-High early strength concrete driveway, and concrete sidewalk.
 - a. Perform field sample of concrete during placement
 - i. Perform slump, air content, temperature, and cylinder casting
 - ii. Casting four (4) cylinders per 30 CY

Inclusions

- Certified Laboratory (1150 Richcrest Drive, Houston, Texas 77060)
- City of Houston 2020 Schedule of Fees for Professional Materials Engineering Laboratory Services (attached)

EXHIBIT F



Construction Materials Testing Services –
 Montrose Redevelopment Authority
 Mandell Street Improvements
 WBS No. N-T27000-0003-7
 ATSAR, L.P. Proposal No: 2026093
 Page 3 of 5

FEES

This proposal describes our understanding of your project requirements and our ability to meet those requirements. Our estimate of fees is based on given industry standards. We propose to perform this work on a unit price basis utilizing the fee schedule attached. The construction schedule directly impacts on the cost of our services. ATSAR will only provide services as scheduled by your approved representatives. The estimated quantities below are based on the project schedule and quantities provided by the project documents. If the scope of work changes, ATSAR will adjust these quantities accordingly.

Construction Materials Testing and Inspection [NOT TO EXCEED WITHOUT PRIOR APPROVAL]				
Description	Quantity	Units	Rate	Total
Type D Hot Mix Asphaltic Concrete Pavement & Concrete Drive Base				
Compressive Strength of C.S.S. Sample, Including Molding (ASTM D-1632), (ASTM D-1633)	36	each	\$69.00	\$ 2,484.00
OMD Lime or Cement Stabilized soil (ASTM D698, D558, and D1557)	2	each	\$231.00	\$ 462.00
Asphalt Coring Minimum Charge	1	each	\$600.00	\$ 600.00
Bulk Density of Lab Molded or Field Specimen (Core), (TEX-207F), 3 Per Set	1	set	\$55.00	\$ 55.00
Technician, TxDOT SB-101 and SB-102	144	hour	\$70.00	\$ 10,080.00
Technician, TxDOT SB-101 and SB-102 OT	36	hour	\$105.00	\$ 3,780.00
Nuclear Density Gauge	144	hour	\$10.00	\$ 1,440.00
Vehicle Charge	144	hour	\$9.00	\$ 1,296.00
Engineering Report Review	23	each	\$50.00	\$ 1,150.00
Type D Hot Mix Asphaltic Concrete Pavement & Concrete Drive Base Subtotal				\$21,347.00
High Early Strength Concrete Driveway, 4-1/2-inch Concrete Sidewalk, and Retaining Wall				
Cylinder Test (ASTM C39)	140	each	\$19.00	\$ 2,660.00
Technician ACI Field Grade I or II	256	hour	\$60.00	\$ 15,360.00
Technician ACI Field Grade I or II OT	70	hour	\$90.00	\$ 6,300.00
Vehicle Charge	256	hour	\$9.00	\$ 2,304.00
Engineering Report Review	44	each	\$50.00	\$ 2,200.00
High Early Strength Concrete Driveway, 4-1/2-inch Concrete Sidewalk, and Retaining Wall Subtotal				\$28,824.00

Project Subtotal:

Type D Hot Mix Asphaltic Concrete Pavement & Concrete Drive Base Subtotal	\$ 21,347.00
High Early Strength Concrete Driveway, 4-1/2-inch Concrete Sidewalk, and Retaining Wall Subtotal	\$ 28,824.00
Project Subtotal	\$ 50,171.00

10% SUB MANAGEMENT **\$5,017.00**
TOTAL **\$55,188.00**



PROJECT TIMING AND APPROVAL

We appreciate the opportunity to provide this proposal and look forward to teaming up with you on this project. Should additional information be required to complete your evaluation, or if you would like to discuss any items contained within this proposal, please call us at 281-999-9961. This project will be initiated once the authority to proceed has been received.

Approval:

A handwritten signature in black ink that reads "Andrew Martinez". The signature is written in a cursive style and is positioned above a horizontal line.

Andrew Martinez
Project Manager

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

7. Receive update from The Goodman Corporation.

Montrose Redevelopment Authority Status Update

As of August 12, 2026

Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has approved the grant in TrAMS, and the funding has been obligated. The Board has awarded the contract to the apparent, responsible and responsive low bidder, PSI. The pre-construction meeting is planned to be scheduled for the week of September 7th with a NTP to follow on September 14th, 2026.
- Cherryhurst: Construction began on 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 and certified payroll compliance. First reimbursement draws were submitted to Metro. TGC completed RFIs from METRO and the first reimbursement should be provided to Montrose soon. Compliance reviews are ongoing.

Montrose SRTS Construction Materials Testing Procurement and Federal Contract Compliance

- TGC managed the procurement process on behalf of the TIRZ and will manage contract compliance through project completion.

TxDOT Transportation Alternatives: Montrose Sidewalk and Amenities Study

- Pending receipt of Advance Funding Agreement from TxDOT.

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

- This project focuses on sidewalk improvements in an area bounded by W Dallas Street, Westheimer Road, Waugh Drive, and Mason Street.
- Discussed FY26 CPF grants with HUD Houston Field Office. Grant should be available in DRGR in early Fall. Initial planning – draft action plan and environmental – can begin ahead of access into DRGR. Work pending the first DRGR access email to move forward on setting up the grant work.

Parking Study

- Final presentation to be shared at the September 2026 meeting.

Overall TGC Funding Pursuit

Pursuit of Funding Balance: \$48,331 (as of August 1, 2026)

Applications In Progress / Pending

- Houston-Galveston Area Call for Projects – Active Transportation Investment Category: \$3 Million for Southeast Montrose Sidewalk Improvement Project. Phase 2 (BCA) under development. This project focuses on sidewalk improvements in an area bounded by Fairview Street, Mandell Street, IH-69, and Spur 527.

Awarded/Monitoring

- FY 27 Congressional Community Project Funding: Southwest Montrose Sidewalk Improvement Project, bound by Westheimer Road, Dunlavy Street, I-69/US 59, and Shepherd Drive. The Appropriations Committee has recommended \$500,000 for this project. The funding is tentative pending a FY27 spending bill. TGC will continue to monitor the Appropriations process and coordinate with Rep Fletcher as needed.

Current/Upcoming Opportunities

- H-GAC Call for Subregional Planning Studies
- TxDOT Transportation Alternatives Program
- TxDOT Highway Safety Improvement Program

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

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

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

Committee Name: Public Engagement Committee Meeting

Date of Meeting: 9/18/2026

Chairperson: Helen Zunka

Attendees:

Helen Zunka	Elizabeth Larson
Matt Brollier	Suzy Hartgrove
Kristi Miller	Monisha Khurana
David Greaney	Walter Morris

Meeting Report

Agenda

High-Priority:

- Discussion regarding Montrose Parking Study
- Discussion regarding Mandell noticing
- Discussion with HR Green regarding project status
- Discussion regarding the 10-year anniversary
- Discussion regarding zone branding and website updates

Notes

- The Goodman Corporation presented a summary of the Montrose Parking Study Recommendations Presentation
- The Committee discussed the timing and noticing for the Mandell Improvement Project
- David Greaney presented the HR Green Project Status Report
- The Committee discussed the 10-year anniversary
- The Committee discussed updates to the Zone website

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

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

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

Committee Name: Housing and Community
Development Committee

Date of Meeting: 9/10/2026

Chairperson: Robert Guthart

Attendees:

Elizabeth Larson

Ray Purser

Walter Morris

Elia Quiles

Meeting Report

Agenda

Priority:

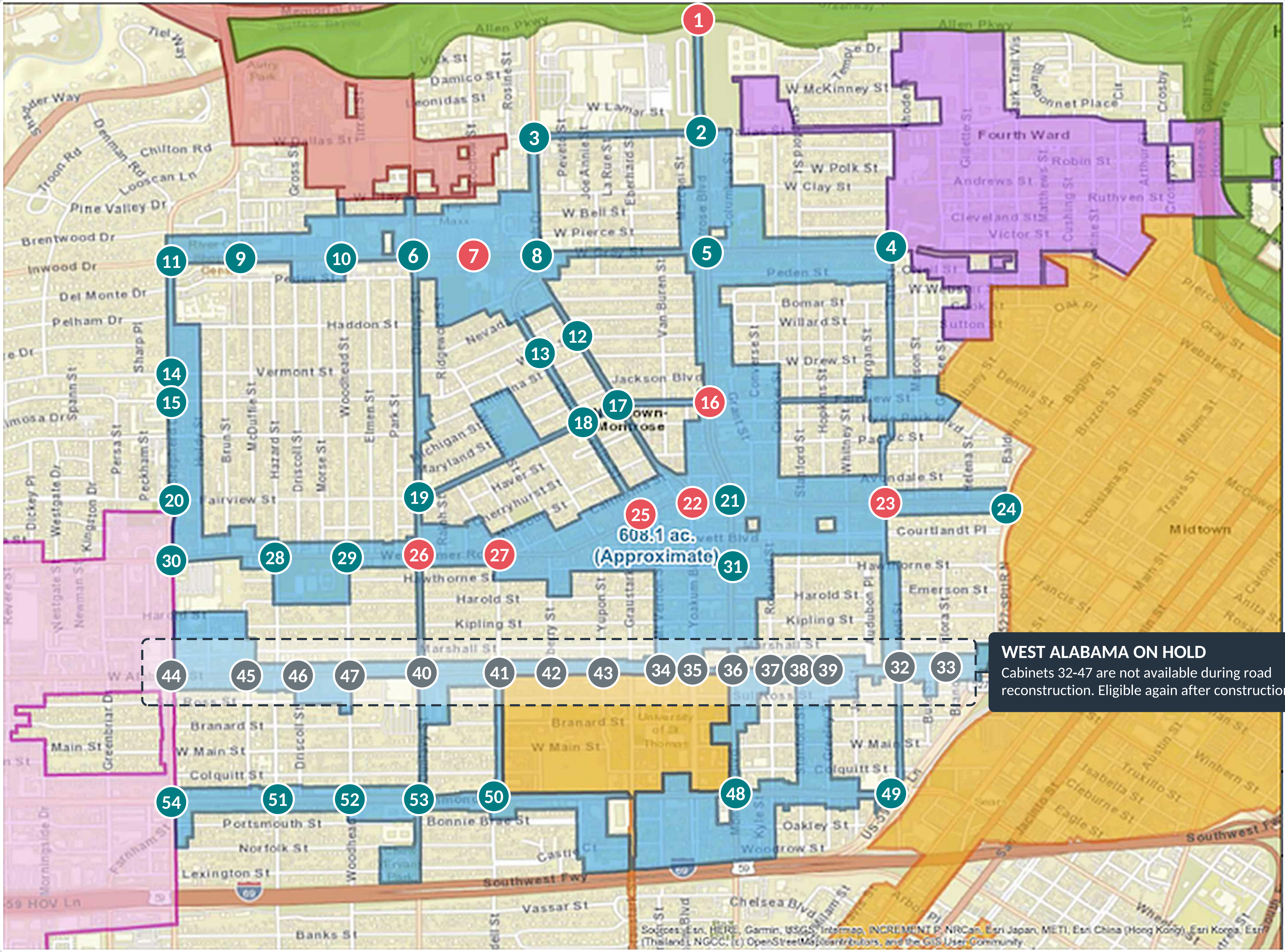
- Discussions with Up Art Studios regarding next steps and review of meeting materials

Notes

- The Committee discussed sponsoring a mural in Montrose
- The Committee discussed the next steps with the Up Art Studios agreement
 - o Location of utility boxes and theme survey

Where would you like to see a mini mural?

Every numbered dot is a traffic signal cabinet inside TIRZ 27. Place your three stickers on your top three locations.



Base map: Montrose TIRZ 27 boundary map (Gauge Engineering, 2/14/2023). Cabinet locations: City of Houston traffic signals. Prepared by UP Art Studio.

How it works

- 1 Pick up three stickers from Elia at the sign-in table.
- 2 Put one sticker on each of your top three locations for a new mini mural.
- 3 Find any location by number in the key below.

Your stickers are community input. The TIRZ 27 committee proposes the final locations and the City of Houston has final approval.

Legend

- # Cabinet available for a new mural
- # Already painted, not part of this round
- # West Alabama, on hold during reconstruction

Location key

54 cabinets • 8 painted (year shown) • 16 on hold

1 Allen Pkwy @ Montrose	2020	28 Hazard @ Westheimer	
2 Dallas @ Montrose		29 Westheimer @ Woodhead	
3 Dallas @ Waugh		30 Shepherd @ Westheimer	
4 Gray @ Taft		31 Hawthorne @ Montrose	
5 Gray @ Montrose		32 Alabama @ Garrett	On hold
6 Dunlavy @ Gray		33 Alabama @ Flora	On hold
7 Gray @ Metropolitan (MMSC)	2026	34 Alabama @ Mt Vernon	On hold
8 Gray @ Waugh		35 Alabama @ Yoakum	On hold
9 Gray @ Mc Duffie		36 Alabama @ Montrose	On hold
10 Gray @ Woodhead		37 Alabama @ Roseland	On hold
11 Gray @ Shepherd		38 Alabama @ Stanford	On hold
12 Waugh @ Welch		39 Alabama @ Greeley	On hold
13 Commonwealth @ Welch		40 Alabama @ Dunlavy	On hold
14 San Felipe @ Shepherd		41 Alabama @ Mandell	On hold
15 Shepherd @ Welch		42 Alabama @ Mulberry	On hold
16 Fairview @ Montrose	2023	43 Alabama @ Yupon	On hold
17 Fairview @ Waugh		44 Alabama @ Shepherd	On hold
18 Commonwealth @ Fairview		45 Alabama @ Mc Duffie	On hold
19 Dunlavy @ Fairview		46 Alabama @ Driscoll	On hold
20 Fairview @ Shepherd		47 Alabama @ Woodhead	On hold
21 Montrose @ Westheimer		48 Montrose @ Richmond	
22 Westheimer @ Yoakum	2020	49 Spur 527 @ Richmond	
23 Taft @ Westheimer	2016	50 Mandell @ Richmond	
24 Bagby @ Elgin		51 Hazard @ Richmond	
25 Commonwealth @ Westheimer	2020	52 Richmond @ Woodhead	
26 Dunlavy @ Westheimer	2020	53 Dunlavy @ Richmond	
27 Mandell @ Westheimer	2019	54 Richmond @ Shepherd	



Help pick the themes

Scan to take the two-minute survey and rank the seven mural themes. Open through October 12.

form.jotform.com/262366668243061

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

10. Approve audit for fiscal year ending June 30, 2026, and authorize submittal to the City of Houston.

MONTROSE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON, TEXAS

ANNUAL FINANCIAL REPORT

JUNE 30, 2026

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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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)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Montrose Redevelopment Authority
City of Houston, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Montrose Redevelopment Authority (the "Authority"), a component unit of the City of Houston, Texas, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2026 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate 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 twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 generally accepted auditing standards will always detect a material misstatement when it exists. 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, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, 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.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Board of Directors
Montrose Redevelopment
Authority

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

September 21, 2026

MONTROSE REDEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2026

Management's discussion and analysis of Montrose Redevelopment Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2026. Please read it in conjunction with the Authority's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

FINANCIAL HIGHLIGHTS

- The Authority's assets exceeded its liabilities by \$1,216,650 (net position) as of June 30, 2026. This compares to the previous year when assets exceeded liabilities by \$12,374,637, showing a decrease of \$11,157,987 during the current fiscal year.
- The total net position of \$1,216,650 is due to several factors. The Authority issued bonds in a prior fiscal year in the amount of \$14,965,000, of which \$13,895,000 remains outstanding as of June 30, 2026. See Note 11 for additional information on the bonds. In addition, the Authority recorded capital expenses in the amount of \$17,417,343, as well as tax increment revenue, net of administration costs, in the amount of \$5,969,763. The Authority anticipates that with continued development in the area, that tax increment revenues will be sufficient to cover operating costs and to pay off the above-mentioned long-term liabilities.
- The Authority's governmental funds reported a total ending fund balance of \$18,861,786 this year. This compares to the prior year fund balance of \$30,783,155 showing an decrease of \$11,921,369.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenue, Expenditures, and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

MONTROSE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

GOVERNMENT-WIDE FINANCIAL STATEMENTS (Continued)

The Statement of Net Position is the government-wide statement of its financial position presenting information that includes all of the Authority's assets, liabilities, and, if applicable, deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority as a whole is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The Statement of Activities reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has three governmental fund type. The General Fund is the operating fund of the Authority and accounts for all operating activities of the Authority. The Debt Service Fund accounts for resources that will be used to service the debt on the Authority's Series 2023 Tax Increment Contract Revenue Bonds. The Capital Projects Fund accounts for the monies received from the sale of bonds that will be used to cover costs of future capital improvements. This fund was closed during the current fiscal year.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

MONTROSE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. A budgetary comparison schedule is included as RSI for all combined funds.

FINANCIAL SUMMARY AND DETAILED ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded its liabilities by \$1,216,650 as of June 30, 2026.

The following table provides a summary of changes in the Authority's Statement of Net Position as of June 30, 2026, and June 30, 2025:

	Summary of Changes in the Statement of Net Position		
	2026	2025	Change Positive (Negative)
Current and Other Assets	\$ 20,103,329	\$ 32,239,686	\$ (12,136,357)
Long-Term Liabilities	\$ 14,348,094	\$ 14,921,709	\$ 573,615
Due to Developer	3,081,402	3,262,003	180,601
Other Liabilities	1,457,183	1,681,337	224,154
Total Liabilities	\$ 18,886,679	\$ 19,865,049	\$ 978,370
Net Position:			
Restricted	\$ 1,221,617	\$ 11,744,447	\$ (10,522,830)
Unrestricted	(4,967)	630,190	(635,157)
Total Net Position	\$ 1,216,650	\$ 12,374,637	\$ (11,157,987)

The following table provides a comparative analysis of the Authority's operations for the years ending June 30, 2026 and June 30, 2025. The Authority's net position decreased by \$11,157,987. Revenues, of which 74% is made up of tax increment revenues, increased by \$746,502 compared to last year. This 10% increase is due to the increase in the City's allocation of tax increment revenue. Expenditures this fiscal year were \$12,677,020 more than last fiscal year, a 194% increase, which is primarily due to an increase in planning capital expenditures.

MONTROSE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of changes in the Authority's Statement of Activities for the fiscal years ending June 30, 2026, and June 30, 2025:

	Summary of Changes in the Statement of Activities		
	2026	2025	Change Positive (Negative)
Revenues:			
Tax Increment Revenue	\$ 5,969,763	\$ 5,937,483	\$ 32,280
Harris County Joint Project	1,208,705		1,208,705
Interest Revenue	865,402	1,359,885	(494,483)
Total Revenues	<u>\$ 8,043,870</u>	<u>\$ 7,297,368</u>	<u>\$ 746,502</u>
Expenses:			
Professional Services	\$ 334,607	\$ 388,552	\$ 53,945
Contract Services	642,053	513,391	(128,662)
Capital Outlay	17,417,343	4,769,731	(12,647,612)
Interest Expense	627,888	655,137	27,249
Municipal Services	169,147	189,901	20,754
Other	10,819	8,125	(2,694)
Total Expenses	<u>19,201,857</u>	<u>6,524,837</u>	<u>(12,677,020)</u>
Change in Net Position	\$ (11,157,987)	\$ 772,531	\$ (11,930,518)
Net Position, Beginning of Year	<u>12,374,637</u>	<u>11,602,106</u>	<u>772,531</u>
Net Position, End of Year	<u>\$ 1,216,650</u>	<u>\$ 12,374,637</u>	<u>\$ (11,157,987)</u>

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority's governmental funds are the General Fund, the Debt Service Fund and the Capital Projects Fund. As previously discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. The governmental funds reported cumulative ending fund balances of \$18,861,786, of which \$17,640,169 is unassigned and \$1,221,617 is restricted for debt service obligations. This is a \$11,921,369 decrease compared to the prior year fund balance of \$30,783,155. The decrease in fund balance is due to the use of bond proceeds to fund planned capital expenditures.

MONTROSE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

BUDGETARY HIGHLIGHTS

The 2026 fiscal year budget prepared and approved by the Board of the Authority was not approved by the City Council of the City of Houston. Pursuant to the agreement between the Authority, the Zone and the City, if the City Council fails to approve the proposed budget of the Authority, the Authority will continue to operate on the budget for the previous fiscal year. In the current year, the Authority operated on the 2025 fiscal year end budget approved by the City Council. For additional information, see the budget comparison schedule and related notes presented as RS1.

SIGNIFICANT CAPITAL ASSET AND LONG-TERM ACTIVITY

CAPITAL ASSETS

In the current fiscal year, the Authority recorded \$17,417,343 in capital expenditures on behalf of the City of Houston. The capital expenditures of the Authority are related to public works improvements. In accordance with Article VIII of that certain Agreement between the City of Houston, Reinvestment Zone Number Twenty-Seven (the "Zone") and the Authority, (the "Tri-Party Agreement"): "all utilities, drainage facilities, public street improvements, sidewalks and light fixtures shall be conveyed to the City." Therefore, these assets are not recorded as capital assets of the Authority even though the Authority records the expenditures for the assets conveyed to the City.

LONG-TERM DEBT ACTIVITY

At the end of the current fiscal year, the Authority has recorded due to developers in the amount of \$3,081,402. During the current fiscal year, on September 15, 2025, the Authority reimbursed \$180,601 to the Developer.

At the end of the current fiscal year, the Authority had a long-term debt balance of \$14,348,094. The long-term liabilities relate to the Authority's Series 2023 Tax Increment Contract Revenue Bonds. See Note 11 for additional information on this debt.

The Authority's Series 2023 Tax Increment Contract Revenue Bonds have an underlying rating of "BBB" from Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("S&P") and carry an insured rating of "AA" (Stable Outlook) from S&P by virtue of bond insurance issued by Assured Guaranty. The above ratings are as of June 30, 2026, and reflect all rating changes through such date.

MONTROSE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

CURRENTLY KNOW FACTS, DECISIONS OR CONDITIONS

The Authority approved the budget for fiscal year 2027. The Authority projects a decrease in combined fund balances of \$20,910,029. Compared to the fiscal year 2026 results, revenues are expected to increase by approximately \$1,891,944 and expenditures are expected to increase by approximately \$30,504,658 primarily due to increased capital expenditures.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Montrose Redevelopment Authority, c/o Knudson, LP, Zone Administrator, 8588 Katy Freeway, Suite 441, Houston, TX 77024.

DRAFT SUBJECT TO CHANGE

MONTROSE REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JUNE 30, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>
ASSETS		
Cash	\$ 31,289	\$
Investments	<u>18,850,423</u>	<u>1,221,617</u>
TOTAL ASSETS	<u><u>\$ 18,881,712</u></u>	<u><u>\$ 1,221,617</u></u>
 LIABILITIES		
Accounts Payable	\$ 1,241,543	\$
Accrued Interest Payable		
Due to Developers		
Long-Term Liabilities:		
Due Within One Year		
Due After One Year		
TOTAL LIABILITIES	<u><u>\$ 1,241,543</u></u>	<u><u>\$ - 0 -</u></u>
 FUND BALANCES		
Restricted for Debt Service	\$	\$ 1,221,617
Unassigned	<u>17,640,169</u>	<u></u>
TOTAL FUND BALANCES	<u><u>\$ 17,640,169</u></u>	<u><u>\$ 1,221,617</u></u>
 TOTAL LIABILITIES AND FUND BALANCES	<u><u>\$ 18,881,712</u></u>	<u><u>\$ 1,221,617</u></u>
 NET POSITION		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

The accompanying notes to the financial
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$	\$ 31,289	\$	\$ 31,289
	20,072,040		20,072,040
<u>\$ - 0 -</u>	<u>\$ 20,103,329</u>	<u>\$ - 0 -</u>	<u>\$ 20,103,329</u>
\$	\$ 1,241,543	\$	\$ 1,241,543
		215,640	215,640
		3,081,402	3,081,402
		575,000	575,000
		13,773,094	13,773,094
<u>\$ - 0 -</u>	<u>\$ 1,241,543</u>	<u>\$ 17,645,136</u>	<u>\$ 18,886,679</u>
	\$ 1,221,617	\$ (1,221,617)	\$
	17,640,169	(17,640,169)	
<u>\$ - 0 -</u>	<u>\$ 18,861,786</u>	<u>\$ (18,861,786)</u>	<u>\$ - 0 -</u>
<u>\$ -0-</u>	<u>\$ 20,103,329</u>		
		\$ 1,221,617	\$ 1,221,617
		(4,967)	(4,967)
		<u>\$ 1,216,650</u>	<u>\$ 1,216,650</u>

The accompanying notes to the financial statements are an integral part of this report.

MONTROSE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2026

Total Fund Balances - Governmental Funds \$ 18,861,786

Amounts reported for governmental activities in the Statement of Net Position are different because:

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developers	\$ (3,081,402)	
Accrued Interest Payable	(215,640)	
Liabilities Payable Within One Year	(575,000)	
Liabilities Payable After One Year	<u>(13,773,094)</u>	<u>(17,645,136)</u>
Total Net Position - Governmental Activities		<u>\$ 1,216,650</u>

The accompanying notes to the financial
statements are an integral part of this report.

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MONTROSE REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>
REVENUES		
Tax Increment Revenue (Net of Retention for Administrative Costs of \$314,198)	\$ 5,969,763	\$
Harris County Joint Project	1,208,705	
Investment Revenues	<u>661,507</u>	<u>14,031</u>
TOTAL REVENUES	<u>\$ 7,839,975</u>	<u>\$ 14,031</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 334,607	\$
Contracted Services	635,603	6,450
Insurance	1,758	
Other	9,061	
Municipal Services	169,147	
Capital Outlay	17,417,343	
Developer Reimbursement	180,601	
Debt Service:		
Principal		550,000
Interest		<u>660,669</u>
TOTAL EXPENDITURES/EXPENSES	<u>\$ 18,748,120</u>	<u>\$ 1,217,119</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ (10,908,145)</u>	<u>\$ (1,203,088)</u>
OTHER FINANCING SOURCES (USES)		
Transfer In/(Out)	<u>\$ 9,509,606</u>	<u>\$ 2,412,794</u>
NET CHANGE IN FUND BALANCES	<u>\$ (1,398,539)</u>	<u>\$ 1,209,706</u>
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - JULY 1, 2025	<u>19,038,708</u>	<u>11,911</u>
FUND BALANCES/NET POSITION - JUNE 30, 2026	<u>\$ 17,640,169</u>	<u>\$ 1,221,617</u>

The accompanying notes to the financial
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 5,969,763	\$	\$ 5,969,763
	1,208,705		1,208,705
<u>189,864</u>	<u>865,402</u>		<u>865,402</u>
\$ <u>189,864</u>	\$ <u>8,043,870</u>	\$ <u>- 0 -</u>	\$ <u>8,043,870</u>
\$	\$ 334,607	\$	\$ 334,607
	642,053		642,053
	1,758		1,758
	9,061		9,061
	169,147		169,147
	17,417,343		17,417,343
	180,601	(180,601)	
	550,000	(550,000)	
	<u>660,669</u>	<u>(32,781)</u>	<u>627,888</u>
\$ <u>-0-</u>	\$ <u>19,965,239</u>	\$ <u>(763,382)</u>	\$ <u>19,201,857</u>
\$ <u>189,864</u>	\$ <u>(11,921,369)</u>	\$ <u>763,382</u>	\$ <u>(11,157,987)</u>
\$ <u>(11,922,400)</u>	\$ <u>- 0 -</u>	\$ <u>- 0 -</u>	\$ <u>- 0 -</u>
\$ <u>(11,732,536)</u>	\$ <u>(11,921,369)</u>	\$ <u>11,921,369</u>	\$
		(11,157,987)	(11,157,987)
<u>11,732,536</u>	<u>30,783,155</u>	<u>(18,408,518)</u>	<u>12,374,637</u>
\$ <u>-0-</u>	\$ <u>18,861,786</u>	\$ <u>(17,645,136)</u>	\$ <u>1,216,650</u>

The accompanying notes to the financial statements are an integral part of this report.

MONTROSE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2026

Net Change in Fund Balances - Governmental Funds \$ (11,921,369)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report principal payments as expenditures. However, in the Statement of Net Position, principal payments are reported as decreases in long-term liabilities. 550,000

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end. 32,781

Governmental funds report developer reimbursements as expenditures. However, in the Statement of Net Position, developer payments are reported as a decrease in Due to Developer. 180,601

Change in Net Position - Governmental Activities \$ (11,157,987)

The accompanying notes to the financial
statements are an integral part of this report.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 1. CREATION OF AUTHORITY

The City of Houston, Texas (the “City”) authorized the creation of the Montrose Redevelopment Authority (the “Authority”) by Resolution No. 2019-28 passed on August 14, 2019. The Authority was set up as a local government corporation pursuant to provisions of Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of Reinvestment Zone Number Twenty-Seven (the “Zone”) and neighboring areas and to promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the City. The Authority may issue bonds with consent of City Council of the City. The Authority is managed by a Board of Directors consisting of seven members who are appointed by the Mayor with the approval of City Council of the City.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”).

The GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit’s board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City. The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary’s office.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which includes a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- * Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- * Restricted Net Position – This component of net position consists of constraints placed on the use of assets through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- * Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded as due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

The Authority has three governmental funds and considers each to be a major fund.

General Fund – to account for the operating activities of the Authority.

Debt Service Fund - to account for resources that will be used to service the debt on the Authority's Series 2023 Tax Increment Contract Revenue Bonds.

Capital Projects Fund - to account for the monies received from the sale of the Series 2023 Tax Increment Contract Revenue Bonds that will be used to cover costs of future capital improvements. This fund was closed during the current fiscal year.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Budgeting

In compliance with the Tri-Party Agreement (See Note 4), the Authority's Board of Directors adopted an unappropriated budget for the governmental funds of the Authority. The budget was amended during the current fiscal year.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are imposed externally.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board of Directors is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through orders or resolutions approved by the Board of Directors. The Authority does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances. The Authority does not have any assigned fund balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Pronouncements

GASB Statement No. 103 was issued in April 2024 and became effective for the Authority in fiscal year 2026. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an entity's accountability. For the Authority, GASB Statement No. 103 impacted Management's Discussion and Analysis and the budgetary comparison information for the General Fund, Debt Service Fund and Capital Projects Fund Combined but did not have an impact on the Authority's basic financial statements.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At June 30, 2026, the carrying amount of the Authority's deposits was \$31,289 and the bank balance was \$31,289. The bank balance was fully covered by federal depository insurance

Investments

Under Texas statutes, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives:

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The Authority's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived". No person may invest Authority funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the Authority and its authority to purchase investments as defined in the Public Funds Investment Act. The Authority has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The Authority's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

As of June 30, 2026, the Authority had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>GENERAL FUND</u>					
TexPool	\$ 18,850,423	\$ 18,850,423	\$	\$	\$
<u>DEBT SERVICE FUND</u>					
TexPool	1,221,617	1,221,617			
TOTAL INVESTMENTS	\$ 20,072,040	\$ 20,072,040	\$ - 0 -	\$ - 0 -	\$ - 0 -

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2026, the Authority's investment in TexPool, an external investment pool, was rated AAAm by Standard & Poor's.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service on the Authority's Series 2023 Tax Increment Contract Revenue Bonds.

NOTE 4. TRI-PARTY AGREEMENT

The City, the Zone, and the Authority entered into the Tri-Party Agreement on September 11, 2019, pursuant to Ordinance No. 2019-0665. The Tri-Party Agreement states in detail the scope of services to be provided to the Zone by the Authority. The services include management and administrative service for the Zone, as requested by the Zone Board (defined in the Tri-Party Agreement), services with respect to the Project Plan and Reinvestment Zone Financing Plan as amended, (the "Plan"), including implementation and updating, and services with respect to the tax rolls pertaining to the Zone, including analysis and coordination with taxing units. The Authority is also required to assist the Zone Board in establishing a program to increase the level of safety within the Zone, preparing development plans, establishing a marketing and public relations program, planning and design and construction of infrastructure improvements and land acquisition.

The Tri-Party Agreement also allows the Authority to pledge the Contract Tax Increments (defined in the Tri-Party Agreement) allowing the Authority to issue bonds and notes, enter into obligations with developers or builders, and enter into contracts with consultants, in each case, to be paid from Tax Increments. All bonds must be approved by the City Council and agreements must be approved by the City of Houston's Chief Economic Development Officer or their designee.

The Tri-Party Agreement shall end upon termination of the Zone.

Pursuant to the Tri-Party Agreement, the City and the Zone have agreed to pay the Authority not later than the first business day of each July in which a current approved budget is in effect for the Authority, all monies available in the Tax Increment Fund (defined in the Tri-Party Agreement), less a reserve of up to five percent of the monies then available in the Tax Increment Fund for administrative costs of the City. Notwithstanding the above, in the event the Authority's budget is not approved by the thirtieth (30th) day before the date of a principal and interest payment on the Authority's bonds or notes, the City shall pay from available funds sufficient monies to the Authority to allow for meeting the Authority's debt service obligations.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 5. TAX INCREMENTS

The City of Houston has agreed to deposit their tax increments into the Tax Increment Fund established by the Zone (See Note 6).

The amount of the tax increment for a year is the amount of property taxes levied and collected by the City for that year on the Captured Appraised Value (defined in the Tri-Party Agreement) of real property taxable by the City and located in the Zone. The Captured Appraised Value of real property taxable by the City for a year is the total appraised value of all real property taxable by the City and located in the Zone for that year less the Tax Increment Base (defined in the Tri-Party Agreement), which is the total appraised value of all real property taxable by the City and located in the Zone on January 1 of the year in which the Zone was designated as such pursuant to Chapter 311 of the Texas Tax Code (the "TIRZ Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by the City and located in the annexed area on January 1 of the year of annexation. The City is not required to deposit tax increments derived from property annexed into the Zone unless the City has agreed to do so.

The City is required to collect taxes on property located within the Zone in the same manner as other taxes are collected. The City is required to pay into the Tax Increment Fund the collected Tax Increments by no later than the 90th day after the delinquency date for the City's property taxes.

NOTE 6. CITY OF HOUSTON TAX INCREMENTS

Pursuant to City Ordinance No. 2015-1257, the City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which Tax Increments have and will be deposited.

During the current fiscal year, tax increments of \$6,283,961 were collected by the City of which \$314,198 was withheld to cover administrative costs.

NOTE 7. CAPITAL EXPENDITURES

During the current fiscal year, the Authority recorded \$17,417,343 for capital improvements on behalf of the City. These expenditures are related to capital improvements made by the Authority to City facilities. The Authority finances these facilities for the benefit of the City. Any capital assets the Authority purchases related to public improvements and facilities have been conveyed to the City of Houston. See pages 33 and 34 for information on current year capital improvement expenditures.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 8. DEVELOPMENT AGREEMENT

On April 20, 2020, the Authority, the Zone and Montrose Collective Owner, LP (the “Developer”) entered into the Development Agreement. The Developer has completed the construction of a mixed-use project, including office and retail, which includes an underground parking garage. Once each year after completion of the project, the Authority shall apply 50% of the property increment received from the project to the amount reimbursable to the Developer for public improvements up to the maximum reimbursement of \$3,707,859. As of June 30, 2026, \$3,081,402 has been recorded as due to developers in the Statement of Net Position in relation to this agreement. On September 15, 2025, the Authority reimbursed \$180,601 to the Developer.

NOTE 9. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Authority participates in the Texas Municipal League’s Intergovernmental Risk Pool (“TML”) to provide general liability, errors and omission and automobile liability. The Authority, along with other participating entities, contributes annual amounts determined by TML’s management. As claims arise they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

NOTE 10. INTERLOCAL AGREEMENT

Effective May 15, 2023, the Authority entered into an interlocal agreement with Downtown Redevelopment Authority (the “DRA”). The Authority and the DRA recognize the need for improvements at the Montrose Boulevard bridge that crosses Allen Parkway and connects to Buffalo Bayou Park and the DRA previously contemplated implementing the necessary improvement individually (the “DRA Improvements”). The Authority designed and is constructing a project to fully reconstruct the roadway, drainage, and pedestrian facilities on Montrose Boulevard (the “MRA Project”). The Authority and the DRA determined that it would be in the best interest of the public to provide efficiencies in the design and scale to include the DRA Improvements as part of the MRA Project and to have the DRA fund the portions of the MRA Project related to the DRA Improvements. The amount for construction of the DRA Improvements is \$1,208,705. The DRA will contribute the funds required to complete the DRA Improvements. During a prior fiscal year, the Authority received \$267,500 for engineering and design from DRA. During the current fiscal year, the Authority received \$1,208,705 from the DRA.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 11. BOND PAYABLE

On July 20, 2023, the Authority closed on the sale of its \$14,965,000 Tax Increment Contract Revenue Bonds, Series 2023. The proceeds of the bond sale were or will be used to fund project costs in accordance with the Plan; make a deposit to the Debt Service Reserve Fund; and to cover issuance costs of the bonds.

	<u>Contract Revenue Series 2023</u>
Amount Outstanding - June 30, 2026	\$ 13,895,000
Interest Rates	4.125% - 5.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2026/2045
Interest Payment Dates	September 1/March 1
Callable Dates	September 1, 2032*

* Or any interest payment date thereafter, at the option of the Authority, in whole or in part, in inverse numerical order, at par plus accrued interest to the date fixed for redemption. Series 2023 Tax Increment Contract Revenue Bonds term bonds maturing on September 1, 2042, and September 1, 2045, are subject to mandatory redemption by random selection beginning September 1, 2039, and September 1, 2043, respectively.

The following is a summary of transactions regarding bonds payable for the year ended June 30, 2026:

	<u>July 1, 2025</u>	<u>Additions</u>	<u>Retirements</u>	<u>June 30, 2026</u>
Bonds Payable	\$ 14,445,000	\$	\$ 550,000	\$ 13,895,000
Unamortized Discounts	(145,717)		(7,219)	(138,498)
Unamortized Premiums	622,426		30,834	591,592
Total Long-Term Liabilities	<u>\$ 14,921,709</u>	<u>\$ -0-</u>	<u>\$ 573,615</u>	<u>\$ 14,348,094</u>
			Amount Due Within One Year	\$ 575,000
			Amount Due After One Year	<u>13,773,094</u>
			Total Long-Term Liabilities	<u>\$ 14,348,094</u>

During the current fiscal year, the General Fund transferred \$2,412,794 to the Debt Service Fund for debt service obligations.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 11. BOND PAYABLE (Continued)

The bonds are payable from the proceeds of the pledged Tax Increments to be received from the City, (see Note 6). As of June 30, 2026, the debt service requirements on the bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2027	\$ 575,000	\$ 632,544	\$ 1,207,544
2028	480,000	606,169	1,086,169
2029	505,000	581,544	1,086,544
2030	530,000	555,669	1,085,669
2031	560,000	528,419	1,088,419
2032-2036	3,260,000	2,181,343	5,441,343
2037-2041	3,630,000	1,320,587	4,950,587
2042-2046	4,355,000	475,953	4,830,953
	<u>\$ 13,895,000</u>	<u>\$ 6,882,228</u>	<u>\$ 20,777,228</u>

MONTROSE REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

JUNE 30, 2026

MONTROSE REDEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL – ALL COMBINED FUNDS
FOR THE YEAR ENDED JUNE 30, 2026

	Budgeted Amounts Final Amended	Actual Amounts Budgetary Basis	Variance with Final Budget- Over (Under) Actual Amounts
BUDGERARY REVENUES			
Tax Increment Revenue	\$ 6,666,051	\$ 5,969,763	\$ (696,288)
Harris County Joint Project		1,208,705	1,208,705
Grant Proceeds	7,121,623		(7,121,623)
Interest Income		865,402	865,402
Miscellaneous Revenues	<u>50,000</u>		<u>(50,000)</u>
TOTAL BUDGERARY REVENUES	<u>\$ 13,837,674</u>	<u>\$ 8,043,870</u>	<u>\$ (5,793,804)</u>
BUDGERARY EXPENDITURES			
Maintenance and Operations	\$ 990,000	\$ 987,479	\$ (2,521)
Municipal Services	196,546	169,147	(27,399)
Capital Improvements	11,826,000	17,417,343	5,591,343
Developer Reimbursement		180,601	180,601
Debt Service		<u>1,210,669</u>	<u>1,210,669</u>
TOTAL BUDGERARY EXPENDITURES	<u>\$ 13,012,546</u>	<u>\$ 19,965,239</u>	<u>\$ 6,952,693</u>
NET CHANGE IN FUND BALANCE	\$ 825,128	\$ (11,921,369)	\$ (12,746,497)
BUDGERARY FUND BALANCE - JULY 1, 2025	<u>30,783,155</u>	<u>30,783,155</u>	
BUDGERARY FUND BALANCE - JUNE 30, 2026	<u>\$ 31,608,283</u>	<u>\$ 18,861,786</u>	<u>\$ (12,746,497)</u>

Note: The budget presented is the 2025 fiscal year final amended budget in accordance with the terms of the Tri Party Agreement. The Authority's 2026 fiscal year end budget was not approved by the City Council of the City.

MONTROSE REDEVELOPMENT AUTHORITY
NOTES TO THE BUDGETARY COMPARISON SCHEUDLE –
ALL COMBINED FUNDS
FOR THE YEAR ENDED JUNE 30, 2026

The unappropriated budget is adopted annually for all combined funds by the Authority's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting, the modified accrual basis of accounting which is consistent with generally accepted accounting principles. The budget presented is the 2025 fiscal year budget in accordance with the terms of the Tri Party Agreement. The Authority's 2026 fiscal year end budget was not approved by the City Council of the City.

For the fiscal year ended June 30, 2026, actual revenues were \$5,793,804 less than budget primarily due to not receiving budgeted grant revenue in the current year. Actual expenditures were \$6,952,693 more than budgeted primarily due to the timing of planned capital expenses, as well as the payment of debt service expenses that were not budgeted. Overall, the Authority finished the year \$12,746,497 less than budgeted.

MONTROSE REDEVELOPMENT AUTHORITY

SUPPLEMENTARY INFORMATION

REQUIRED BY CITY OF HOUSTON

JUNE 30, 2026

MONTROSE REDEVELOPMENT AUTHORITY
OPERATING EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

Category	Vendor	Budget
ADMINISTRATION AND OVERHEAD		
Administration Consultant	Knudson, LP, Tom Combs & Associates, Walter C. Norris	\$ 150,000
Insurance	TML Intergovernmental Risk Pool	5,000
Bookkeeping	ETI Bookkeeping Services	23,000
Board Development		5,000
Auditor	MGSBE PLLC, Municipal Accounts & Consulting	14,000
Bond Paying Agent	Regions Bank	
Tax Roll Management	Equi-Tax Inc.	8,000
Office Expenses	Equi-Tax Inc., Walter C. Norris, ZM Interest, St. Stephens Episcopal Church	
SUBTOTAL		<u>\$ 205,000</u>
PROGRAM AND PROJECT CONSULTANTS		
Engineering Consultants	HR Green Inc	\$ 50,000
Affordable Housing Consultants	January Advisors LLC	70,000
Legal-General Counsel	Allen Boone Humphries Robinson LLP	200,000
Planning Consultants	The Goodman Corp.	215,000
Public Engagement Expenses	Elsquared Media Group, Triton, Myhart Communications, Tom Combs & Assoc.	<u>250,000</u>
SUBTOTAL		<u>\$ 785,000</u>
TOTAL MANAGEMENT CONSULTING SERVICES		<u>\$ 990,000</u>
DEBT SERVICE		
Bond Debt Service		
Principal		\$
Interest		
TOTAL DEBT SERVICE		<u>\$ - 0 -</u>
Municipal Services Charge	City of Houston	<u>\$ 196,546</u>
TOTAL OPERATING EXPENDITURES		<u><u>\$ 1,186,546</u></u>

<u>Actual Expenditure</u>	<u>Variance Positive (Negative)</u>
\$ 241,172	\$ (91,172)
1,758	3,242
23,140	(140)
	5,000
18,500	(4,500)
6,450	(6,450)
7,950	50
<u>9,061</u>	<u>(9,061)</u>
<u>\$ 308,031</u>	<u>\$ (103,031)</u>
\$ 13,453	\$ 36,547
	70,000
302,654	(102,654)
288,450	(73,450)
<u>74,891</u>	<u>175,109</u>
<u>\$ 679,448</u>	<u>\$ 105,552</u>
<u>\$ 987,479</u>	<u>\$ 2,521</u>
\$ 550,000	\$ (550,000)
<u>660,669</u>	<u>(660,669)</u>
<u>\$ 1,210,669</u>	<u>\$ (1,210,669)</u>
<u>\$ 169,147</u>	<u>\$ 27,399</u>
<u><u>\$ 2,367,295</u></u>	<u><u>\$ (1,180,749)</u></u>

MONTROSE REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

	Category	Vendor	Budget
Project T-2706	Montrose Blvd - Complete Reconstruction Phase I		
	Design	HR Green Inc	\$ 950,000
	Construction	mc2 Civil Inc.	4,475,000
	Other		251,000
Project T-2706a	Montrose Blvd - Complete Reconstruction Phase 2		
	Design	Gauge Engineering	1,000,000
Project T-2709	Dallas Bikeway		
	Construction		500,000
	Other	Gauge Engineering	40,000
Project T-2710	Welch Neighborhood Safe Street		
	Design		125,000
Project T-2711	Stanford Neighborhood Safe Street		
	Design		100,000
Project T-2712	Mandell Bikeway		
	Design	HR Green Inc	
	Construction		1,000,000
	Other		80,000
Project T-2715	Affordable Housing Projects		
	Planning		750,000
Project T-2716	Safe Route to School Sidewalk Program		
	Design	HR Green Inc	350,000
Project T-2717	W Alabama Street		
	Design	HR Green Inc	750,000
Project T-2721	West Gray Multi-Service Center		
	Construction		1,000,000
Project T-2722	Montrose Public Safety		
	Planning		250,000
Project T-2723	Cherryhurst Safe Routes to School Sidewalk Program		
	Design	HR Green Inc	89,000
	Construction	Ceballos Construction Company	
Project T-2725	Pat Walsh Memorial		
	Construction		16,000
Project T-2799	Safe Sidewalk Program		
	Design	Gauge Engineering	100,000
			<u>\$ 11,826,000</u>

<u>Actual Expenditure</u>	<u>Variance Positive (Negative)</u>
\$ 854,553	\$ 95,447
14,983,917	(10,508,917)
	251,000
	1,000,000
	500,000
	40,000
	125,000
	100,000
107,434	(107,434)
	1,000,000
	80,000
	750,000
551,847	(201,847)
635,434	114,566
	1,000,000
	250,000
122,844	(33,844)
161,314	(161,314)
	16,000
	100,000
<u>\$ 17,417,343</u>	<u>\$ (5,591,343)</u>

MONTROSE REDEVELOPMENT AUTHORITY
PROJECT PLAN RECONCILIATION
AS OF THE YEAR ENDED JUNE 30, 2026

	Project Plan Estimated Amount	Cumulative Expenditures as of the Fiscal Year Ended 2025	Variance Positive (Negative)
Project Costs			
Capital Costs:			
Corridor Improvements	\$ 108,594,133	\$ 37,516,003	\$ 71,078,130
Workforce/Affordable Housing	39,600,000		39,600,000
Parking Enhancements	4,830,000		4,830,000
Parks, Recreational Facilities, Cultural Amenities	8,000,000		8,000,000
Zone Administration/Professional Services	<u>6,000,000</u>	<u>10,522,977</u>	<u>(4,522,977)</u>
Total Project Costs	<u>167,024,133</u>	<u>48,038,980</u>	<u>118,985,153</u>

MONTROSE REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

JUNE 30, 2026

MONTROSE REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
JUNE 30, 2026

S E R I E S - 2 0 2 3			
Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2027	\$ 575,000	\$ 632,544	\$ 1,207,544
2028	480,000	606,169	1,086,169
2029	505,000	581,544	1,086,544
2030	530,000	555,669	1,085,669
2031	560,000	528,419	1,088,419
2032	585,000	499,793	1,084,793
2033	620,000	469,669	1,089,669
2034	650,000	437,918	1,087,918
2035	685,000	404,544	1,089,544
2036	720,000	369,419	1,089,419
2037	755,000	332,544	1,087,544
2038	670,000	296,919	966,919
2039	705,000	262,543	967,543
2040	735,000	229,759	964,759
2041	765,000	198,822	963,822
2042	800,000	166,544	966,544
2043	835,000	132,822	967,822
2044	870,000	97,112	967,112
2045	905,000	59,393	964,393
2046	945,000	20,082	965,082
	<u>\$ 13,895,000</u>	<u>\$ 6,882,228</u>	<u>\$ 20,777,228</u>

See accompanying independent auditor's report.

MONTROSE REDEVELOPMENT AUTHORITY
BOARD MEMBERS AND CONSULTANTS
JUNE 30, 2026

Authority Mailing Address - Montrose Redevelopment Authority
8588 Katy Freeway, Suite 441
Houston, TX 77024

Authority Telephone Number - (713) 463-8200

Board Members

Position

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

Zone Administrator

Knudson, LP
8588 Katy Freeway, Suite 441
Houston, TX 77024

See accompanying independent auditor's report.

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)*

September 21, 2026

Board of Directors
Montrose Redevelopment Authority
City of Houston, Texas

We have audited the financial statements of the governmental activities and each major fund of Montrose Redevelopment Authority (the "Authority") for the year ended June 30, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated May 18, 2026. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or Authority consultants.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the Authority, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 2. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. If applicable, we evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The Authority's bookkeeper and Board of Directors will be provided with any such adjustments.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 21, 2026.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to perform the following non-attest services for the Authority: (1) preparation of financial statements and related notes in conformity with accounting principles generally accepted in the United States of America. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to those specifically defined and did not result in assuming management responsibilities.

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for all combined funds, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information required by the City of Houston, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the Authority and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,

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

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

13. Convene in Executive Session to consult with attorney pursuant to Section 551.071, Texas Government Code.

Montrose Redevelopment Authority

Monday, September 21, 2026, at 6:30 PM

14. Reconvene in Open Session and authorize appropriate action.