

November 16, 2015

RE: Montrose TIRZ – Support Letter
Neartown Association

Dear Council Member Ellen Cohen,

This letter is to convey the Neartown Association's support for the creation of a Montrose TIRZ. Neighborhood Associations who are members of Neartown voted unanimously in the support of a Montrose TIRZ on May 26, 2015. The TIRZ decision was selected as in the attached Minutes of the Neartown Meeting of May 26, 2015.

A great deal of effort and manpower was extended before the supporting a Montrose TIRZ. Neartown's member neighborhood associations actively participated in committees investigating the feasibility of a Montrose TIRZ. Neartown committees investigated the TIRZ Process, CIP-Critical Needs, High Potential TIRZ Areas and the Performance of The Midtown TIRZ, The Upper Kirby TIRZ and The Memorial City TIRZ. Member neighborhood association choose to support a Montrose TIRZ after conveying finding to their local associations. The committee reviews are attached in the Minutes of the Neartown Meeting of April 28, 2015.

Thank you for your consideration.

Respectfully yours,

Greg LeGrande, President Neartown Association

attachments



Winlow Place Civic Club
PO Box 980712
Houston, TX 77098

September 10, 2015

Subject: Winlow Place in Support for Creation of a Montrose TIRZ

Dear Council Member Ellen Cohen,

I am writing as the current President of the Winlow Place Civic Club to voice our support of the proposed Montrose TIRZ.

On Tuesday, May 12, 2015 the Winlow Place board voted in support of moving forward with the exploration/creation of a Montrose TIRZ. I also attended the Neartown Association meeting on May 26, 2015 to communicate this position. At that meeting Neartown Association members, comprised of Neighborhood Associations including my representation of Winlow Place, affirmed this opinion by means of a unanimous vote in support of a Montrose TIRZ.

The reasons we support a Montrose TIRZ are many. Winlow Place Civic Club believes that a Montrose TIRZ could stand to benefit not only Montrose, but the entire City of Houston.

Our streets are currently failing, and a Montrose TIRZ will facilitate completion of infrastructure projects at this level much more quickly than the City's Capital Improvement Plan. For Montrose streets to continue to perform for the whole city, which includes thru-traffic to downtown, the Texas Medical Center, many institutes of higher education as well as cultural attractions and the Museum District, they need an investment the City cannot afford alone. Winlow Place believes that a TIRZ will enable Montrose to complete this work sustainably with the long game in mind. In addition to the major hubs, Montrose serves as a major transit corridor, with important connections both North to South and East to West, none of which have been reconstructed for many decades. These transit corridors are the day-to-day working horses for commuter traffic to get people to jobs, schools and homes. We believe that Montrose will continue to see tremendous increases in density, and our streets need to perform to increased demands by all types of users. The City cannot afford for Montrose to choke on traffic.

Ultimately, a Montrose TIRZ will lead to more City funds being freed up for Capital Improvement Plan projects elsewhere – and over time, a Montrose TIRZ could stand to funnel millions of dollars back to the City. Winlow Place believes that the performance of a Montrose TIRZ will be such that this happens sooner than later – the likelihood for success of a Montrose TIRZ is great, and with the revenue cap still in place, necessary. In addition, the entire City is guaranteed to benefit from the sales tax increase as well as additional jobs. And, as far as jobs go, the continued degradation will undoubtedly impact future development if a mechanism such as the Montrose TIRZ does not exist.



Winlow Place Civic Club
PO Box 980712
Houston, TX 77098

We want all of Montrose to benefit from TIRZ investment in our community – and on our community's terms. Winlow Place feels that the Montrose TIRZ discussions have appropriately included several public community meetings and stakeholder discussions. The project plan/map has mindfully flanged up against other existing TIRZs to ensure no “stops and starts” for project initiatives, and has left no “orphans.” Myself, and Winlow Place, have been active in several conversations regarding our goals and priorities. We are excited that a Montrose TIRZ will represent the needs of Montrose itself, operating with transparency and accountability – soliciting community input, sharing the project plan and serving as a bullhorn for Montrose stakeholders. The discussions around a Montrose TIRZ up to this point have brought together our community in a way that has not happened for a long time – a way centered around greater need and long-term vitality – values that we know Houston believes in. Montrose is an area that, like the vision statement of the City's new General Plan, offers opportunity for all. We celebrate our diversity of people, ideas, economy, culture, and places. And we want to keep it that way. We believe that Montrose can provide an opportunity for pilot programs for creative and progressive affordable and workforce housing to serve the City's low-cost housing needs in the inner City. The City recognizes the need for affordable housing opportunities, and there is a practical need for affordable workforce housing in Montrose. We want to provide opportunity for artist, students, and the workforce, and we want to do so within – not outside of – our neighborhood.

The matter is urgent, and if a Montrose TIRZ is not established in 2015, there is a lot to lose. With the high level of multi-occupancy building, several million dollars of TIRZ taxable increment will be lost from projects underway if a Montrose TIRZ is delayed beyond 2015. Further, many substantial infrastructure projects would be at risk without the investment of TIRZ dollars. Projects that would take 10-20 years to complete if dependent on City CIP funds alone could be addressed much sooner (5-7 years) with the addition of TIRZ funds. To be sustainable those projects must be done with future density projections and increased multi-modal use of our major transit corridors in mind, and a Montrose TIRZ could facilitate that. It is important to start this process now to allow for the increment to grow and for work to begin as quickly as possible. Our infrastructure is failing now. A Montrose TIRZ is the only realistic solution to save it over the long term.

Please consider that Winlow Place Civic Club is in support of the creation of a Montrose TIRZ.
Thank you for your consideration.

Respectfully yours,

A handwritten signature in cursive script, appearing to read 'C Garry'.

Caroline Garry
President, Winlow Place Civic Club



Westmoreland Civic Association
Houston, Texas

September 30, 2015

Dear Mayor Annise D. Parker,

The Westmoreland Civic Association Board of Directors voted unanimously, September 29, 2015, in favor of the formation of the proposed Montrose TIRZ. The Montrose TIRZ has been discussed in previous general meetings: no opposition was noted.

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'David Krentz', written over a horizontal line.

David Krentz

President

Westmoreland Civic Association



P.O. Box 66674
Houston, TX 77266-6674
info@wammcivic.org
wammcivic.org

November 5, 2015

Ms. Brooke Boyett

Chief of Staff

Office of Council Member Ellen Cohen

Dear Brooke,

WAMM supports 100% a Montrose TIRZ to be proposed and finalized ASAP.

Best Regards,

Lane Llewellyn

President/WAMM

September 22, 2015

Dear Council Member Ellen Cohen,

I am writing as the current President of the Vermont Commons Civic Association (VCCA) to voice support of the proposed Montrose TIRZ. There are 1150 households in VCCA.

At the April meeting of VCCA, with 48 residents in attendance, there was a unanimous vote to support a Montrose TIRZ.

Listed below are the reasons Vermont Commons residence think a TIRZ that encompasses Vermont Commons is necessary

- Montrose streets and infrastructure are rapidly deteriorating.
- Montrose streets serve the entire city and the surrounding metropolitan area. The status of Montrose streets status impacts not only mobility but other crucial infrastructure systems. They are at and beyond their typical service life.
- The Montrose infrastructure needs to be able to perform for the type of density and transit that is projected for the future.
- The City cannot afford for Montrose to choke on traffic.

How a Montrose TIRZ will benefit the city of Houston.

- The entire city will benefit from sales tax increases, additional jobs and denser development
- Ultimately, a Montrose TIRZ would lead to more City funds being freed up for CIP usage elsewhere and over its lifetime inject millions of dollars back into the City.
- Montrose can provide pilot programs for creative and progressive affordable and workforce housing serving the City's low-cost housing needs in the inner City.

The matter is urgent, and if a Montrose TIRZ is not established in 2015, there is a lot to lose. With the high level of multi-occupancy building proposed, several million dollars of TIRZ taxable increment will be lost from projects underway in the projected Montrose TIRZ. Projects that would take 10-20 years to complete if dependent on City CIP funds alone could be addressed much sooner (5-7 years).

Our infrastructure is failing now. A Montrose TIRZ is the only realistic solution to save it.

Jeanette Hix

President

VCCA

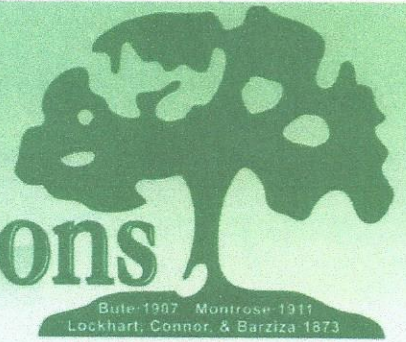
713 521 3337

hix@rmi.net

First Montrose Commons

NEIGHBORHOOD ASSOCIATION

A COMMON EFFORT FOR AN UNCOMMON NEIGHBORHOOD



Wednesday, August 26, 2015

Stephen Longmire
PRESIDENT

The Honorable Councilmember for District C, Ellen R. Cohen
City Hall Annex

Cindy Gabriel

900 Bagby First Floor
Houston, Texas 77002

Cindy Gabriel
VICE PRESIDENT

On behalf and with the full support of the Membership of First Montrose Commons Neighborhood Association, by unanimous resolution of the Board of Directors of First Montrose Commons, Inc. be it known that:

Leslie Turner

Leslie Turner
SECRETARY

First Montrose Commons Neighborhood Association, its Board of Directors and Membership strongly urge passage of an Ordinance by the Council of the City of Houston establishing the Montrose-Neartown Tax Increment Reinvestment Zone, with boundaries, mission, and budget as presented by the Neartown Association to the City of Houston without delay.

Mary Anne McBrayer

Mary Anne McBrayer
TREASURER

The Greater Montrose-Neartown area of Houston is undergoing rapid and substantial growth, placing an undue burden on its infrastructure—much of which is nearing 100 years of age. Indeed, this infrastructure is now becoming more a burden than an asset to the area's continued prosperity. It is essential to the well-being of the citizens of this area, as well as of the City of Houston, that every available measure to modernize this infrastructure to meet current and future needs be taken without hesitation or delay of any kind. We believe strongly that the immediate establishment of the Montrose-Neartown Tax Increment Reinvestment Zone is the best way to accomplish this essential goal.

Chris Oakley

Chris Oakley
HISTORIAN

David Turner

David Turner
DIRECTOR OF MEMBERSHIP

Accordingly, First Montrose Commons expresses its strong support for the proposal put forth by the Neartown Association to establish the Montrose-Neartown Tax Increment Reinvestment Zone by passage of an enabling Ordinance before the end of calendar year 2015, in order that we may take advantage of the current year's taxable value as its "Base-Zero" year.

Jason Ginsburg

Jason Ginsburg
DIRECTOR OF ACTIVITIES

Lance McKnight

Lance McKnight
DIRECTOR OF SECURITY

Respectfully submitted:

Stephen Longmire, President

Stephen Longmire
DIRECTOR OF COMMUNICATIONS



August 30, 2015

Dear Council Member Cohen,

I am writing on behalf of Lancaster Place Civic Association to voice our support for the proposed Montrose Tax Increment Reinvestment Zone (TIRZ). As you know, the Montrose is a vital part of our city, named one of the ten best urban neighborhoods in the United States by the American Planning Association for its vibrant mix of creative citizens, historic homes, eclectic businesses, and rare walkability. People throughout Houston come to Montrose to enjoy our cultural opportunities and to dine at our many restaurants. However, as an historic area, our infrastructure is antiquated and crumbling. Street intersections regularly flood due to inadequate or collapsed storm drains. Sidewalks are badly broken, sometimes impassable. Sadly, pocked and repeatedly patched streets are our norm, making a car trip into an obstacle course. At the same time, the Montrose has become a focus for denser central city development, placing even greater strain on our failing infrastructure.

We in Lancaster Place believe that a Montrose TIRZ would not only benefit Montrose but the City of Houston as a whole, for some of the following reasons:

- Montrose streets serve as major traffic arteries from other areas of Houston to Downtown and the Medical Center. Their degraded condition adversely affects cross-town mobility. A Montrose TIRZ would expedite major, much needed infrastructure improvements.
- Houstonians come to the Montrose to enjoy our many amenities, but encounter the same crumbling infrastructure that residents live with daily.
- A Montrose TIRZ would eventually free CIP funds for use in other areas of Houston. Projects within Montrose that could take 10-20 years to complete using CIP funding alone could take 5-7 years, if supplemented by Montrose TIRZ funding. We are already decades behind.
- Montrose's failing infrastructure will become an increasing burden on the City budget the longer it continues to decay. Infrastructure projects become only more expensive over time.
- A Montrose TIRZ can focus on transit projects that are tailored to the challenges of a dense urban neighborhood and integrate those projects with the City's general mobility plan.
- Montrose can create progressive pilot programs to increase affordable housing within the urban core. There is a practical need for low-cost housing in Montrose; and we want to provide opportunities for artists, students and workers to live inside – not outside – the

neighborhood. These housing investments will help maintain the diverse character of Montrose, while also ameliorating traffic.

- A Montrose TIRZ can best represent the needs of Montrose stakeholders: operating transparently and with accountability, addressing needs identified by the Montrose community, and sharing project plans with it.

The Lancaster Place Civic Association believes that Neartown Association has involved the Montrose community in a good faith discussion of the pros and cons of a Montrose TIRZ in a conscientious and serious manner. We have been apprised of developments at each stage of the process, beginning with the public town hall meeting at St. Thomas University in December 2014, through the public forum held at St. Stephen's Episcopal Church in March 2015, and through our monthly Association meetings. As a result, LPCA members voted overwhelmingly in favor of a Montrose TIRZ at our May 2015 meeting. That vote was taken to the Neartown Association's general meeting on June 26th, at which time the allied associations of Neartown voted unanimously in favor of establishing a Montrose TIRZ.

Lancaster Place urges the City Council to approve the creation of a Montrose TIRZ this year. It is important that the Council acts quickly. With several high profile developments underway or planned in Montrose, significant increment revenue will be lost if TIRZ approval is delayed beyond 2015. Our infrastructure is failing now. One has only to travel from the Upper Kirby TIRZ through Montrose to the Midtown TIRZ to experience how critically it is failing. Conversely, that trip is an opportunity to imagine what could be if a Montrose TIRZ filled the void with infrastructure improvements and thoughtful development. Keeping Montrose one of the nation's best urban neighborhood accrues to the benefit of Houston as a whole. We believe the Montrose TIRZ would reinforce the ambitions of this potentially great city, one that will soon be America's third largest.

Respectfully yours,

Paul Terry, President
Lancaster Place Civic Association



MANDELL PLACE CIVIC ASSOCIATION

"A NEIGHBORHOOD BY DESIGN"

P.O. Box 66005

HOUSTON, TEXAS 77266

MANDELLPLACE@GMAIL.COM

WWW.MANDELLPLACE.ORG

Dear Council Member Ellen Cohen,

I am writing as the current President of the Mandell Place Civic Association to voice our support of the proposed Montrose TIRZ.

Mandell Place Civic Association believes that a Montrose TIRZ would benefit not only Montrose, but the entirety of the City of Houston:

- Montrose streets and infrastructure is rapidly deteriorating and a TIRZ will expedite these necessary infrastructure projects.
- Montrose streets serve the whole city and their current status impacts not only mobility but other crucial infrastructure systems. They are at and beyond their typical service life.
- Our infrastructure needs to be able to perform for the type of density and transit we are projecting in the future.
- The City cannot afford for Montrose to choke on traffic.
- The whole city will benefit from sales tax increases, additional jobs and denser development.
- Ultimately, a Montrose TIRZ would lead to more City funds being freed up for CIP usage elsewhere and over its lifetime inject millions of dollars back into the City.
- The degradation of the current infrastructure will impact future development.
- A Montrose TIRZ will best represent Montrose stakeholders – operating transparently and accountably; soliciting community input, sharing the project plan, and addressing needs identified by the Montrose community.
- Montrose can provide pilot programs for creative and progressive affordable and workforce housing serving the City's low-cost housing needs in the inner City. There is a practical need for

affordable workforce housing in Montrose. We want to provide opportunity for artists, students, and the workforce, and we want to do so within – not outside of – our neighborhood.

- It is important to start this process now to allow for the increment to grow, and for work to begin as quickly as possible.
- A Montrose TIRZ provides the opportunity for all of Montrose to benefit from a TIRZ investment. The proposed TIRZ map encompasses Montrose and abuts other existing TIRZs to facilitate collaboration on project initiatives.

Please consider that Mandell Place Civic Association is in support of the creation of a Montrose TIRZ.

Thank you for your consideration.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'Jake Mase', with a long, sweeping flourish extending to the right.

Jake Mase

President, Mandell Place Civic Association



November 9, 2015

Subject: East Montrose in Support for Creation of a Montrose TIRZ

Dear Council Member Cohen,

As the current President of the East Montrose Civic Association, I am writing to voice our support for the proposed Montrose TIRZ.

The Neartown Association previously asked civic club leaders within the Association to go back to their residents to seek input as to whether to support a Montrose TIRZ. On Wednesday, May 6, 2015 the EMCA board voted to support the creation of a Montrose TIRZ. I also attended the Neartown Association meeting on May 26, 2015 to communicate this position, and at that meeting Neartown Association members affirmed this opinion by means of a unanimous vote in support of a Montrose TIRZ.

We support a Montrose TIRZ because we believe that a Montrose TIRZ could stand to benefit not only Montrose, but the entire City of Houston.

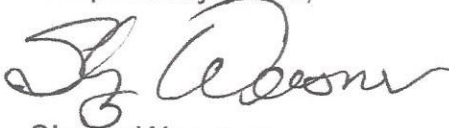
Our streets are currently failing, and for Montrose streets to continue to perform for the whole city, which includes thru-traffic to downtown, the Texas Medical Center, many institutes of higher education as well as cultural attractions and the Museum District, they need focused attention. In addition to the major hubs, Montrose serves as a major transit corridor, with important connections none of which have been reconstructed for many decades. These transit corridors are the day-to-day work horses for commuter traffic to get people to jobs, schools and homes. We believe that Montrose will continue to see tremendous increases in density, and our streets need to accommodate those demands. The City cannot afford for

Montrose to choke on traffic and the entire City will benefit from sales tax increases as well as additional jobs that should accrue to the area because of the increased focus on infrastructure improvement

The matter is urgent. It is important to start this process now to allow for the increment to grow and for work to begin as quickly as possible.

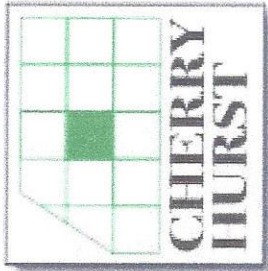
Thank you for your consideration.

Respectfully yours,



Sherry Weesner
President, East Montrose Civic Association

cc: Mayor Annise Parker



Cherryhurst Civic Association
1621 Cherryhurst Street
Houston, Texas 77006

Dear Council Member Ellen Cohen:

I am writing as the current President of the Cherryhurst Civic Club to voice our **support** of the proposed Montrose TIRZ. Cherryhurst Civic Club believes that a Montrose TIRZ would benefit not only Montrose, but the entirety of the City of Houston:

- Montrose streets and infrastructure is rapidly deteriorating and a TIRZ will expedite these necessary infrastructure projects.
- Montrose streets serve the whole city and their current status impacts not only mobility but other crucial infrastructure systems. They are at and beyond their typical service life.
- Our infrastructure needs to be able to perform for the type of density and transit we are projecting in the future.
- The City cannot afford for Montrose to choke on traffic.
- The whole city will benefit from sales tax increases, additional jobs and denser development.
- Ultimately, a Montrose TIRZ would lead to more City funds being freed up for CIP usage elsewhere and over its lifetime inject millions of dollars back into the City.
- A Montrose TIRZ provides the opportunity for all of Montrose to benefit from a TIRZ investment. The proposed TIRZ map encompasses Montrose and abuts other existing TIRZs to facilitate collaboration on project initiatives.

The matter is urgent, and if a Montrose TIRZ is not established in 2015, there is a lot to lose. With the high level of multi-occupancy building, several million dollars of TIRZ taxable increment will be lost from projects underway if a Montrose TIRZ is delayed beyond 2015. Further, many substantial infrastructure projects would be at risk without the investment of TIRZ dollars. *(Projects that would take 10-20 years to complete if dependent on City CIP funds alone could be addressed much sooner (5-7 years) with the addition of TIRZ funds. With facilitation of a Montrose TIRZ, those projects would be done right – with future density projections and increased use of our major transit corridors in mind. It is important to start this process now to allow for the increment to grow and for work to begin as quickly as possible. Our infrastructure is failing now. A Montrose TIRZ is the only realistic solution to save it over the long term).*

Please consider that Cherryhurst Civic Club is in **support** of the creation of a Montrose TIRZ.

Thank you for your consideration.

Respectfully yours,

June Spencer, President Cherryhurst Civic Association

Luna, Valerie - CNL

From: jhillbray@sbcglobal.net
Sent: Tuesday, September 29, 2015 10:57 AM
To: CNL District C; Elsner, Traci - CNL
Cc: Scott Bell CCNA; Holly Smith; Joellen Hill Brayshaw; Herman Vacca; Skip Almoney; Trish Vandiver; Greg LeGrande; Louis Frey
Subject: A support letter for Montrose TIRZ project from Castle Court Neighborhood Association

Dear Council Member Ellen Cohen,

I am writing as the current President of the Castle Court Neighborhood Association to join with our fellow civic clubs in Montrose in support of the proposed Montrose TIRZ.

CCNA believes and agrees with other civic clubs in Montrose that a Montrose TIRZ would definitely and immediately benefit not only Montrose, but the entirety of the City of Houston.

- Montrose streets and infrastructure is rapidly deteriorating and a TIRZ will expedite these necessary infrastructure projects. Our CCNA community borders on Richmond Ave, and we watch as Richmond street conditions continue to deteriorate with no apparent attention. It is appalling. As the large apartment complexes go up, our main thoroughfares go down, down, down.
- We believe and agree that Montrose streets serve the whole city and their current status impacts not only mobility but other crucial infrastructure systems. They are at and beyond their typical service life.
- CCNA believes and agrees that as the multiple family and multiple story buildings continue to rise, along with other newer and larger structures in Montrose, our infrastructure needs to be able to perform for the type of density and transit we are experiencing now, and are projecting in the future.
- The City cannot afford for Montrose to choke on traffic and poor road standards.
- The whole city will benefit from sales tax increases, additional jobs and denser development.
- CCNA believes and agrees that ultimately, a Montrose TIRZ would lead to more City funds being freed up for CIP usage elsewhere and over its lifetime inject millions of dollars back into the City.
- The degradation of the current infrastructure will, and is already, impacting future development.
- A Montrose TIRZ will best represent Montrose stakeholders – operating transparently and accountably; soliciting community input, sharing the project plan, and addressing needs identified by the Montrose community.
- Montrose can provide pilot programs for creative and progressive affordable and workforce housing serving the City's low-cost housing needs in the inner City. There is a practical need for affordable workforce housing in Montrose. We want to provide opportunity for artists, students, and the workforce, and we want to do so within – not outside of – our neighborhood.
- CCNA believes and agrees that it is important to start this process **NOW** to allow for the increment to grow, and for work to begin as quickly as possible.

- A Montrose TIRZ provides the opportunity for all of Montrose to benefit from a TIRZ investment. The proposed TIRZ map encompasses Montrose and abuts other existing TIRZs to facilitate collaboration on project initiatives.

The Montrose TIRZ project committee created this list of objectives determined to address our strong thoughts and feelings on why it is so important to adopt the TIRZ for our Montrose district. CCNA feels that the Montrose TIRZ discussions have appropriately included several public community meetings and stakeholder discussions. We had representation at these meetings and our association is in total agreement with the objectives cited above.

This matter is urgent, and if a Montrose TIRZ is not established in 2015, there will be lot to lose. With the high level of multi-occupancy building, several million dollars of TIRZ taxable increment will be lost from projects underway if a Montrose TIRZ is delayed beyond 2015. Further, many substantial infrastructure projects would be at risk without the investment of TIRZ dollars. *(Projects that would take 10-20 years to complete if dependent on City CIP funds alone could be addressed much sooner (5-7 years) with the addition of TIRZ funds. With facilitation of a Montrose TIRZ, those projects would be done right – with future density projections and increased use of our major transit corridors in mind. It is important to start this process now to allow for the increment to grow and for work to begin as quickly as possible. Our infrastructure is failing now. A Montrose TIRZ is the only realistic solution to save it over the long term).* Again, CCNA believes and agrees with this statement.

Please consider that Castle Court Neighborhood Association is in **support** of the creation of a Montrose TIRZ.

Thank you for your consideration.

Respectfully yours,
Joellen Brayshaw
President
Castle Court Neighborhood Association

Avondale Civic Association

P. O. Box 66462 * Houston, Texas *
77266 www.avondaleassociation.org

August 31, 2015

Subject: Avondale Civic Association in Support for Creation of a
Montrose TIRZ

Dear Council Member Ellen Cohen,

I am so grateful to have the opportunity to contact you and apprise you of the opinions of the residents of Avondale.

Avondale Civic club feels that the Montrose TIRZ discussions have appropriately included several public community meetings and stakeholder discussions. A large portion of our members attended each of these meetings.

The matter is urgent, and if a Montrose TIRZ is not established in 2015, there is a lot to lose. With the high level of multi-occupancy building, several million dollars of TIRZ taxable increment will be lost from projects underway if a Montrose TIRZ is delayed beyond 2015. Further, many substantial infrastructure projects would be at risk without the investment of TIRZ dollars. (Projects that would take 10-20 years to complete if dependent on City CIP funds alone could be addressed much sooner (5-7 years) with the addition of TIRZ funds. With facilitation of a Montrose TIRZ, those projects would be done right – with future density projections and increased use of our major transit corridors in mind. It is important to start this process now to allow for the increment to grow and for work to begin as quickly as possible. Our infrastructure is failing now. A Montrose TIRZ is the only realistic solution to save it over the long term).

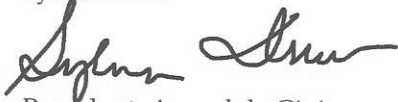
Please consider that AvondaleCivic Club is in support of the creation of a Montrose TIRZ.

Thank you for your consideration.

As you might remember Avondale regularly invites elected Officials to meet with us—hope we'll be seeing you soon.

Respectfully yours,

Sylvia Drew



President, Avondale Civic



• • •
Avondale Civic Assoc

www.avondaleassociation.org

Sylvia Drew President

Ray Valdez Vice President

Rebecca Helmreich secretary

Eugene Nosal treasurer

Greg LeGrande At-Large 1

Carol Fisher At-Large 2

Patrick Banks At-Large 3

Betty Barrett Historian

Committee Chairs

Social Erica Zerante

Historical Greg Mouser

YOTM Henry Washington