

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

MARCH 27, 2024

BOARD PACKET

REINVESTMENT ZONE NUMBER

TWENTY-ONE

CITY OF HOUSTON, TEXAS

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the "Authority") and the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), will hold a joint meeting, open to the public, on March 27, 2024, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report and payment of bills.
5. Amendment Number Two, Task Order Number One, Gauge Engineering, in an amount not to exceed \$10,000.00.
6. Administrative Contractor Matters including:
 - a. Lonnie Hoogebaum,
 - b. Hawes Hill and Associates, LLP.
7. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, Developers, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan.
 - a. Infrastructure Committee
 - b. Parks Committee
8. Convene in Executive Session pursuant to Sections 551.071-551.089, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and/or economic development negotiations.
9. Reconvene in Open Session and authorize appropriate action.
10. Discuss meeting schedule including date and time of next meeting for May 22, 2024, at 9:00 a.m.
11. Adjourn.



Ralph De Leon
Administrator for the Zone

The Board of Directors meeting packet can be found at <https://nearnorthsidetirz21.com/calendar/>

TAB

THREE

TAB

FOUR

INVOICE

Date: 3/27/2024
 Invoice # Number 83

TIFWorks, LLC
 P.O. Box 10330
 Houston, Texas 77206
 (832)-978-5910
 ralph@tifworks.com

To
 Ed Reyes
 Chairman of the Board
 Hardy/Near Northside Redevelopment Authority
 Tax Increment Investment Zone Number
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
Ralph De Leon	Hardy/Near Northside Redevelopment Authority 2/24/202 thru 3/24/2024	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES - REDUCED		\$2,000.00
Total			\$2,000.00

Make all checks payable to TIFWorks, LLC
Thank you for your business!

SINGLE SHEET OF PLAIN
COLORED PAPER

INVOICE

Date: 3/11/2024
 Invoice # Number 82

TIFWorks, LLC
 P.O. Box 10330
 Houston, Texas 77206
 (832)-978-5910
 ralph@tifworks.com

To
 Ed Reyes
 Chairman of the Board
 Hardy/Near Northside Redevelopment Authority
 Tax Increment Investment Zone Number
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
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	BASIC SERVICES - REDUCED		\$2,000.00
Total			\$2,000.00

Make all checks payable to TIFWorks, LLC
Thank you for your business!

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

February 06, 2024
Invoice: 21972667
BA: 04674 Clark Stockton Lord

Our Matter: **0037619.000001** General Counsel
For Services Through January 31, 2024

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/03/24	Review items needed for closing transcript	Merville Garrett	1.00	500.00	500.00
01/04/24	Attention to follow up matters and conference with attorney regarding the same.	Tiffany M. Ehmke	0.25	383.00	95.75
01/04/24	Discuss and review requirements for term loan	Merville Garrett	0.25	500.00	125.00
01/08/24	Handle loan documentation	Clark Stockton Lord	4.00	500.00	2,000.00
01/16/24	Review loan documents	Merville Garrett	1.50	500.00	750.00
01/17/24	Conference call with attorney regarding line of credit matters (x3).	Tiffany M. Ehmke	0.75	383.00	287.25
01/17/24	Review documents relating to loan	Merville Garrett	4.00	500.00	2,000.00
01/19/24	Handle loan documentation	Clark Stockton Lord	6.00	500.00	3,000.00
01/24/24	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	500.00	1,000.00
01/25/24	Review loan documents	Merville Garrett	1.00	500.00	500.00
01/30/24	Review and revise loan documents from bank counsel	Merville Garrett	3.50	500.00	1,750.00
01/31/24	Handle loan documentation	Clark Stockton Lord	4.00	500.00	2,000.00
Total Fees					\$ 14,008.00

BRACEWELL

Invoice: 21972667

Client: Hardy/Near Northside Redevelopment Authority

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	1.00	383.00	383.00
Clark Stockton Lord	Partner	16.00	500.00	8,000.00
Merville Garrett	Associate	11.25	500.00	5,625.00
Total Summary of Fees		28.25		\$ 14,008.00

Total Fees, Expenses and Charges on This Invoice

\$ 14,008.00

BRACEWELL

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: General Counsel

Invoice: 21972667

Matter No: 0037619.000001

Total Fees	\$ 14,008.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 14,008.00
Total Current Billing on this Invoice	\$ 14,008.00
Balance Forward	\$ 24.00
Please Remit Total Balance Due on this Invoice	\$ 14,032.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21972667**

Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Date	Invoice #
1/31/2024	85108

Description	Amount
Bookkeeping and reconciliations for the month of December and January Meeting Attendance – January Preparation of Forms 1099 and 1098	1,750.00
Total	\$1,750.00





Total Outstanding Balance \$1,750.00

RETURN SERVICE REQUESTED

>003377 4577183 0001 92341 10Z

TIRZ21
711 LOUISIANA ST STE 2300
HOUSTON TX 77002-2770

Managing Your Accounts

	Branch Name	Texas Capital Bank
	Phone Number	(877) TEX-BANK (839.2265)
	Mailing Address	2350 Lakeside Blvd Ste 800 Richardson, Texas 75082
	Online Access	www.texascapitalbank.com



Summary of Accounts

Account Type	Account Number	Ending Balance
COMMERCIAL ANALYSIS	2400004302	\$513.41

COMMERCIAL ANALYSIS-2400004302

Account Summary

Date	Description	Amount
01/01/2024	Beginning Balance	\$513.03
	1 Credit(s) This Period	\$15,700.00
	2 Debit(s) This Period	\$15,699.62
01/31/2024	Ending Balance	\$513.41

Other Credits

Date	Description	Amount
01/24/2024	XFR XFER FR DDA 001213091794 012424 ENTS RF#054515003849	\$15,700.00
		1 item(s) totaling \$15,700.00

Electronic Debits

Date	Description	Amount
01/10/2024	MTHLY ANALYSIS CHARGE	\$351.71
01/24/2024	HardyNear Norths AchBatch -SETT-A103BNKNW 240000430	\$15,347.91
		2 item(s) totaling \$15,699.62

Daily Balances

Date	Amount	Date	Amount
12/31/2023	\$513.03	01/10/2024	\$161.32
		01/24/2024	\$513.41

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00





Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Hardy/Near Northside Redevelopment Authority/TIRZ 21
 c/o Bracewll, LP and Tifworks
 711 Louisiana Street, Suite 2300
 Houston, TX 77002

Invoice number 2937
 Date 02/12/2024

Project **1081 TO #1 - TIRZ 21 On-Call Services**

Professional Services Provided Through January 31, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	8,073.77	8,073.77	8,073.77	0.00	0.00
ON-CALL ENGINEERING - 2023	10,000.00	6,415.87	8,279.74	1,720.26	1,863.87
Total	18,073.77	14,489.64	16,353.51	1,720.26	1,863.87

Professional Fees

	Hours	Rate	Billed Amount
Director of Utility Services Lydia Mares	8.00	225.00	1,800.00

Reimbursables

	Date	Units	Rate	Billed Amount
2023 Mileage Rate Lydia Mares	12/15/2023	30.00	0.655	19.65
2024 Mileage Rate Lydia Mares	01/19/2024	30.00	0.67	20.10
	01/24/2024	36.00	0.67	24.12
	Subtotal			44.22
	Reimbursables subtotal			63.87

Invoice total **1,863.87**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2937	02/12/2024	1,863.87	1,863.87				
	Total	1,863.87	1,863.87	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



Hardy/Near Northside Redevelopment Authority/TIRZ 21
 c/o Bracewll, LP and Tifworks
 711 Louisiana Street, Suite 2300
 Houston, TX 77002

Invoice number 2938
 Date 02/12/2024

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through January 31, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	100.00	23,130.00	23,130.00	0.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00	0.00
Subtotal	107,762.50	100.00	107,762.50	107,762.50	0.00	0.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
Structural design - Retaining Wall Design - Kuo	11,550.00	100.00	11,550.00	11,550.00	0.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00	0.00
Utility Coordination	10,070.00	100.00	9,490.98	10,070.00	0.00	579.02
Supplemental No. 2 - Requested Design Revisions	19,145.00	0.00	0.00	0.00	19,145.00	0.00
Subtotal	58,814.90	67.45	39,090.88	39,669.90	19,145.00	579.02
Expenses	350.00	100.00	350.00	350.00	0.00	0.00
Construction Phase Services	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	186,547.40	79.22	147,203.38	147,782.40	38,765.00	579.02

Invoice total **579.02**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2938	02/12/2024	579.02	579.02				
	Total	579.02	579.02	0.00	0.00	0.00	0.00

I certify the above to be true and correct



Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

TAB

FIVE

TASK ORDER NO. 1 – AMENDMENT NO. 2



March 11th, 2024

Ed Reyes, Chairman
Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewell, LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Re: Proposal to Provide On-Call Engineering Consulting Services to Hardy/Near Northside Redevelopment Authority TIRZ 21

Dear Ms. Reyes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for on-call engineering consulting services. Gauge will provide support services as requested and authorized by the Board of Directors or as directed by the Administrator. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed **\$10,000**, at the rates shown on the attached rate sheet, Exhibit A. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", written over a horizontal line.

Muhammad Ali, P.E.
Principal

Accepted for
Hardy/Near Northside Redevelopment Authority/TIRZ 21

Signature

Date

Attachments:
Exhibit A –Hourly Rate Schedule

Print



Exhibit A

	Classification	Rate per Hr.
1	Principal	\$275
2	Sr. Project Manager	\$225
3	Project Manager	\$175
4	Construction Manager	\$170
5	Senior Project Engineer	\$165
6	Project Engineer	\$150
7	GIS Specialist	\$130
8	Graduate Engineer	\$120
9	Senior Designer	\$115
10	Inspector	\$110
11	Project Administrator	\$110
12	CADD Tech	\$90
13	Administrative Assistant	\$85
14	Clerical	\$65