

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 19, 2021
BOARD PACKET

REINVESTMENT ZONE NUMBER
TWENTY-ONE
CITY OF HOUSTON, TEXAS

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
AND
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 **Monday, April 19, 2021, at 9:00 a.m.**, Call-In Number, (346) 248-7799 US (Houston) US (Houston), Meeting ID: 957 8602 5798 Passcode: 715494 and join as a participant to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

Meeting can also be attended virtually at:


<https://zoom.us/j/95786025798?pwd=M0xEck5lRkZxVUQxUVNuNGJ4WmZJdz09>

Meeting ID: 957 8602 5798

Passcode: 715494

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report including payment of bills.
5. Fiscal Year 2022 Annual Operating Budget of the Authority and 5-Year CIP of the Zone.
6. Gauge Report on Infrastructure Assessment Study.
7. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
 - a. N.P. White Oak Apartments; and
 - b. Amendment of Development Agreement for CR V Hardy Yards.
 - c. Letter Adrian Garcia, Commissioner Precinct Two,
 - i. Partnership Grant Application.
8. Discuss meeting schedule including date and time of next meeting for **May 24, 2021, at 9:00 a.m.**
9. Convene in Executive Session pursuant to section 551.087, 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.
10. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.
11. Adjourn.

* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended various open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as Hardy Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda. The Board of Directors meeting packet can be found at <https://bracewell.sharefile.com/d-s4540969be86b44ef8d7d7a7ee5009ed2>



Ralph De Leon
Administrator for the Zone

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THREE

**MINUTES OF REGULAR JOINT MEETING
OF
HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

January 25, 2021

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, on the 25th day of January 2021, via telephonic communication in accordance with Section 418.016 of the Texas Government Code, as amended, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Investment Officer
Jorge Bustamante	Vice Chair
Sylvia Cavazos	Secretary/
Elia Quiles	Assistant Secretary
Daniel Ortiz	Treasurer
Fernando Zamarripa	Director
Monte Large	Director
Derek St. John	Director

All members of the Board of Directors were present except Director Large, thus constituting a quorum.

Also present were Clark Lord and Brenda Presser of Bracewell LLP; Ralph De Leon of TIFWorks LLC; Brian Jackson of the City of Houston; Muhammed Ali and Derek St. John of Gauge Engineering, Geoff Carleton of TEI: Traffic Engineers, Inc.; Chris Yuko of the Marquette Companies; Melissa Morton of The Morton Accounting Services; There were no members of the public that were present, telephonically, at the meeting.

1. ESTABLISH QUORUM; CALL TO ORDER

Director Reyes performed a roll call and noted that a quorum was present. He called the meeting to order.

2. PUBLIC COMMENTS

There were no public comments.

3. MINUTES OF PREVIOUS MEETINGS

The Board considered approval of the minutes of September 28, 2020. Following discussion, upon a motion made by Director Reyes, and seconded by Director Cavazos and approval of the Minutes were passed by unanimous vote.

4. BOOKKEEPER'S REPORT

Ms. Morton provided an overview of the Financial Statements, Investment Report and the Unpaid Bills Report. After review and discussion Director Cavazos motioned to accept the Financial Report and authorize payment of Invoices, which was seconded by Director Bustamante and passed by unanimous vote.

5. GAUGE REPORT ON CAPITAL IMPROVEMENT PLANT DEVELOPMENT PROJECT

Mr. St. John and Mr. Carleton provided an update on the on-going Infrastructure Assessment Study including the current analysis of storm water drainage flows and traffic models. No action was taken.

6. PRESENTATIONS, REPORTS, OR UPDATES FROM DIRECTORS, CONSULTANTS, CITY OF HOUSTON STAFF, REGARDING DEVELOPMENT IN THE AUTHORITY AND ZONE AND IMPLEMENTATION OF PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN INCLUDING:

- a. **N.P. White Oak Apartments presentation by Chris Yuko.** Chris Yuko provided an overview of the N.P. White Oak Apartment project including working with the City and the Community to obtain a variance for the project. Additionally, Mr. Yuko described the Marquette a Chicago based company and other projects Marquette is currently working on in the Houston area. Director Cavazos inquired about Marquette's meetings with SN 15 and the residents in the vicinity of the planned project. Director Quiles inquired about the proposed retail component on Main Street.
- b. **Board/Committee Meeting Calendar for Year 2021.** Mr. De Leon provide an overview of the Board of Directors and Committee meetings planned for the remainder of calendar year 2021.
- c. **Board Committee Member List.** Mr. De Leon documented the Committee members that were designated at the previous Board meeting and provided a list.
- d. **TML – Declarations of Coverage 12/20/20-12/20/2021.** Mr. De Leon reported that the Auditors have requested publishing the Insurance Policy and associated coverages in the Board materials. No action is required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.087, CHAPTER 551, TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

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There being no further business to come before the Board, the meeting was adjourned.

Secretary

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