

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JUNE 26, 2024**

**BOARD PACKET**

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**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 June 26, 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. Adopt Fiscal Year 2025 Operating Budget of the Authority and Fiscal Years 2025 thru Fiscal Year 2029 Capital Projects Improvement Budget of the Zone.
6. Engage auditor for the fiscal years ending June 30, 2024, and June 30, 2025.
7. Tax Year 2023 CR V Hardy Yards, L.P. Developer Reimbursement Payment.
8. District H Patrol Initiatives.
9. Administrative Contractor Matters including:
  - a. Greater Northside Management District,
  - b. Hawes Hill and Associates, LLP.
10. 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 – Phase 2 Tree Planting Plans
11. 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.
12. Reconvene in Open Session and authorize appropriate action.
13. Discuss meeting schedule including date and time of next meeting for September 25, 2024, at 9:00 a.m.
14. Adjourn.

Ralph De Leon  
Administrator for the Zone

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

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

TAB

THREE

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND  
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS  
JOINT BOARD OF DIRECTORS MEETING

March 27, 2024

The joint meeting of the Board of Directors (the "Board") of the Near Northside Redevelopment Authority (the "Authority") and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), convened in regular session, open to the public, on the 27th day of March 2024, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, 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

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

Also present were Ross Ozuna and William Kuehne of Ardurra; Lonnie Hoogebaum, Northside Management District Administrator; Dave Hawes and Naina Magnon of Hawes Hill and Associates LLP ("Hawes Hill"); Clark Lord of Bracewell LLP, legal counsel; Chris Palis of Municipal Accounts & Consulting, L.P.

Establish quorum and call to order. Director Reyes conducted roll call, established a quorum, and convened the meeting at 9:05 a.m.

1. Public comments. There were no public comments.
2. Approve Minutes from last meeting. After review and discussion Director Large motioned to approve the Minutes as presented, which was seconded by Director Quiles and which passed by unanimous vote.
3. Financial and bookkeeping matters, including Financial Report and payment of bills. Mr. Palis provided an overview of the Financial Statements, current banking activity and current Invoices. After review and discussion Director Bustamante motioned to accept the Financial Statements and authorize payment of current invoices and ratify payment of expenditures from the prior periods, which was seconded by Director Ortiz, and which passed by unanimous vote.

4. Amendment Number Two, Task Order Number One, Gauge Engineering (“Gauge”), in the amount not to exceed \$10,000. The Board reviewed Task Order No. 1 – Amendment No. 2 from Gauge who anticipates the scope of services to include various tasks to assist in the implementation of the capital improvement program. After review, upon a motion brought by Director Ortiz, seconded by Director Bustamante, the Board unanimously approved Task Order No. 1 – Amendment No. 2, not to exceed \$10,000.
5. Administrative Contractor Matters. The Board heard presentations for a position as Administrator for the Authority/Zone from Lonnie Hoogebaum and Hawes Hill. No action was taken on this matter.
6. 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. No presentations or reports were given.
7. 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. The Board did not enter a closed session at this meeting.
8. Reconvene in Open Session and authorize appropriate action. The Board did not enter a closed session at this meeting.
9. Discuss meeting schedule including date and time of next meeting for May 22, 2024, at 9:00 a.m. Director Reyes noted the next Board of Directors meeting will be held on May 22, 2024; no further action was taken.
10. Adjourn. Director Reyes, after determining there was no further business to discuss, adjourned the meeting at 10:24 a.m.

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

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Secretary

TAB

FOUR





**Gauge Invoice Summary 4/2024**

Task Orders		TIRZ 21 CIP No.	Gauge Invoice Number	Total Contract Authorization	Total Invoiced to Date	Current Invoice	Remaining Authorization	MWDBE Participation	MWDBE Percentage	Fee Type
1	On-Call - 2023		3231	\$ 10,000.00	\$ 10,000.00	\$ 1,136.32	\$ -	\$ -	0%	Hourly
2	Capital Improvement Plan Development			\$ 179,460.39	\$ 179,460.39	\$ -	\$ -	\$ -	0%	Lump Sum
3	Main Street Ped/Bike Improvements	T-2104		\$ 55,000.00	\$ 42,075.00	\$ -	\$ 12,925.00	\$ -	0%	Lump Sum
4	Pickney Trail Connection		3232	\$ 186,547.40	\$ 151,037.05	\$ 3,063.20	\$ 35,510.35	\$ 22,548.40	12%	Lump Sum
5	Urban Design Guidelines Support			\$ 29,400.00	\$ 18,526.21		\$ 10,873.79	\$ -	0%	Lump Sum
6	Sidewalk Assessment			\$ 23,000.00	\$ 23,000.00	\$ -	\$ -	\$ -	0%	Lump Sum
<b>Total Invoice Summary</b>				<b>\$ 483,407.79</b>	<b>\$ 424,098.65</b>	<b>\$ 4,199.52</b>	<b>\$ 59,309.14</b>	<b>\$ 22,548.40</b>	<b>12%</b>	



**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 3231  
 Date 05/20/2024

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

Professional Services Provided Through April 30, 2024

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>ON-CALL ENGINEERING SERVICES</b>	8,073.77	8,073.77	8,073.77	0.00	0.00
<b>ON-CALL ENGINEERING - 2023</b>	10,000.00	8,863.68	10,001.18	-1.18	1,137.50
<b>ON-CALL ENGINEERING - 2024</b>	10,000.00	0.00	0.00	10,000.00	0.00
<b>LABOR ADJUSTMENT</b>	0.00	0.00	-1.18	1.18	-1.18
<b>Total</b>	<b>28,073.77</b>	<b>16,937.45</b>	<b>18,073.77</b>	<b>10,000.00</b>	<b>1,136.32</b>

**Professional Fees**

	Hours	Rate	Billed Amount
Director of Utility Services Lydia Mares	3.50	225.00	787.50
Graduate Engineer Shayan Sharifian	3.50	100.00	350.00
<b>Professional Fees subtotal</b>	<b>7.00</b>		<b>1,137.50</b>
<b>Invoice subtotal</b>			<b>1,137.50</b>
<b>Invoice adjustment</b>			<b>-1.18</b>
<b>Invoice total</b>			<b>1,136.32</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3231	05/20/2024	1,136.32	1,136.32				
	<b>Total</b>	<b>1,136.32</b>	<b>1,136.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

I certify the above to be true and correct

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 Muhammad Ali, PE

**Please note new mailing address**

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

**Invoice Supporting Detail**

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

Phase Status: Work Hold

Billing Cutoff: 04/30/2024

Date	Units	Rate	Amount
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WIP Status:

Subtotal			<b>0.00</b>
total			<b>0.00</b>

**Phase Summary**

	Contract	Billed	%	Remaining	%
Labor	8,073.77	7,805.00	97	268.77	3
Expense		268.77		-268.77	
<b>Total</b>	<b>8,073.77</b>	<b>8,073.77</b>	<b>100</b>		

**On-Call Engineering - 2023**

Phase Status: Work Hold

Billing Cutoff: 04/30/2024

Date	Units	Rate	Amount
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**Labor**

WIP Status: Billable

Director of Utility Services

Lydia Mares

Project Management 04/03/2024 1.00 225.00 225.00

*Tree planting utility support and HC update*

Meetings 04/19/2024 2.50 225.00 562.50

*Monthly Infrastructure Mtg*

Subtotal **3.50 787.50**

Graduate Engineer

Shayan Sharifian

Data Collection 04/01/2024 2.50 100.00 250.00

*811 Ticket & Data Collection*

Data Collection 04/02/2024 0.50 100.00 50.00

Data Collection 04/03/2024 0.50 100.00 50.00

Subtotal **3.50 350.00**

Labor total **7.00 1,137.50**

**Phase Summary**

	Contract	Billed	%	Remaining	%
Labor	10,000.00	9,815.00	98	185.00	2
Expense		186.18		-186.18	
<b>Total</b>	<b>10,000.00</b>	<b>10,001.18</b>	<b>100</b>	<b>-1.18</b>	<b>0</b>

**On-Call Engineering - 2024**

Phase Status: Active

Billing Cutoff: 04/30/2024

Date	Units	Rate	Amount
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WIP Status:

Subtotal **0.00**

**Invoice Supporting Detail**

1081 TO #1 - TIRZ 21 On-Call Services  
 On-Call Engineering - 2024

Phase Status: Active

Billing Cutoff: 04/30/2024

Date	Units	Rate	Amount
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00			10,000.00	100
<b>Total</b>	10,000.00			10,000.00	100

Labor Adjustment

Phase Status: Active

Billing Cutoff: 04/30/2024

Date	Units	Rate	Amount
05/20/2024			-1.18
Subtotal			0.00
Labor total			0.00

Labor WIP Status: Billable

Phase Summary

	Contract	Billed	%	Remaining	%
Labor		-1.18			
<b>Total</b>		-1.18			

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	28,073.77	17,618.82	63	10,454.95	37
Expense		454.95		-454.95	
Consultant					
<b>Total</b>	28,073.77	18,073.77	64	10,000.00	36

**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 3232  
 Date 05/20/2024

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through April 30, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Design Phase 90%, Final</b>						
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
<b>Subcontracted/Additional Engineering Services</b>						
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	10,070.00	10,070.00	0.00	0.00
Supplemental No. 2 - Requested Design Revisions	19,145.00	17.00	191.45	3,254.65	15,890.35	3,063.20
Subtotal	58,814.90	72.98	39,861.35	42,924.55	15,890.35	3,063.20
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	80.96	147,973.85	151,037.05	35,510.35	3,063.20

Invoice total **3,063.20**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3232	05/20/2024	3,063.20	3,063.20				
	Total	3,063.20	3,063.20	0.00	0.00	0.00	0.00

*I certify the above to be true and correct*



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Muhammad Ali, PE

**Please note new mailing address**

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

# INVOICE

Date: 5/27/2024  
 Invoice # Number 86

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 4/24/202 thru 5/24/2024	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES – FY25 Budget Prep plus May Board Packet and Post Agenda		\$4,000.00
<b>Total</b>			\$4,000.00

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

SINGLE SHEET OF PLAIN  
COLORED PAPER





**MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.**

**Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043**

**Invoice No: 104920**

**Professional Services from April 08, 2024 to May 12, 2024**

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**Task: Preparation of Financial Report**

DESCRIPTION: Preparation of bookkeeping report; Reconciliation of applicable accounts; Processing of accounts payable, accounts receivable, mail and other administrative services; Coordination of any necessary wire transfers for internal accounts; Communication with consultants; Meeting attendance and payroll, as necessary.

<b>Professional Personnel</b>	<b>Hours</b>	<b>Amount</b>
Administrative Specialist	2.44	\$304.69
Consultant	10.75	2,150.00
Manager	6.20	1,550.00
<b>Total Preparation of Financial Report</b>		<b>\$4,004.69</b>

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<b>Total Professional Services</b>		<b>\$4,004.69</b>
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<b>Expenses and Other Items</b>	<b>Amount</b>
Electronic Data Storage	\$15.00
<b>Total Expenses and Other Items</b>	<b>\$15.00</b>

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<b>Total Professional Services</b>	<b>\$4,004.69</b>
<b>Total Expenses and Other Items</b>	<b>15.00</b>
<b>Total Amount Due</b>	<b>\$4,019.69</b>

# INVOICE

Date: 6/26/2024  
 Invoice # Number 87

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 5/24/202 thru 6/24/2024	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES – TY23 Developer Reimbursement Payment Calculation plus June Board Packet and Post Agenda		\$4,000.00
<b>Total</b>			\$4,000.00

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

# BRACEWELL

Hardy/Near Northside Redevelopment Authority  
Melissa Morton, Bookkeeper  
1125 Cypress Station Drive  
Building H-4  
Houston, TX 77090

June 10, 2024  
Invoice: 21979721  
BA: 04674 Clark Stockton Lord

Our Matter: **0037619.000003** Meeting Services  
For Services Through May 31, 2024

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
05/13/24	Attention to follow up matters and conference with attorney regarding the same; conference call with board president regarding upcoming meeting matters.	Tiffany M. Ehmke	0.75	383.00	287.25
05/14/24	Conference call with board president regarding upcoming meeting and coordinate with working group regarding the same.	Tiffany M. Ehmke	0.25	383.00	95.75
05/16/24	Prepare meeting minutes.	Tiffany M. Ehmke	1.00	383.00	383.00
<b>Total Fees</b>					<b>\$ 766.00</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	2.00	383.00	766.00
<b>Total Summary of Fees</b>		<b>2.00</b>		<b>\$ 766.00</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 766.00**

# BRACEWELL

## REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority  
Matter: Meeting Services

Invoice: 21979721

Matter No: 0037619.000003

Total Fees	\$ 766.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 766.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 766.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 766.00</b>

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): **WFBUS6S**

Please include invoice number as a reference when sending the wire:**21979721**

### 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/>

TAB

FIVE

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET PROFILE

Fund Summary  
 Fund Name: **Hardy Yards/Near Northside**  
 TIRZ: **21**  
 Fund Number: **7569/50**

<b>P R O J E C T  P L A N</b>	<b>Base Year:</b>	2003
	<b>Base Year Taxable Value:</b>	\$ 40,313,080
	<b>Projected Taxable Value (TY2024):</b>	\$ 1,095,903,192
	<b>Current Taxable Value (TY2023):</b>	\$ 1,053,753,069
	<b>Acres:</b>	1,492.11
	<b>Administrator (Contact):</b>	City of Houston
	<b>Contact Number:</b>	(832) 393-1060

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.

<b>P R O J E C T  P L A N</b>	<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/23)</b>	<b>Variance</b>
<b>Capital Projects:</b>			
Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,290,467	\$ 84,401,533
Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-
	-	-	-
<b>Total Capital Projects</b>	<b>\$ 534,724,000</b>	<b>\$ 13,290,467</b>	<b>\$ 521,433,533</b>
<b>Affordable Housing</b>	32,920,000	3,085,417	29,834,583
<b>School &amp; Education/Cultural Facilities</b>	-	-	-
<b>Financing Costs</b>	1,700,000	-	1,700,000
<b>Administration Costs/ Professional Services</b>	5,200,000	1,604,259	3,595,741
<b>Creation Costs</b>	-	-	-
<b>Total Project Plan</b>	<b>\$ 574,544,000</b>	<b>\$ 17,980,143</b>	<b>\$ 556,563,857</b>

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2024 Budget</b>	<b>FY2024 Estimates</b>	<b>FY2025 Budget</b>
	<b>Debt Service</b>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,105,008	\$ 4,029,346	\$ 3,947,069
	Developer Agreement - Offsite Improvements	\$ 1,119,415	\$ 736,518	\$ 475,974
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET DETAIL

Fund Summary  
Fund Name: **Hardy Yards/Near Northside**  
TIRZ: **21**  
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,300,920	\$ 1,238,840	\$ 1,948,057
<b>Beginning Balance</b>	<b>\$ 1,300,920</b>	<b>1,238,840</b>	<b>1,948,057</b>
City tax revenue	\$ 2,333,633	\$ 2,188,991	\$ 2,380,175
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,333,633</b>	<b>2,188,991</b>	<b>2,380,175</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 7,000	\$ 23,237	\$ 7,000
<b>Other Interest Income</b>	<b>\$ 7,000</b>	<b>\$ 23,237</b>	<b>\$ 7,000</b>
	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant	\$ 456,000	\$ -	\$ 456,000
<b>Grant Proceeds</b>	<b>\$ 456,000</b>	<b>\$ -</b>	<b>\$ 456,000</b>
	\$ 500,000	\$ -	\$ 500,000
<b>Proceeds from Bank Loan</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 4,597,553</b>	<b>3,451,068</b>	<b>5,291,232</b>

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET DETAIL

Fund Summary  
Fund Name: Hardy Yards/Near Northside  
TIRZ: 21  
Fund Number: 7569/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 12,000	\$ 20,978	\$ 25,000
Administration Salaries & Benefits	\$ 55,000	\$ 38,000	\$ 55,000
Auditor	\$ 11,000	\$ 17,750	\$ 18,000
Tax Advisor	\$ 15,000	\$ 12,964	\$ 15,000
Insurance	\$ 1,300	\$ 2,426	\$ 2,500
Office Expense	\$ 4,000	\$ 4,373	\$ 5,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 98,300</b>	<b>96,491</b>	<b>120,500</b>
Engineering Consultants	\$ 50,000	\$ 21,592	\$ 50,000
Legal	\$ 35,000	\$ 47,849	\$ 40,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 32,750	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 135,000</b>	<b>\$ 102,191</b>	<b>\$ 140,000</b>
<b>Management consulting services</b>	<b>\$ 233,300</b>	<b>198,682</b>	<b>260,500</b>
Capital Expenditures (See CIP Schedule)	\$ 1,554,000	6,656	1,272,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,554,000</b>	<b>6,656</b>	<b>1,272,000</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Hardy Yards/Cypress - OnSite	\$ 95,785	75,662	82,277
Hardy Yards/Cypress - OffSite	\$ 502,869	382,897	260,544
<b>Developer / Project Reimbursements</b>	<b>\$ 598,654</b>	<b>\$ 458,559</b>	<b>\$ 342,821</b>
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,385,954</b>	<b>663,897</b>	<b>1,875,321</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 116,682	\$ 109,450	\$ 119,009
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 777,878	\$ 729,664	\$ 793,392
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 894,560</b>	<b>839,114</b>	<b>912,401</b>
<b>Total Budget</b>	<b>\$ 3,280,514</b>	<b>1,503,011</b>	<b>2,787,722</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,317,039	1,948,057	2,503,510
<b>Ending Fund Balance</b>	<b>\$ 1,317,039</b>	<b>1,948,057</b>	<b>2,503,510</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 4,597,553</b>	<b>\$ 3,451,068</b>	<b>\$ 5,291,232</b>

Notes:



Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029		
H	T-2105	Pickney Street Hike and Bike Trail	\$ 132,443	1,156	700,000	-	-	-	-	700,000	833,599
H	T-2107	Hogan/Lorraine Corridor Schematic Design	\$ -	-	372,000	-	-	-	-	372,000	372,000
H	T-2199	Concrete Panel & Sidewalk Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
H	T-2109	Street Trees	\$ -	5,500	100,000	25,000	25,000	25,000	25,000	200,000	205,500
H	T-2110	Burnett Street Dedicated Bike Lane PER	\$ -	-	75,000	-	-	-	-	75,000	75,000
<b>Totals</b>			<b>\$ 152,438</b>	<b>6,656</b>	<b>1,272,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 1,472,000</b>	<b>\$ 1,631,094</b>

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY25 - FY29 Total	Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029			
TIRZ Funds	152,438	6,656	816,000	50,000	50,000	50,000	50,000	1,016,000	1,175,094	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	456,000	-	-	-	-	456,000	456,000	
Other	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>152,438</b>	<b>6,656</b>	<b>1,272,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>1,472,000</b>	<b>1,631,094</b>	

<b>Project:</b> Pickney Street Hike and Bike Trail	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2105</b>		
	<b>Location:</b>	H	<b>Geo. Ref.:</b>					
	<b>Served:</b>	H	<b>Neighborhood:</b>					
<b>Description:</b>	Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.							
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	132,443	-	1,156	-	-	-	-	-	\$ -	\$ 133,599
4	Construction	-	550,000	-	640,000	-	-	-	-	\$ 640,000	\$ 640,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	10,000	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	10,000	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
<b>Total Allocations</b>		\$ 132,443	\$ 560,000	\$ 1,156	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 833,599
<b>Source of Funds</b>											
TIRZ Funds		132,443	285,000	1,156	425,000	-	-	-	-	\$ 425,000	\$ 558,599
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	275,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 132,443	\$ 560,000	\$ 1,156	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 833,599

<b>Project:</b>	<b>Hogan/Lorraine Corridor Schematic Design</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2107</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
<b>Justification:</b>	Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	15,000	-	362,000	-	-	-	-	\$ 362,000	\$ 362,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	75,000	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
<b>Total Allocations</b>		\$ -	\$ 100,000	\$ -	\$ 372,000	\$ -	\$ -	\$ -	\$ -	\$ 372,000	\$ 372,000
<b>Source of Funds</b>											
TIRZ Funds		-	100,000	-	191,000	-	-	-	-	\$ 191,000	\$ 191,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	181,000	-	-	-	-	\$ 181,000	\$ 181,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 100,000	\$ -	\$ 372,000	\$ -	\$ -	\$ -	\$ -	\$ 372,000	\$ 372,000

<b>Project:</b> Street Trees	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2109</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2023	2024	2025	2026	2027	Total
<b>Justification:</b> Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	15,500	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	5,500	-	-	-	-	-	\$ -	\$ 5,500
4	Construction	-	34,500	-	100,000	25,000	25,000	25,000	25,000	\$ 200,000	\$ 200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 50,000	\$ 5,500	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 200,000	\$ 205,500
<b>Source of Funds</b>											
TIRZ Funds		-	50,000	5,500	100,000	25,000	25,000	25,000	25,000	\$ 200,000	\$ 205,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 50,000	\$ 5,500	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 200,000	\$ 205,500

<b>Project:</b>	<b>Burnett Street Dedicated Bike Lane PER</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2110</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Dedicated east/west bicycle connection between Main Street and Elysian Street needed to better connect Hardy Yards to the METRO light rail and adjacent hike/bike trail alignments.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2014	2015	2016	2017	2018	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Current roadway configuration encourages drag-racing resulting in unsafe conditions. Dedicated bike lane to be configured within the existing roadway cross section to provide projected pathway for bicyclists.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000

<b>Project:</b>	<b>Concrete Panel &amp; Sidewalk Replacement Program</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2199</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Street and/or sidewalk maintenance program.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Mobility improvements to extend life of roads.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000
<b>Source of Funds</b>											
TIRZ Funds		-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000

TAB

SIX



Tax Year 2023

Original Area	\$ 683,104	24%
Annexed Area	\$ 756,670	76%
	<u>\$ 1,439,775</u>	100%

Admin/Overhead	\$ 96,491	\$ 23,158
		<u>\$ 73,333</u>
		\$ 96,491

Affordable Housing	\$ 729,664	\$ 175,119
		<u>\$ 554,545</u>
		\$ 729,664

City Admin Fee	\$ 109,450	\$ 26,268
		<u>\$ 83,182</u>
		\$ 109,450

		<u>FY24</u>
Cypress Gross Increment		\$ 683,104
Less City Admin Fee		\$ (26,268)
Less City Affordable Housing		\$ (175,119)
Less Zone Operating Cost		<u>\$ (23,158)</u>
Cypress Net Payment		\$ 458,559

TY23 Cypress Net Payment	\$ 458,559
Net to Project Fund	<u>\$ 981,216</u>
	\$ 1,439,775

Cypress On-Site	16.50%	\$ 75,662
Cypress Off-Site	83.50%	<u>\$ 382,897</u>
		\$ 458,559

**TIRZ 21**

2023 Certified Value Increment Report  
 based on HCAD values as of August 2023

		<b>2023 CERTIFIED VALUE</b>	<b>2023 CERTIFIED TAXABLE VALUE</b>	<b>BASE YEAR</b>	<b>2023 INCREMENT</b>	<b>2022 TAX RATES /\$100</b>	<b>ESTIMATED GROSS TAX INCREMENT LEVY</b>	<b>LEVY WITH COLLECTION RATE @ 97%</b>
<b>Hardy Yards *</b>	<b>2003</b>	41,121,412						
<b>Area</b>	City		41,121,412	4,568,250	36,553,162	0.533640	195,062.29	189,210.42
<b>Non-Hardy Yards</b>	<b>2003</b>	242,645,262						
<b>Area</b>	City		208,213,056	35,744,830	172,468,226	0.533640	920,359.44	892,748.66
<b>Original Area</b>	<b>2003</b>	<b>283,766,674</b>						
<b>JUR 794</b>	City		<b>249,334,468</b>	<b>40,313,080</b>	<b>209,021,388</b>	<b>0.533640</b>	<b>1,115,421.73</b>	<b>1,081,959.08</b>
<b>Annexed Area</b>	<b>2019</b>	894,484,210						
<b>JUR 758</b>	City		775,221,564	495,989,156	279,232,408	0.533640	1,490,095.82	1,445,392.95
<b>Annexed Area</b>	<b>2022</b>	0						
<b>JUR A26</b>	City		0	0	0	0.533640	0.00	0.00
<b>Grand Total</b>		<b>1,178,250,884</b>						
	City		<b>1,024,556,032</b>	<b>536,302,236</b>	<b>488,253,796</b>	<b>0.533640</b>	<b>2,605,517.56</b>	<b>2,527,352.03</b>
The base year value of \$40,313,080 for the entire TIRZ was provided by the City of Houston. Assistance from HCAD was required to provide the base year for the two designated separate sections.								
JUR A26 was annexed in 2022 and is not fully processed by the CAD at this time								

TY23 City Increment Transfer to TIRZ

#	TIRZ Name	Jurisdiction Code	Fund #	City Increment	Affordable Housing Transfer to Fund 2409	City Admin. Fee Transfer to Fund 1000	Total Increment Amount Due	Payee	SAP Budget Number
1.	<b>Lamar Terrace</b>		<b>7512</b>	<b>\$ 4,395,565.36</b>	<b>\$ 1,465,188.45</b>	<b>\$ 219,778.26</b>	<b>\$ 2,710,598.65</b>	<b>St. George Place RA</b>	
	Original	577		1,657,608.09	552,536.03	82,880.40	1,022,191.66		
	Annexed	800		2,737,957.27	912,652.42	136,897.86	1,688,406.99		
2.	<b>Midtown</b>		<b>7550</b>	<b>\$ 13,007,981.68</b>	<b>N/A</b>	<b>\$ 650,399.08</b>	<b>\$ 12,357,582.60</b>	<b>Midtown RA</b>	
	Original	581&582		10,999,812.81		549,990.64	10,449,822.17		
	Annexed	593		1,918,206.68		95,910.33	1,822,296.35		
	Annexed	312		-		-	-		
	Annexed	814		89,962.19		4,498.11	85,464.08		
3.	<b>Main St./Market Square</b>		<b>7551</b>	<b>\$ 19,371,777.69</b>	<b>N/A</b>	<b>\$ 968,588.89</b>	<b>\$ 18,403,188.80</b>	<b>Main Street/Market Square RA</b>	
	Original	575		2,851,342.98		142,567.15	2,708,775.83		
	Annexed	576		13,555,671.20		677,783.56	12,877,887.64		
	Annexed	260		114,256.46		5,712.82	108,543.64		
	Annexed	936		-		-	-		
	Annexed	924		506,008.24		25,300.41	480,707.83		
	Annexed	796		2,340,522.30		117,026.12	2,223,496.18		
	Annexed	A23		3,976.51		198.83	3,777.68		
5.	<b>Memorial Heights</b>		<b>7553</b>	<b>\$ 15,344,502.80</b>	<b>N/A</b>	<b>\$ 767,225.14</b>	<b>\$ 14,577,277.66</b>	<b>Memorial Heights RA</b>	
	Original	583		2,797,869.34		139,893.47	2,657,975.87		
	Annexed	935		2,229,090.76		111,454.54	2,117,636.22		
	Annexed	307		1,733,982.87		86,699.14	1,647,283.73		
	Annexed	309		2,399.02		119.95	2,279.07		
	Annexed	816		8,581,160.81		429,058.04	8,152,102.77		
6.	<b>Eastside</b>		<b>7554</b>	<b>\$ 2,918,887.99</b>	<b>N/A</b>	<b>\$ -</b>	<b>\$ 2,918,887.99</b>	<b>Houston ISD</b>	
	Original	584		\$ 2,918,887.99		\$ -	\$ 2,918,887.99		
7.	<b>OST/Alameda</b>		<b>7555</b>	<b>\$ 11,176,079.07</b>	<b>N/A</b>	<b>\$ 558,803.97</b>	<b>\$ 10,617,275.10</b>	<b>OST Alameda RA</b>	
	Original	586		6,189,222.92		309,461.15	5,879,761.77		
	Annexed	587		3,701,277.72		185,063.89	3,516,213.83		
	Annexed	573		4,091.13		204.56	3,886.57		
	Annexed	888		946,002.54		47,300.13	898,702.41		
	Annexed	780		335,484.76		16,774.24	318,710.52		
8.	<b>Gulfgate</b>		<b>7556</b>	<b>\$ 7,955,417.82</b>	<b>N/A</b>	<b>\$ 397,770.90</b>	<b>\$ 7,557,646.92</b>	<b>Gulfgate RA</b>	
	Original	588		316,863.30		15,843.17	301,020.13		
	Annexed	595		341,951.79		17,097.59	324,854.20		
	Annexed	909		7,276,866.96		363,843.35	6,913,023.61		
	Annexed	741		19,735.77		986.79	18,748.98		
9.	<b>South Post Oak</b>		<b>7557</b>	<b>\$ 1,405,189.29</b>	<b>N/A</b>	<b>\$ 70,259.46</b>	<b>\$ 1,334,929.83</b>	<b>South Post Oak RA</b>	
	Original	589		464,806.01		23,240.30	441,565.71		

TY23 City Increment Transfer to TIRZ

#	TIRZ Name	Jurisdiction Code	Fund #	City Increment	Affordable Housing Transfer to Fund 2409	City Admin. Fee Transfer to Fund 1000	Total Increment Amount Due	Payee	SAP Budget Number
	<i>Annexed</i>	830		940,383.28		47,019.16	893,364.12		
<b>10.</b>	<b>Lake Houston</b>		<b>7558</b>	<b>\$ 8,136,623.01</b>	<b>N/A</b>	<b>\$ 406,831.16</b>	<b>\$ 7,729,791.85</b>	<b>Lake Houston RA</b>	
	<i>Original</i>	585		2,736,633.74		136,831.69	2,599,802.05		
	<i>Annexed</i>	580		1,546,135.52		77,306.78	1,468,828.74		
	<i>Annexed</i>	926		34,576.31		1,728.82	32,847.49		
	<i>Annexed</i>	RCH		2,522,174.76		126,108.74	2,396,066.02		
	<i>Annexed</i>	858		1,297,102.68		64,855.13	1,232,247.55		
<b>11.</b>	<b>Greater Greenspoint</b>		<b>7559</b>	<b>\$ 7,667,771.15</b>	<b>N/A</b>	<b>\$ 383,388.56</b>	<b>\$ 7,284,382.59</b>	<b>Greater Greenspoint RA</b>	
	<i>Original</i>	590		\$ 7,568,404.77		\$ 378,420.24	\$ 7,189,984.53		
	<i>Annexed</i>	775		\$ 99,366.38		\$ 4,968.32	\$ 94,398.06		
<b>12.</b>	<b>City Park</b>		<b>7560</b>	<b>\$ 1,503,392.86</b>	<b>N/A</b>	<b>75,169.64</b>	<b>1,428,223.22</b>	<b>City Park RA</b>	
	<i>Original</i>	591		\$ 488,911.67		\$ 24,445.58	\$ 464,466.09		
	<i>Annexed</i>	098		\$ 1,014,481.19		\$ 50,724.06	\$ 963,757.13		
<b>13.</b>	<b>Old Sixth Ward</b>		<b>7561</b>	<b>\$ 4,091,539.47</b>	<b>\$ 1,363,846.49</b>	<b>\$ 204,576.97</b>	<b>\$ 2,523,116.01</b>	<b>Old Sixth Ward RA</b>	
	<i>Original</i>	592		2,431,768.80	810,589.60	121,588.44	1,499,590.76		
	<i>Annexed</i>	922		1,659,770.67	553,256.89	82,988.53	1,023,525.25		
<b>14.</b>	<b>Fourth Ward</b>		<b>7562</b>	<b>\$ 3,596,319.53</b>	<b>\$ 851,614.87</b>	<b>\$ 191,613.34</b>	<b>\$ 2,553,091.32</b>	<b>Fourth Ward RA</b>	
	<i>Original</i>	599		2,560,945.97	621,531.85	139,844.67	1,799,569.45		
	<i>Annexed</i>	937		1,029,787.87	228,841.75	51,489.39	749,456.73		
	<i>Annexed</i>	772		5,585.69	1,241.27	279.28	4,065.14		
	<i>Annexed</i>	097		-	-	-	-		
<b>15.</b>	<b>East Downtown</b>		<b>7563</b>	<b>\$ 3,153,349.96</b>	<b>N/A</b>	<b>\$ 157,667.50</b>	<b>\$ 2,995,682.46</b>	<b>East Downtown RA</b>	
	<i>Original</i>	596		1,087,878.93		54,393.95	1,033,484.98		
	<i>Annexed</i>	938		2,065,471.03		103,273.55	1,962,197.48		
<b>16.</b>	<b>Uptown</b>		<b>7564</b>	<b>\$ 28,371,274.96</b>	<b>N/A</b>	<b>\$ 1,418,563.74</b>	<b>\$ 26,952,711.22</b>	<b>Uptown Development Authority</b>	
	<i>Original</i>	597		27,416,596.47		1,370,829.82	26,045,766.65		
	<i>Annexed</i>	299		736,085.43		36,804.27	699,281.16		
	<i>Annexed</i>	856		218,593.06		10,929.65	207,663.41		
<b>17.</b>	<b>Memorial City</b>		<b>7565</b>	<b>\$ 18,411,782.56</b>	<b>N/A</b>	<b>\$ 920,589.13</b>	<b>\$17,491,193.43</b>	<b>Memorial City RA</b>	
	<i>Original</i>	977		18,411,782.56		920,589.13	17,491,193.43		
	<i>Annexed</i>	927		-		-	-		
	<i>Annexed</i>	908		-		-	-		
<b>18.</b>	<b>Fifth Ward</b>		<b>7566</b>	<b>\$ 1,997,303.90</b>	<b>N/A</b>	<b>\$ 99,865.19</b>	<b>\$ 1,897,438.71</b>	<b>Fifth Ward RA</b>	
	<i>Original</i>	594		858,418.81		42,920.94	815,497.87		
	<i>Annexed</i>	572		255,114.84		12,755.74	242,359.10		
	<i>Annexed</i>	835		547,993.20		27,399.66	520,593.54		
	<i>Annexed</i>	766		335,777.05		16,788.85	318,988.20		

TY23 City Increment Transfer to TIRZ

#	TIRZ Name	Jurisdiction Code	Fund #	City Increment	Affordable Housing Transfer to Fund 2409	City Admin. Fee Transfer to Fund 1000	Total Increment Amount Due	Payee	SAP Budget Number
19.	<b>Upper Kirby</b>		<b>7567</b>	<b>\$ 18,347,013.18</b>	<b>N/A</b>	<b>\$ 917,350.66</b>	<b>\$ 17,429,662.52</b>	<b>Upper Kirby RA</b>	
	Original	598		17,686,527.97		884,326.40	16,802,201.57		
	Annexed	836		660,485.21		33,024.26	627,460.95		
20.	<b>Southwest Houston</b>		<b>7568</b>	<b>\$ 11,665,701.73</b>	<b>N/A</b>	<b>\$ 583,285.08</b>	<b>\$ 11,082,416.65</b>	<b>Southwest Houston RA</b>	
	Original	994		9,808,377.20		490,418.86	9,317,958.34		
	Annexed	855		1,186,598.85		59,329.94	1,127,268.91		
	Annexed	837		670,725.68		33,536.28	637,189.40		
21.	<b>Hardy/Near Northside</b>		<b>7569</b>	<b>\$ 2,334,769.82</b>	<b>\$ 778,256.61</b>	<b>\$ 116,738.49</b>	<b>\$ 1,439,774.72</b>	<b>Hardy Place RA</b>	
	Original	794		\$ 1,107,736.55	\$ 369,245.52	\$ 55,386.83	\$ 683,104.20		
	Annexed	758		\$ 1,227,033.27	\$ 409,011.09	\$ 61,351.66	\$ 756,670.52		
22.	<b>Leland Woods</b>		<b>7570</b>	<b>\$ 1,107,901.78</b>	<b>N/A</b>	<b>\$ 55,395.08</b>	<b>\$ 1,052,506.70</b>	<b>Leland Woods RA</b>	
	Original	795		\$ 369,137.29		\$ 18,456.86	\$ 350,680.43		
	Annexed	754		\$ 738,764.49		\$ 36,938.22	\$ 701,826.27		
23.	<b>Harrisburg</b>		<b>7571</b>	<b>\$ 3,829,568.25</b>	<b>N/A</b>	<b>\$ 191,478.42</b>	<b>\$ 3,638,089.83</b>	<b>Harrisburg RA</b>	
	Original	925		\$ 3,853,950.71		\$ 192,697.54	\$ 3,661,253.17		
	Annexed	753		\$ (24,382.46)		\$ (1,219.12)	\$ (23,163.34)		
24.	<b>Greater Houston</b>		<b>7581</b>	<b>\$ 13,052,766.41</b>	<b>N/A</b>	<b>\$ 652,638.32</b>	<b>\$ 12,400,128.09</b>	<b>Special Pay Instructions #1</b>	
	Original	920		12,575,123.05		628,756.15	11,946,366.90		
	Annexed	839		477,643.36		23,882.17	453,761.19		
25.	<b>Hiram Clarke Fort Bend</b>		<b>7582</b>	<b>\$ 4,437,579.39</b>		<b>\$ 221,878.97</b>	<b>\$ 4,215,700.42</b>	<b>Hiram Clarke Fort Bend RA</b>	
	Original	857		\$ 4,185,078.34	N/A	\$ 209,253.92	\$ 3,975,824.42		
	Annexed	095		\$ 252,501.05		\$ 12,625.05	\$ 239,876.00		
26.	<b>Sunnyside</b>		<b>7583</b>	<b>\$ 4,002,088.69</b>		<b>\$ 200,104.43</b>	<b>\$ 3,801,984.26</b>	<b>Sunnyside RA</b>	
	Original	840		\$ 3,086,376.43	N/A	\$ 154,318.82	\$ 2,932,057.61		
	Annexed	94		\$ 915,712.26		\$ 45,785.61	\$ 869,926.65		
27.	<b>Montrose</b>		<b>7584</b>	<b>\$ 6,944,811.27</b>		<b>\$ 347,240.57</b>	<b>\$ 6,597,570.70</b>	<b>Montrose RA</b>	
	Original	872		\$ 6,928,871.32	N/A	\$ 346,443.57	\$ 6,582,427.75		
	Annexed	093		\$ 15,939.95		\$ 797.00	\$ 15,142.95		
28	<b>Medical Center Area</b>		<b>7585</b>	<b>\$ 242,850.24</b>	<b>N/A</b>	<b>\$ 12,142.51</b>	<b>\$ 230,707.73</b>	<b>Special Pay Instructions #1</b>	
	Original	A28		\$ 242,850.24		\$ 12,142.51	\$ 230,707.73		
	<b>Total</b>			<b>\$ 218,469,809.86</b>	<b>\$ 4,458,906.42</b>	<b>\$ 10,789,343.46</b>	<b>\$ 203,221,559.98</b>		

**Special Pay Instructions #1**

Payments are for administration, project costs, project related costs, developer reimbursements, and debt service; invoices submitted to and paid by Economic Development.