

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

JANUARY 25, 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, January 25, 2021, at 9:00 a.m.**, Call-In Number, (346) 248-7799 US (Houston), Meeting ID: 955 1315 9930, Passcode: 557427, 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:

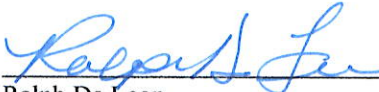
<https://zoom.us/j/95513159930?pwd=MHRrazVNd0FGdUc5ZzVOQjNsazhoUT09>

Meeting ID: 955 1315 9930

Passcode: 557427

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. Gauge Report on Infrastructure Assessment Study.
6. 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 presentation by Chris Yuko.
 - b. Board/Committee Meeting for Calendar Year 2021,
 - c. Board Committee Member List,
 - d. TML – Declarations of Coverage 12/2020-12/2021.

* 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-sd6525ef1f9c8452d9a1a3ce992473fdb>.



Ralph De Leon
Administrator for the Zone

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session 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.

TAB

THREE

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

September 28, 2020

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, on the 28th day of September 2020, 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, thus constituting a quorum.

Also present were: Clark Lord and Brenda Presser of Bracewell LLP; Ralph DeLeon of TIFWorks LLC; Tim Applewhite of McCall Gibson Swedlund Barfoot, auditors for the District; Lisa Duffy of the City of Houston; Commissioner Carla Cisneros of Precinct; Muhammed Ali of Gauge Engineering, Melissa Morton of The Morton Accounting Services; Monica Aizpurua of Binkley and Barfield, Inc. There were no members of the public that were present, telephonically, at the meeting.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

ESTABLISH QUORUM; CALL TO ORDER

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

PUBLIC COMMENTS

Director Reyes opened the meeting for public comments. Commissioner Cisneros greeted the new Board and thanked them for serving on the Board. She discussed opportunities for partners to participate in proposed improvements to the south side of Interstate 45 upon completion of construction. Discussion ensued.

Election of officers

President Reyes recognized Mr. DeLeon who discussed open positions for officers and obtaining signatures for updated signature cards for authorization to sign checks. Director Cavazos nominated herself for Secretary, Director Quiles volunteered for Assistant Secretary, Director Bustamante volunteered for Vice Chair, and Director Ortiz volunteered for Treasurer. No other

nominations were received. Upon motion by Director Reyes, seconded by Director Ortiz, the Board unanimously voted in favor of the slate of officers as follows: Director Bustamante as Vice Chair, Director Cavazos as Secretary, Director Ortiz as Treasurer, and Director Quiles as Assistant Secretary and to delegate signature authority to new members of the Board.

MINUTES OF PREVIOUS MEETINGS

The Board considered approval of the minutes of July 13, 2020. Following discussion, upon a motion made by Director Reyes, seconded by Director Cavazos, the Board voted unanimously to approve the minutes of July 13, 2020.

BOOKKEEPER'S REPORT

Ms. Morton presented the Bookkeeper's report and invoices submitted for payment to the Board for review and approval. A copy of the Bookkeeper's Report is attached as Exhibit "B." Following discussion, upon a motion made by Director Reyes and seconded by Director Bustamante, the Board voted unanimously to approve the Bookkeeper's report, and payment of bills to the persons, for the purposes and in the amounts presented.

Resolution regarding Investment Policy and List of Broker/Dealers

The Board recognized Mr. Lord presented the Investment Policy and List of Broker/Dealers, a copy of which is attached hereto as Exhibit "C". He stated that the Authority is required to review its investment policy and list of qualified brokers on an annual basis and recommended that no changes be made to the Investment Policy at this time. Mr. Lord stated that the list of qualified brokers was updated to reflect any banking changes. Upon a motion brought by Director Cavazos, seconded by Director Ortiz, the Board unanimously voted to adopt the Investment Policy and List of Broker/Dealers and accept the annual disclosure statement of the bookkeeper and investment officer of the Authority, and authorize Bracewell LLP to file the statement with the Texas Ethics Commission.

Disclosure Statement of Bookkeeper/Investment Officer

Mr. Lord next stated that the Board is also required annually to complete a disclosure statement of the investment officer and bookkeeper to note any conflicts with the investments of the Authority's funds. Following discussion, upon a motion made by Director Cavazos, seconded by Director Ortiz, the Board voted unanimously to accept the Disclosure Statements of the Bookkeeper/Investment Officer. A copy of the annual disclosure statement of the bookkeeper and investment officer is attached to these minutes as Exhibit "D".

Mr. Bustamante asked about budgets relating to the City of Houston's Ordinance to which Mr. DeLeon responded regarding the budget preparation and approval the process pursuant to such ordinance. Mr. Bustamante discussed some opportunities for partnership on potential projects. Mr. DeLeon updated the Board on the status of previous work performed by the Authority and TIRZ and opportunities to update the Capital Improvement Project Plan to budget for potential projects when the template is received in first quarter 2020. Discussion ensued regarding parameters for reinstating dormant projects, new projects, and timing to participate in funding partnership opportunities.

APPROVAL OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2020

Mr. Applewhite reviewed the draft audit with the Board and requested the Board approve the audit for fiscal year ending June 30, 2020. After review, upon a motion brought by Director Cavazos, seconded by Director Bustamante, the Board unanimously voted to approve the audit and authorize the auditor to forward the final audit to the Comptroller's Office at the City of Houston by September 30. A copy of the draft audit is attached as Exhibit "E."

Due to COVID-19, Mr. Applewhite requested that the Board appoint an individual to sign the letter of representation. The Board concurred to authorize President Reyes to sign the representation letter and coordinate with Mr. DeLeon for return to auditor.

DISCUSS EXISTING COMMITTEES, ESTABLISH NEW COMMITTEE(S) AND APPOINT MEMBERS TO EXISTING AND NEW COMMITTEES

Mr. DeLeon reported that the Chairperson, Vice Chair and Secretary serve on the Executive Committee, which will now consist of Directors Reyes, Bustamante and Cavazos. He next reported that members are needed for the Parks Committee and Infrastructure Committees consisting of three members each to avoid a quorum under the Open Meetings Act. Mr. DeLeon reported on existing projects and additional opportunities for parks and infrastructure. Following discussion, the Board concurred to appoint Directors Ortiz, Bustamante and Large to the Infrastructure Committee and appoint Directors Quiles, Cavazos and Ortiz to the Parks Committee.

GAUGE REPORT ON CAPITAL IMPROVEMENT PLANT DEVELOPMENT PROJECT

Director Reyes recognized Mr. Ali, who updated the Board on projects related to drain and mobility assessments to develop a Capital Improvement Project ("CIP") for approval by the City of Houston creation of projects that benefit the TIRZ. He also reported on bike and pedestrian facilities. Discussion ensued regarding safety, lane size, and traffic issues during events at the event centers. Moving forward, ideas and projects will be shared with the Infrastructure Committee.

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

There were no presentations, reports or updates.

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

DRAFT

TAB

FOUR



**Hardy Near Northside Redevelopment Authority
Monthly Financial Report Summary
January Board Meeting
Monday, January 25, 2021**

At the beginning of September, the Hardy Near Northside Redevelopment Authority (TIRZ #21) beginning Operating Fund Balance was \$763,257. TIRZ #21 received a total of \$302, mainly from banking interest. During the period, TIRZ #21 processed \$41,990 in disbursements during the period. 61% of the disbursements related to disbursements to Bracewell LLP for legal services (\$16,736) and to McCall Gibson Swedlund for the 2020 fiscal year audit (\$9,000). The ending balance as of month end December 31, 2020 was \$721,568.

The invoices pending approval total \$64,531. See attached "Unpaid Bills Detail" Report on page 3. A transfer of \$40,000 is required from the Pool Account to the Operating account to cover outstanding invoices.

**Hardy Near Northside Redevelopment Authority
General Operating Fund
As of December 31, 2020**

General Operating Fund

BEGINNING BALANCE \$ 763,256.70

REVENUE

BBVA Compass	9.27	Monthly Interest
BBVA Compass	2.93	Monthly Interest
BBVA Compass	2.21	Monthly Interest
BBVA Compass	2.14	Monthly Interest
TexPool Investment	83.70	Monthly Interest
TexPool Investment	78.35	Monthly Interest
TexPool Investment	69.95	Monthly Interest
TexPool Investment	53.32	Monthly Interest

Total Revenue 301.87

DISBURSEMENTS

EFT	BBVA Compass	15.00	Bank Service Charge
1083	Bracewell LLP	7,378.75	Legal Services
1084	McCall Gibson Swedlund	7,000.00	2020 Audit Interim
1086	TIFWorks LLC	5,662.50	Admin Consultants
1085	The Morton Accounting Services	1,814.22	CPA Services
1088	Bracewell LLP	9,357.14	Legal Services
1089	McCall Gibson Swedlund	2,000.00	2020 Audit Final
EFT	BBVA Compass	14.40	Bank Service Charge
1091	TIFWorks LLC	4,278.50	Bike Share Agreement
EFT	BBVA Compass	14.20	Bank Service Charge
1090	The Morton Accounting Services	4,441.59	CPA Services
EFT	BBVA Compass	14.00	Bank Service Charge

Total Disbursements 41,990.30

ENDING BALANCE \$ 721,568.27

December 31, 2020

Balance

LOCATION OF ASSETS

BBVA Compass	\$	30,226.77
TexPool Investment		691,341.50

Total Account Balance \$ 721,568.27

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of January 20, 2021

Type	Date	Num	Memo	Open Balance
Bracewell LLP				
Bill	11/30/2020	21896293	General Legal through November 30, 2020	300.00
Bill	11/30/2020	2189684	Meeting services through November 30, 2020	166.50
Bill	12/31/2020	21898808	General Legal through December 31, 2020	315.25
Total Bracewell LLP				781.75
Gauge Engineering LLC				
Bill	12/14/2020	1334	On Call Engineering Services through 12.4.20	1,275.00
Bill	12/14/2020	1335	Capital Improvement Plan Development through 12.4.20	44,929.50
Bill	12/14/2020	1336	Main Street Ped/Bike Improvements through 12.4.20	13,750.00
Total Gauge Engineering LLC				59,954.50
Texas Municipal League Intergovernmental				
Bill	12/01/2020	6754-20/21	General Liability Insurance FY20-21	930.34
Total Texas Municipal League Intergovernmental				930.34
The Morton Accounting Services				
Bill	12/31/2020	2158	CPA Services and Invest. Officer Nov and Dec 2020	1,814.22
Total The Morton Accounting Services				1,814.22
TIFWorks, LLC				
Bill	01/15/2021	18	General Consulting Services December 2 through January 15, 2021	1,050.00
Total TIFWorks, LLC				1,050.00
TOTAL				64,530.81

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01/20/21

Accrual Basis

HARDY/NEAR NORTHSIDE TIRZ # 21

Capital Projects Detail

September through December 2020

Type	Date	Num	Adj	Name	Memo	Amount
Capital Improvement Plan						
T-2104 2600-3500 Block Main St						
Bill	12/14/2020	1336		Gauge Engineering LLC	Main Street Ped/Bike Improvements through 12.4.20	13,750.00
Total T-2104 2600-3500 Block Main St						13,750.00
Total Capital Improvement Plan						13,750.00
TOTAL						13,750.00

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss Budget vs. Actual
 July through December 2020

	Jul - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Interest Income checking	38.34	1,620.00	-1,581.66	2.4%
Interest on TexPool	511.27	170.00	341.27	300.7%
Tax increments	0.00	485,304.00	-485,304.00	0.0%
Total Income	<u>549.61</u>	<u>487,094.00</u>	<u>-486,544.39</u>	<u>0.1%</u>
Cost of Goods Sold				
Capital Improvement Plan				
T-2103 English Street Park	0.00	122,000.00	-122,000.00	0.0%
T-2104 2600-3500 Block Main St	13,750.00	55,000.00	-41,250.00	25.0%
T-2199 Concrete Panel Replaceme	0.00	25,000.00	-25,000.00	0.0%
Total Capital Improvement Plan	<u>13,750.00</u>	<u>202,000.00</u>	<u>-188,250.00</u>	<u>6.8%</u>
Total COGS	<u>13,750.00</u>	<u>202,000.00</u>	<u>-188,250.00</u>	<u>6.8%</u>
Gross Profit	-13,200.39	285,094.00	-298,294.39	-4.6%
Expense				
Developer Reimbursement				
Hardy Yards/Cypress - Offsite	0.00	321,879.00	-321,879.00	0.0%
Hardy Yards/Cypress - Onsite	0.00	125,175.00	-125,175.00	0.0%
Developer Reimbursement - Other	442,893.60	0.00	442,893.60	100.0%
Total Developer Reimbursement	<u>442,893.60</u>	<u>447,054.00</u>	<u>-4,160.40</u>	<u>99.1%</u>
Other Types of Expenses				
Other Costs	8,818.00			
Total Other Types of Expenses	<u>8,818.00</u>			
Program and Project Consultants				
Planning Consultants	9,941.00	17,825.00	-7,884.00	55.8%
Engineering Consultation	46,204.50	225,000.00	-178,795.50	20.5%
Legal Consultants	4,243.64	20,000.00	-15,756.36	21.2%
Total Program and Project Consultants	<u>60,389.14</u>	<u>262,825.00</u>	<u>-202,435.86</u>	<u>23.0%</u>
TIRZ Administration Overhead				
Tax Consultants	1,868.40	2,000.00	-131.60	93.4%
Accounting Services	8,070.03	10,000.00	-1,929.97	80.7%
Administrative Services	13,274.00	35,000.00	-21,726.00	37.9%
Audit Services	9,000.00	10,000.00	-1,000.00	90.0%
Bank Charges	87.20	0.00	87.20	100.0%
Insurance - Liability	930.34	1,000.00	-69.66	93.0%
Office Expense	0.00	250.00	-250.00	0.0%
Total TIRZ Administration Overhead	<u>33,229.97</u>	<u>58,250.00</u>	<u>-25,020.03</u>	<u>57.0%</u>
Total Expense	<u>545,330.71</u>	<u>768,129.00</u>	<u>-222,798.29</u>	<u>71.0%</u>
Net Ordinary Income	<u>-558,531.10</u>	<u>-483,035.00</u>	<u>-75,496.10</u>	<u>115.6%</u>
Net Income	<u>-558,531.10</u>	<u>-483,035.00</u>	<u>-75,496.10</u>	<u>115.6%</u>

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of December 31, 2020

	Dec 31, 20	Dec 31, 19	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
BBVA Compass	30,226.77	96,416.72	-66,189.95	-68.7%
Tex Pool AC 7932300001	691,341.50	687,902.97	3,438.53	0.5%
Total Checking/Savings	721,568.27	784,319.69	-62,751.42	-8.0%
Total Current Assets	721,568.27	784,319.69	-62,751.42	-8.0%
TOTAL ASSETS	721,568.27	784,319.69	-62,751.42	-8.0%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
*Accounts Payable	63,480.81	68,556.29	-5,075.48	-7.4%
Total Accounts Payable	63,480.81	68,556.29	-5,075.48	-7.4%
Total Current Liabilities	63,480.81	68,556.29	-5,075.48	-7.4%
Total Liabilities	63,480.81	68,556.29	-5,075.48	-7.4%
Equity				
*Fund Balance	1,216,618.56	1,229,429.33	-12,810.77	-1.0%
Net Income	-558,531.10	-513,665.93	-44,865.17	-8.7%
Total Equity	658,087.46	715,763.40	-57,675.94	-8.1%
TOTAL LIABILITIES & EQUITY	721,568.27	784,319.69	-62,751.42	-8.0%

Profit & Loss Detail

July through December 2020

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income checking						
Deposit	07/01/2020			Interest		3.64
Deposit	08/01/2020			Interest		18.15
Deposit	09/01/2020			Interest		9.27
Deposit	10/01/2020			Interest		2.93
Deposit	11/01/2020			Interest		2.21
Deposit	12/01/2020			Interest		2.14
Total Interest Income checking						38.34
Interest on TexPool						
Deposit	07/31/2020			Interest		122.19
Deposit	08/31/2020			Interest		103.76
Deposit	09/30/2020			Interest		83.70
Deposit	10/31/2020			Interest		78.35
Deposit	11/30/2020			Interest		69.95
Deposit	12/31/2020			Interest		53.32
Total Interest on TexPool						511.27
Tax increments						
Gener...	07/01/2020	CPA ...	*	City of Houston, TX	Receivable of Tax Increment due from City	-478,500.60
Deposit	07/08/2020			City of Houston, TX	Deposit	478,500.60
Total Tax increments						0.00
Total Income						549.61
Cost of Goods Sold						
Capital Improvement Plan						
T-2104 2600-3500 Block Main St						
Bill	12/14/2020	1336		Gauge Engineering LLC	Main Street Ped/Bike Improvements through 12.4.20	13,750.00
Total T-2104 2600-3500 Block Main St						13,750.00
Total Capital Improvement Plan						13,750.00
Total COGS						13,750.00
Gross Profit						-13,200.39
Expense						
Developer Reimbursement						
Bill	07/22/2020	Devel...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	442,893.60
Total Developer Reimbursement						442,893.60
Other Types of Expenses						
Other Costs						
Bill	07/22/2020	02071		Houston Bike Share	Hardy Yards	8,818.00
Total Other Costs						8,818.00
Total Other Types of Expenses						8,818.00
Program and Project Consultants						
Planning Consultants						
Bill	09/21/2020	16		TIFWorks, LLC	General Consulting Services January through September 20, 2...	5,662.50
Bill	12/02/2020	17		TIFWorks, LLC	General Consulting Services September 20 through December ...	4,278.50
Total Planning Consultants						9,941.00
Engineering Consultation						
Bill	12/14/2020	1334		Gauge Engineering LLC	On Call Engineering Services through 12.4.20	1,275.00
Bill	12/14/2020	1335		Gauge Engineering LLC	Capital Improvement Plan Development through 12.4.20	44,929.50
Total Engineering Consultation						46,204.50

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through December 2020

Type	Date	Num	Adj	Name	Memo	Amount
Legal Consultants						
General Counsel Representation						
Bill	07/31/2020	21888...		Bracewell LLP	General Counsel services through July 31, 2020	2,000.00
Bill	09/30/2020	21893...		Bracewell LLP	General Counsel services through September 30, 2020	1,200.00
Bill	10/31/2020	21893...		Bracewell LLP	General Counsel services through October 31, 2020	428.39
Bill	11/30/2020	21896...		Bracewell LLP	General Legal through November 30, 2020	300.00
Bill	12/31/2020	21898...		Bracewell LLP	General Legal through December 31, 2020	315.25
Total General Counsel Representation						4,243.64
Total Legal Consultants						4,243.64
Total Program and Project Consultants						60,389.14
TIRZ Administration Overhead						
Tax Consultants						
Bill	07/01/2020	55573		Equi-Tax Inc.	July - June 2021 Consultant Services fee per Contract	1,868.40
Total Tax Consultants						1,868.40
Accounting Services						
Bill	08/31/2020	2100		The Morton Accounting Services	CPA Services and Invest. Officer July and Aug 2020	1,814.22
Bill	10/31/2020	2120		The Morton Accounting Services	CPA Services and Invest. Officer Sept and Oct 2020	4,441.59
Bill	12/31/2020	2158		The Morton Accounting Services	CPA Services and Invest. Officer Nov and Dec 2020	1,814.22
Total Accounting Services						8,070.03
Administrative Services						
Bill	07/31/2020	21888...		Bracewell LLP	Meeting services through July 31, 2020	4,906.25
Bill	08/31/2020	21889...		Bracewell LLP	Meeting services through August 31, 2020	472.50
Bill	09/30/2020	21893...		Bracewell LLP	Meeting services through September 30, 2020	6,048.00
Bill	10/31/2020	21893...		Bracewell LLP	Meeting services through October 31, 2020	1,680.75
Bill	11/30/2020	21896...		Bracewell LLP	Meeting services through November 30, 2020	166.50
Total Administrative Services						13,274.00
Audit Services						
Bill	09/17/2020	2020 ...		McCall Gibson Swedlund Barfo...	FYE 06.30.20 Audit - Interim billing	7,000.00
Bill	10/31/2020	2020 ...		McCall Gibson Swedlund Barfo...	FYE 06.30.20 Audit - Final billing	2,000.00
Total Audit Services						9,000.00
Bank Charges						
Check	07/15/2020				Service Charge	14.60
Check	08/15/2020				Service Charge	15.00
Check	09/15/2020				Service Charge	15.00
Check	10/15/2020				Service Charge	14.40
Check	11/15/2020				Service Charge	14.20
Check	12/15/2020				Service Charge	14.00
Total Bank Charges						87.20
Insurance - Liability						
Bill	12/01/2020	6754-...		Texas Municipal League Interg...	2020-2021 FY Insurance	930.34
Total Insurance - Liability						930.34
Total TIRZ Administration Overhead						33,229.97
Total Expense						545,330.71
Net Ordinary Income						-558,531.10
Net Income						-558,531.10

BRACEWELL

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

January 06, 2021
Invoice Number 21898808
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000001 For Services Through December 31, 2020
General Counsel

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12/01/20	Review audit letter.	Mary D. Bishop	0.25	675.00	168.75
12/01/20	Review client matters and billing, and prepare audit letter to McCall Gibson	Scott E. Legg	0.50	293.00	146.50
Total Fees					\$ 315.25

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary D. Bishop	Counsel	0.25	675.00	168.75
Scott E. Legg	Paralegal	0.50	293.00	146.50
Total Summary of Fees		0.75		\$ 315.25

Total Fees, Expenses and Charges **\$ 315.25**

BRACEWELL

REMITTANCE PAGE

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

January 06, 2021
Invoice Number. 21898808

Matter No: 0037619.000001

Total Fees	\$ 315.25
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 315.25
Total Current Billing for this Matter	\$ 315.25
Balance Forward	\$ 300.00
Please Remit Total Balance Due	\$ 615.25

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 No: 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 the invoice number as a reference when sending the wire. **21898808**

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/>

BRACEWELL

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

December 03, 2020
Invoice Number 21896293
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000001 For Services Through November 30, 2020
General Counsel

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/05/20	Telephone conference R Del Leon and Metro regarding Fulton property issues.	Clark Stockton Lord	0.75	400.00	300.00
Total Fees					\$ 300.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	0.75	400.00	300.00
Total Summary of Fees		0.75		\$ 300.00

Total Fees, Expenses and Charges **\$ 300.00**

BRACEWELL

REMITTANCE PAGE

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

December 03, 2020
Invoice Number. 21896293

Matter No: 0037619.000001

Total Fees	\$ 300.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 300.00
Total Current Billing for this Matter	\$ 300.00
Balance Forward	\$ 1,628.39
Please Remit Total Balance Due	\$ 1,928.39

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 No: 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 the invoice number as a reference when sending the wire. **21896293**

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/>

BRACEWELL

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

December 03, 2020
Invoice Number 21896284
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000003 For Services Through November 30, 2020
Meeting Services

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/06/20	Receive and review District correspondence.	Brenda Presser	0.25	333.00	83.25
11/10/20	Receive and respond to District correspondence.	Brenda Presser	0.25	333.00	83.25
Total Fees					\$ 166.50

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Brenda Presser	Paralegal	0.50	333.00	166.50
Total Summary of Fees		0.50		\$ 166.50

Total Fees, Expenses and Charges **\$ 166.50**

BRACEWELL

REMITTANCE PAGE

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

December 03, 2020
Invoice Number. 21896284

Matter No: 0037619.000003

Total Fees	\$ 166.50
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 166.50
Total Current Billing for this Matter	\$ 166.50
Balance Forward	\$ 7,728.75
Please Remit Total Balance Due	\$ 7,895.25

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 No: 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 the invoice number as a reference when sending the wire. **21896284**

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/>

PROGRESS REPORT

DECEMBER 2020

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



TASK ORDER #1: ON-CALL CONTRACT

Activities This Period:

- Pinckney Trail
 - Plans Review
 - Site Visit
- Developed METRO parcels within TIRZ 21 boundary exhibit

TASK ORDER #2: CAPITAL IMPROVEMENT PLAN DEVELOPMENT

Activities This Period:

- Mobility Analysis
 - Developed Mobility Factbook that included
 - ADT and trips data within TIRZ 21
 - Commute Characteristics
 - Existing Mobility Network and Pavement Conditions
 - NHHIP Vision Plan
 - Transit Network
 - Bikeway Network
 - Safety Crash Data – Vehicular, Ped and Bike
- Drainage Analysis
 - Data Collection and Processing, Site Visits
 - Developed exhibits for impervious areas, open ditch roads, curb & gutter roads
 - Flooding structures Exhibit
 - Building Storm sewer network from GIMS to start evaluating existing conditions
 - Obtained LiDAR data for the area to understand topography
 - Obtained reports of adjacent ongoing projects.

TASK ORDER #3: MAIN STREET PED/BIKE IMPROVEMENTS

Activities This Period:

- Conducted site visit
- Documented existing conditions with measurements and images
- Evaluated different cross sections for Ped/Bike Safety
- Began evaluating geometrics on aerial imagery
- Obtained plans and info ongoing City project



Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042

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

Invoice number 1334
 Date 12/14/2020

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

Professional Services Provided Through December 04, 2020

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	10,000.00	0.00	1,275.00	8,725.00	1,275.00
Total	10,000.00	0.00	1,275.00	8,725.00	1,275.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1334	12/14/2020	1,275.00	1,275.00				
	Total	1,275.00	1,275.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

 Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123

Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042



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

Invoice number 1335
 Date 12/14/2020

Project 1082 TO #2 - TIRZ 21 - CIP

Professional Services Provided Through December 04, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Drainage Analysis	121,555.00	30.00	0.00	36,466.50	85,088.50	36,466.50
Mobility Analysis	59,340.00	14.26	0.00	8,463.00	50,877.00	8,463.00
CIP Planning	44,230.00	0.00	0.00	0.00	44,230.00	0.00
Mgmt & QA/QC	23,320.00	0.00	0.00	0.00	23,320.00	0.00
Expenses	1,555.00	0.00	0.00	0.00	1,555.00	0.00
Total	250,000.00	17.97	0.00	44,929.50	205,070.50	44,929.50

Invoice total **44,929.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1335	12/14/2020	44,929.50	44,929.50				
	Total	44,929.50	44,929.50	0.00	0.00	0.00	0.00

I certify the above to be true and correct

 Muhammad Ali, PE

Please make checks payable to:

Gauge Engineering, LLC
 3200 Wilcrest Dr, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:

Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123

Gauge Engineering

3200 Wilcrest Dr. Suite 220
Houston, TX 77042



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

Invoice number 1336
Date 12/14/2020

Project 1083 TO #3 - MAIN STREET TECH MEMO

Professional Services Provided Through December 04, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Preliminary Engineering	55,000.00	25.00	0.00	13,750.00	41,250.00	13,750.00
Total	55,000.00	25.00	0.00	13,750.00	41,250.00	13,750.00

Invoice total **13,750.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1336	12/14/2020	13,750.00	13,750.00				
	Total	13,750.00	13,750.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please make checks payable to:

Gauge Engineering, LLC
3200 Wilcrest Dr, Suite 220
Houston, TX 77042

Please send ACH/Wire payments to:

Amegy Bank
Routing No.: 113011258
Account No.: 5797315123



Invoice

Date	Invoice #
12/31/2020	2158

Bill To
Hardy Near/Northside Redevelopment Auth 711 Louisiana St Suite 2300 Houston, TX 77002

Terms	Due Date
Net 30	1/30/2021

Serviced	Description	Hours	Rate	Amount
12/31/2020	Accounting/CPA Services and Investment Officer - November and December	2	900.00	1,800.00
12/31/2020	Postage		14.22	14.22

Please Remit Payment to:
The Morton Accounting Service
1125 Cypress Station Dr. Bldg H-4
Houston, TX 77090

or via the Intuit payment link in the email.

Total	\$1,814.22
Payments/Credits	\$0.00
Balance Due	\$1,814.22

INVOICE

Date: 1/15/2021
 Invoice # Number 18

TIFWorks, LLC
 P.O. Box 10330
 Houston, Texas 77206
 (832)-978-5910
 rdeleon1028@sbcglobal.net

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 General Consulting Services 12/2/2020thru 1/15/2021	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
Labor (Hours)	Meetings, Travel, Mileage, Electronic Correspondence and Telephone Calls:		
1.25	Electronic and telephonic correspondence December 2, 2020 thru January 15, 2021, primarily with Gauge Engineering related to Infrastructure Study, METRO related to various Tracks on Main Street, and various Board Members.	\$150.00	\$187.50
5	12/11/2020 – Zone Reconnaissance along Quitman, the intersection of Quitman and Fulton with Jorge, followed by CIP/Infrastructure Committee meeting with Daniel, Jorge, and Muhammed @ Daniel's Office, including mileage and travel.	\$150.00	\$750.00
1	1/12/2021 – Conference Call with Chris Yuko and Daniel related to new multifamily development at Main St. and Boundary St. by Marquette Companies.	\$150.00	\$150.00
Total			\$1050.00

Make all checks payable to TIFWorks, LLC

Thank you for your business!

SINGLE SHEET OF PLAIN
COLORED PAPER

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of December 2, 2020

Type	Date	Num	Memo	Open Balance
Bracewell LLP				
Bill	09/30/2020	21893021	Meeting services through September 30, 2020	6,048.00
Bill	09/30/2020	21893046	General Counsel services through September 30, 2020	1,200.00
Bill	10/31/2020	21893986	Meeting services through October 31, 2020	1,680.75
Bill	10/31/2020	21893992	General Counsel services through October 31, 2020	428.39
Total Bracewell LLP				9,357.14
McCall Gibson Swedlund Barfoot PLLC				
Bill	10/31/2020	2020 Aud...	FYE 06.30.20 Audit - Final billing	2,000.00
Total McCall Gibson Swedlund Barfoot PLLC				2,000.00
The Morton Accounting Services				
Bill	10/31/2020	2120	CPA Services and Invest. Officer Sept and Oct 2020	4,441.59
Total The Morton Accounting Services				4,441.59
TIFWorks, LLC				
Bill	12/02/2020	17	General Consulting Services September 20 through Decembe...	4,278.50
Total TIFWorks, LLC				4,278.50
TOTAL				20,077.23

BRACEWELL

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

October 06, 2020
Invoice Number 21893021
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000003 For Services Through September 30, 2020
Meeting Services

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/02/20	Coordinate with Administrator to confirm meeting date for September. Revise agenda and update meeting matters.	Brenda Presser	2.00	315.00	630.00
09/03/20	Draft minutes of July meeting. Draft agenda for September meeting.	Brenda Presser	4.00	315.00	1,260.00
09/04/20	Draft minutes. Revise agenda. Update District Directory and Agenda Calendar. Prepare Disclosure Statements and transmit to bookkeeper. Draft resolution for annual review of investment policy. Coordinate with administrator for review and follow up on meeting materials.	Brenda Presser	5.00	315.00	1,575.00
09/08/20	Receive and respond to District correspondence.	Brenda Presser	0.50	315.00	157.50
09/11/20	Revise agenda.	Brenda Presser	0.50	315.00	157.50
09/21/20	Revise agenda. Follow up with working group for review and approval of agenda and board packet items.	Brenda Presser	0.50	315.00	157.50
09/24/20	Coordinate with team for posting and distribution of agenda and minutes. Review sharefile link.	Brenda Presser	1.50	315.00	472.50
09/25/20	Prepare for posting and distribution of documents.	Brenda Presser	1.50	315.00	472.50
09/28/20	Prepare for and attend regular meeting.	Brenda Presser	3.50	315.00	1,102.50

BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

October 06, 2020
Invoice Number: 21893021

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/29/20	Post meeting follow up, including preparation of previous minutes for signature. Update District's official records. Receive and respond to District correspondence.	Brenda Presser	4.00	315.00	1,260.00
09/30/20	Prepare copies of Resolution Regarding Annual Review of Investment Policy and transmittal package to Mr. DeLeon to obtain signature by Secretary.	Brenda Presser	1.00	315.00	315.00
Total Fees					\$ 7,560.00
Discount					\$ (1,512.00)
Total Adjusted Fees					\$ 6,048.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Brenda Presser	Paralegal	24.00	315.00	7,560.00
Total Summary of Fees		24.00		\$ 7,560.00

Total Fees, Expenses and Charges **\$ 6,048.00**

BRACEWELL

REMITTANCE PAGE

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

October 06, 2020
Invoice Number. 21893021

Matter No: 0037619.000003

Total Fees	\$ 7,560.00
Total Adjustments	\$ (1,512.00)
Total Adjusted Fees	\$ 6,048.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 6,048.00
Total Current Billing for this Matter	\$ 6,048.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due	\$ 6,048.00

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 No: 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 the invoice number as a reference when sending the wire. **21893021**

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/>

Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002 bracewell.com

AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC

BRACEWELL

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

October 06, 2020
Invoice Number 21893046
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000001 For Services Through September 30, 2020
General Counsel

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/11/20	Prepare agenda; prepare for meeting; teleconference with R DeLeon.	Clark Stockton Lord	1.00	400.00	400.00
09/28/20	Prepare for and attend board meeting,	Clark Stockton Lord	2.00	400.00	800.00
Total Fees					\$ 1,200.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	3.00	400.00	1,200.00
Total Summary of Fees		3.00		\$ 1,200.00

Total Fees, Expenses and Charges **\$ 1,200.00**

BRACEWELL

REMITTANCE PAGE

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

October 06, 2020
Invoice Number. 21893046

Matter No: 0037619.000001

Total Fees	\$ 1,200.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 1,200.00
Total Current Billing for this Matter	\$ 1,200.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due	\$ 1,200.00

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 No: 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 the invoice number as a reference when sending the wire. **21893046**

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/>

BRACEWELL

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

November 03, 2020
Invoice Number 21893986
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000003 For Services Through October 31, 2020
Meeting Services

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/02/20	Respond to auditor request for documents. Update Authority's official records.	Brenda Presser	1.00	315.00	315.00
10/08/20	Receive and review correspondence. Update the Authority's official records.	Brenda Presser	0.50	315.00	157.50
10/13/20	Assist attorney with a search for a particular agreement relating to a particular bike path.	Brenda Presser	1.00	315.00	315.00
10/16/20	Update exhibits to minutes.	Brenda Presser	0.50	315.00	157.50
10/21/20	Receive and review correspondence.	Brenda Presser	0.50	315.00	157.50
10/22/20	Receive and review correspondence.	Brenda Presser	0.50	315.00	157.50
10/23/20	Follow up with Ralph Deleon on outstanding correspondence.	Brenda Presser	0.50	315.00	157.50
10/27/20	Receive and respond to District correspondence.	Brenda Presser	0.25	315.00	78.75
10/29/20	Receive and review District correspondence.	Brenda Presser	0.50	315.00	157.50
Total Fees					\$ 1,653.75

BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

November 03, 2020
Invoice Number: 21893986

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Brenda Presser	Paralegal	5.25	315.00	1,653.75
Total Summary of Fees		5.25		\$ 1,653.75

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
09/25/20	Delivery Services/Messenger	3rd Party Courier 2020-09-25 Clark Stockton Lord #408188	27.00
Total Expenses			\$ 27.00
Total Fees, Expenses and Charges			\$ 1,680.75

BRACEWELL

REMITTANCE PAGE

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

November 03, 2020
Invoice Number. 21893986

Matter No: 0037619.000003

Total Fees	\$ 1,653.75
Total Expenses	\$ 27.00
Total Fees, Expenses and Charges	\$ 1,680.75
Total Current Billing for this Matter	\$ 1,680.75
Balance Forward	\$ 6,048.00
Please Remit Total Balance Due	\$ 7,728.75

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 No: 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 the invoice number as a reference when sending the wire. **21893986**

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/>

BRACEWELL

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

November 03, 2020
Invoice Number 21893992
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000001 For Services Through October 31, 2020
General Counsel

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/13/20	Handle Pinckney Trail issues; review LAN agreement.	Clark Stockton Lord	1.00	400.00	400.00
Total Fees					\$ 400.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	1.00	400.00	400.00
Total Summary of Fees				\$ 400.00

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
10/09/20	Delivery Services/Messenger	FedEx ERS - Delivery Charges 2020-10-09 05755 Ralph DeLeon / 05755 397360609498 714611115	16.09
10/16/20	Delivery Services/Messenger	FedEx ERS - Delivery Charges 2020-10-16 05755 Brenda Presser / Bracewell LLP 05755 795940990592 715315741	12.30
Total Expenses			\$ 28.39
Total Fees, Expenses and Charges			\$ 428.39

BRACEWELL

REMITTANCE PAGE

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

November 03, 2020
Invoice Number. 21893992

Matter No: 0037619.000001

Total Fees	\$ 400.00
Total Expenses	\$ 28.39
Total Fees, Expenses and Charges	\$ 428.39
Total Current Billing for this Matter	\$ 428.39
Balance Forward	\$ 1,200.00
Please Remit Total Balance Due	\$ 1,628.39

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 No: 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 the invoice number as a reference when sending the wire. **21893992**

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/>

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

P. O. Box 29584
Austin, Texas 78755-5126
(512) 610-2209
E-Mail: mgsb@mgsbpllc.com
www.mgsbpllc.com

October 8, 2020

Hardy/Near Northside Redevelopment Authority
c/o Melissa C. Morton, CPA
The Morton Accounting Services
1125 Cypress Station Drive
Building H4
Houston, TX 77090

Client Number: 300-20

Audit of Hardy/Near Northside Redevelopment Authority as of and for the year ended June 30, 2020, including distribution of the report and meeting with the Board of Directors and receiving comments from the City of Houston on the draft audit.

Annual Audit Fee	\$ 8,750.00
Postage, delivery and report production	250.00
Less Interim Billing	<u>7,000.00</u>
Balance Due	<u>\$ 2,000.00</u>

We appreciate your business!

Chris Swedlund



Invoice

Date	Invoice #
11/11/2020	2120

Bill To
Hardy Near/Northside Redevelopment Auth 711 Louisiana St Suite 2300 Houston, TX 77002

Terms	Due Date
Net 30	12/11/2020

Serviced	Description	Hours	Rate	Amount
10/31/2020	Accounting/CPA Services and Investment Officer - September and October	2	900.00	1,800.00
10/31/2020	Audit report - Work with auditors on completion of audit, financial statements and footnotes for report, meeting with auditor and board member to discuss changes to audit report	21.01897	125.00	2,627.37
10/31/2020	Postage	1	14.22	14.22

Please Remit Payment to:
The Morton Accounting Service
1125 Cypress Station Dr. Bldg H-4
Houston, TX 77090

or via the Intuit payment link in the email.

Total	\$4,441.59
Payments/Credits	\$0.00
Balance Due	\$4,441.59

INVOICE

Date: 12/2/2020
Invoice # Number 17

TIFWorks, LLC
P.O. Box 10330
Houston, Texas 77206
(832)-978-5910
rdeleon1028@sbcglobal.net

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 General Consulting Services 09/20/2020thru 12/2/2020	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
Labor (Hours)	Meetings, Travel, Mileage, Electronic Correspondence and Telephone Calls:		
4	Electronic and telephonic correspondence September 9, 2020 thru December 2, 2020, primarily with Gauge Engineering related to Infrastructure Study, METRO related to various Tracks on Main Street, Planning Commission Transit Orientated Development and Walkable Places Guidelines, BBCVA, Bracewell and various Board Members.	\$150.00	\$600.00
.75	9/24 - Coordination of documents requiring signature of Chairman including mileage and travel.	\$150.00	\$112.50
2	9/25 - Retrieval and review of TxDOT North Highway Improvement Project - Final Environmental Impact Statement and various related including Bicyclist and Pedestrian Accommodations.	\$150.00	\$300.00
2.25	10/6 - Collate, package and processing of Minutes and various documents needed for the permanent files of the Authority requiring signatures of Chairman and Secretary, including mileage, travel to Ed, Sylvia and US Post Office, postage to Bracewell.	\$150.00	\$337.50
3.5	10/16 - Document review, preparation for and attendance of Field Reconnaissance with Gauge, Jorge and Daniel of entire alignment Pickney Trail including mileage and travel.	\$150.00	\$528.50
1.25	10/29 - City of Houston Planning Commission Public Meeting regarding Walkable Places and Transit Orientated Development Guidelines and Recommendations for Lorraine Hogan alignment, per Ordinance 2020-686.	\$150.00	\$187.50
3.75	10/30 - Download, assembly of documents into binder and review various Ordinances, Summary Documents, Guidelines related to Transit Orientated Development and Walkable Places per Planning Department Guidelines.	\$150.00	\$562.50
3.5	11/5 - Preparation for and participation on Conference Call with Bracewell, Board Committee Members and METRO regarding License Agreement and various Tracks on Main Street owned by METRO.	\$150.00	\$525.00
2.5	11/17 - Field Reconnaissance related to METRO owned parcels and existing tracks along Main Street with Daniel, review of various documents/maps provided by METRO, including mileage and travel.	\$150.00	\$375.00
5	11/6 - 11/19 - Coordination with Accountant, and BBVA, document distribution, document retrieval and hand delivery and discussion with BBVA Bank related to removal of Lucky B. and Richard C. from various Authority Accounts and addition of new authorized signers including Elia, Jorge, Monte and Daniel, including mileage and travel.	\$150.00	\$750.00
Total			\$4,278.50

Make all checks payable to TIFWorks, LLC

Thank you for your business!

TAB

FIVE

PROGRESS REPORT

JANUARY 2021

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



3200 Wilcrest Drive, Suite 220
Houston, TX 77042

TASK ORDER #1: ON-CALL CONTRACT

Activities This Period:

- N/A

TASK ORDER #2: CAPITAL IMPROVEMENT PLAN DEVELOPMENT

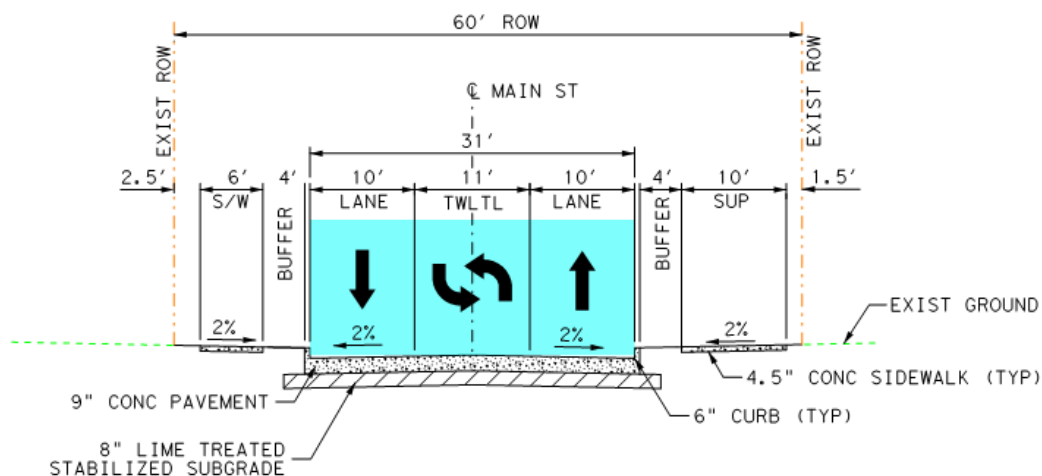
Activities This Period:

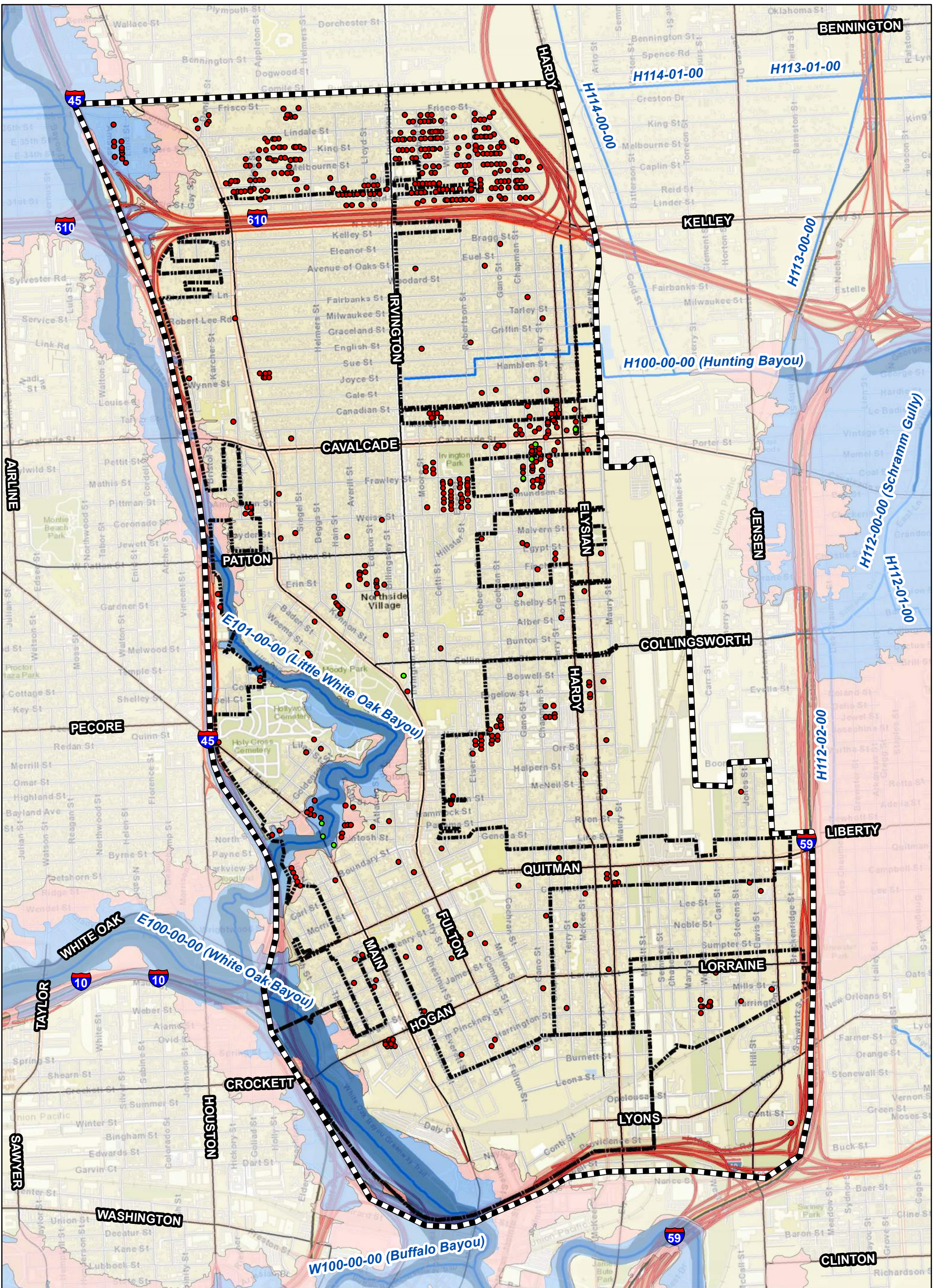
- Drainage Analysis
 - Gauge has built an "interim" 2D model to represent existing conditions. Includes Atlas 14 rainfall and land use data.
 - Developed ponding inundation maps to show model results.
 - Currently incorporating storm sewer, roadside ditches, and inlets into the 2D model for a more complete evaluation of Existing Conditions
- Mobility Analysis
 - Developed Mobility Factbook that include.
 - ADT and trips data within TIRZ 21
 - Commute Characteristics
 - Existing Mobility Network and Pavement Conditions
 - NHHIP Vision Plan
 - Transit Network
 - Bikeway Network
 - Safety Crash Data – Vehicular, Ped and Bike

TASK ORDER #3: MAIN STREET PED/BIKE IMPROVEMENTS

Activities This Period:

- Evaluated multiple typical sections that are pedestrian and bicycle friendly and aligns with Houston's Vision Zero Plan
- Developed a schematic for preferred typical section.
- Obtained plans and info on ongoing City projects.



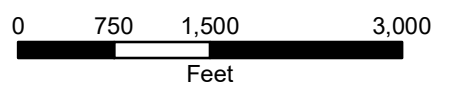


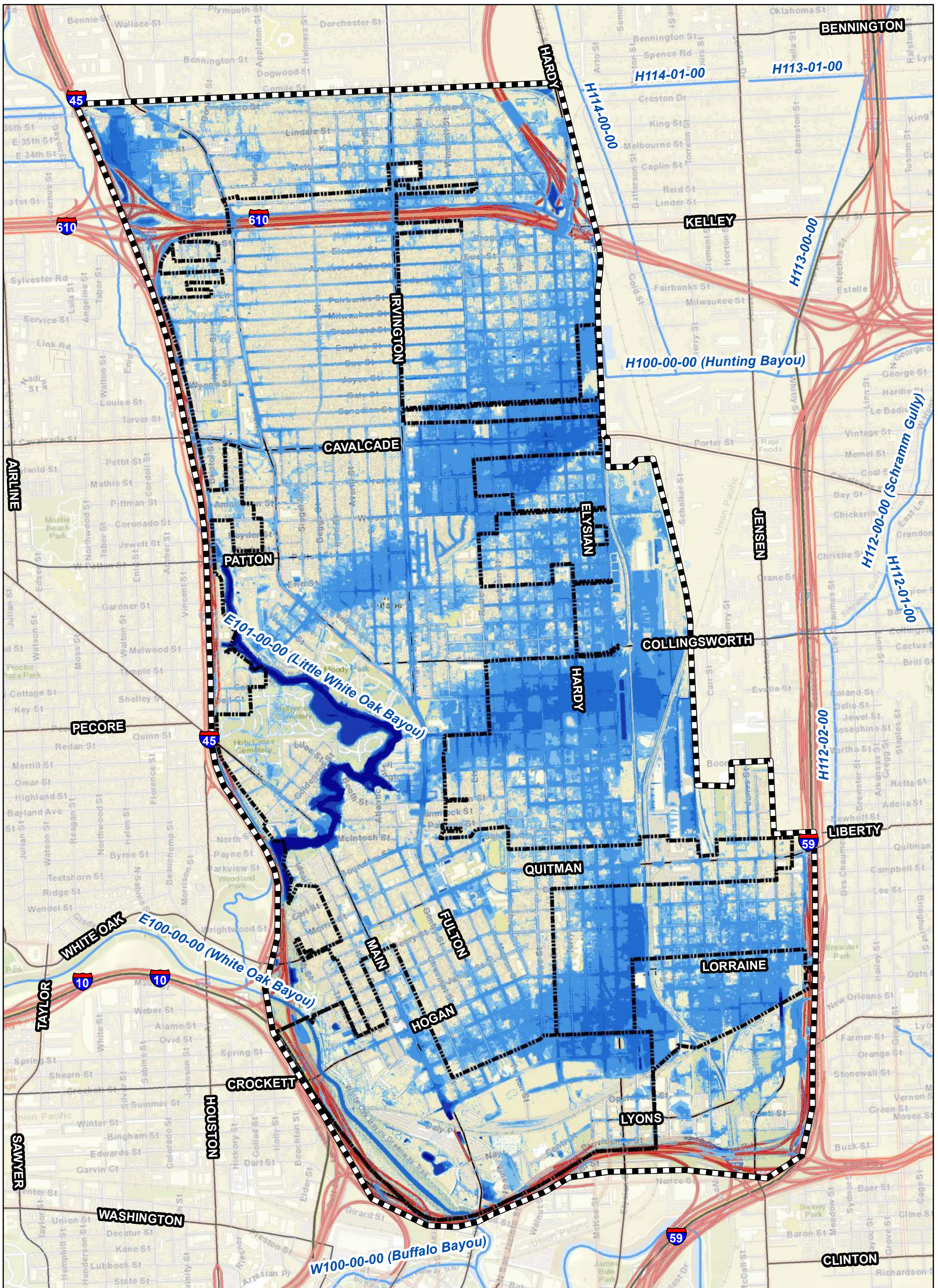
TIRZ 21
FEMA Floodplain

DRAFT

Legend

- Repetitive Loss Structures
- Harvey Flooded Structures
- 2D Model Boundary
- TIRZ 21 Limits
- FEMA Effective Floodplains 1% (100-Yr) Floodway
- 1% (100-Yr) Floodplain
- 0.2% (500-Yr) Floodplain










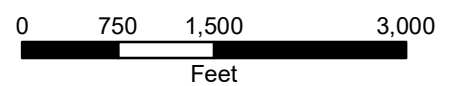


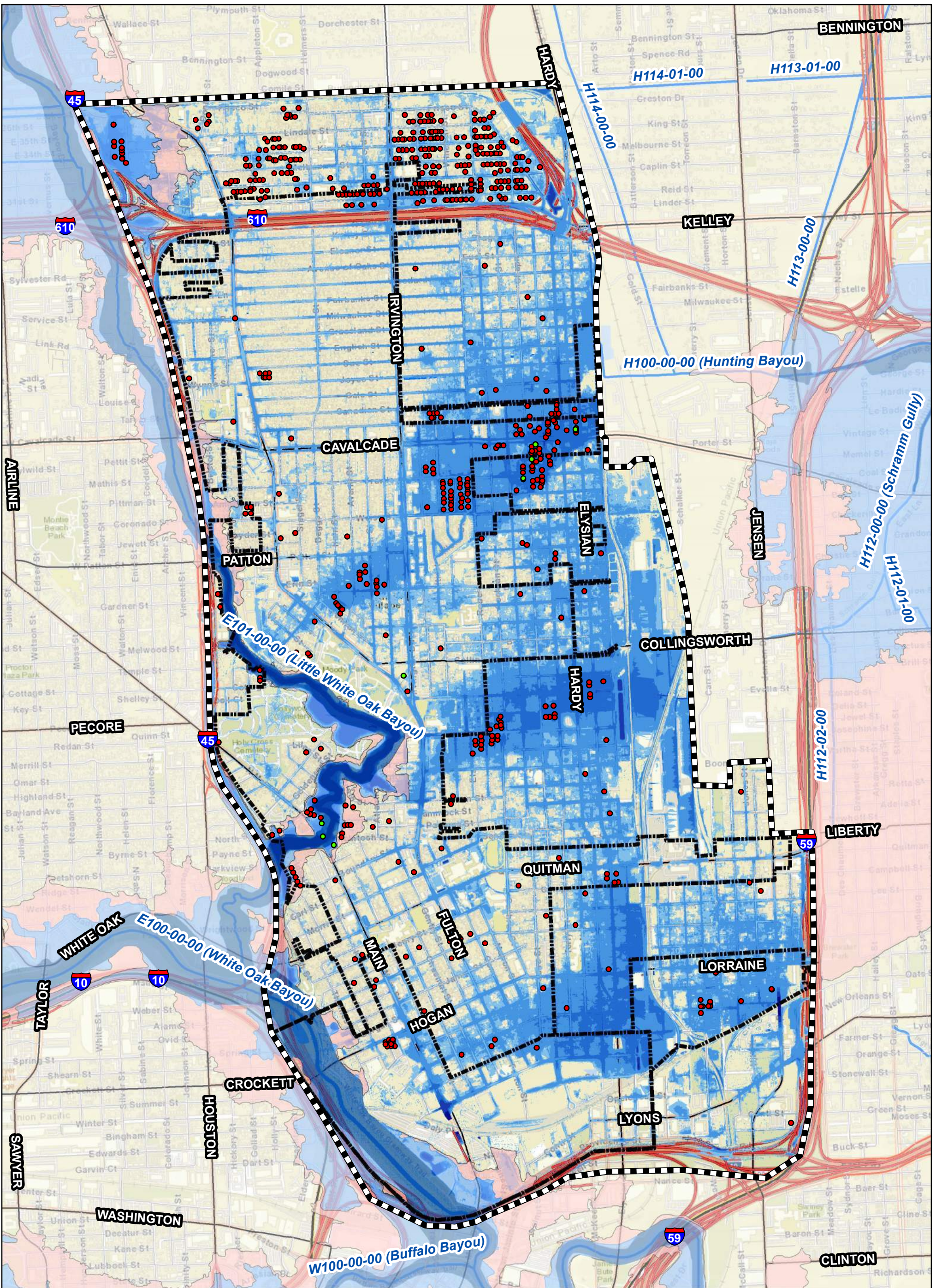
**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

-  2D Model Boundary
-  TIRZ 21 Limits
-  2D Model - 100-Yr Inundation (ft) 0.0 - 0.5
-  0.5 - 1.0
-  1.0 - 2.5
-  2.5 - 5.0
-  5.0 - 10.0
- > 10.0



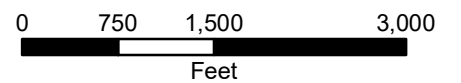


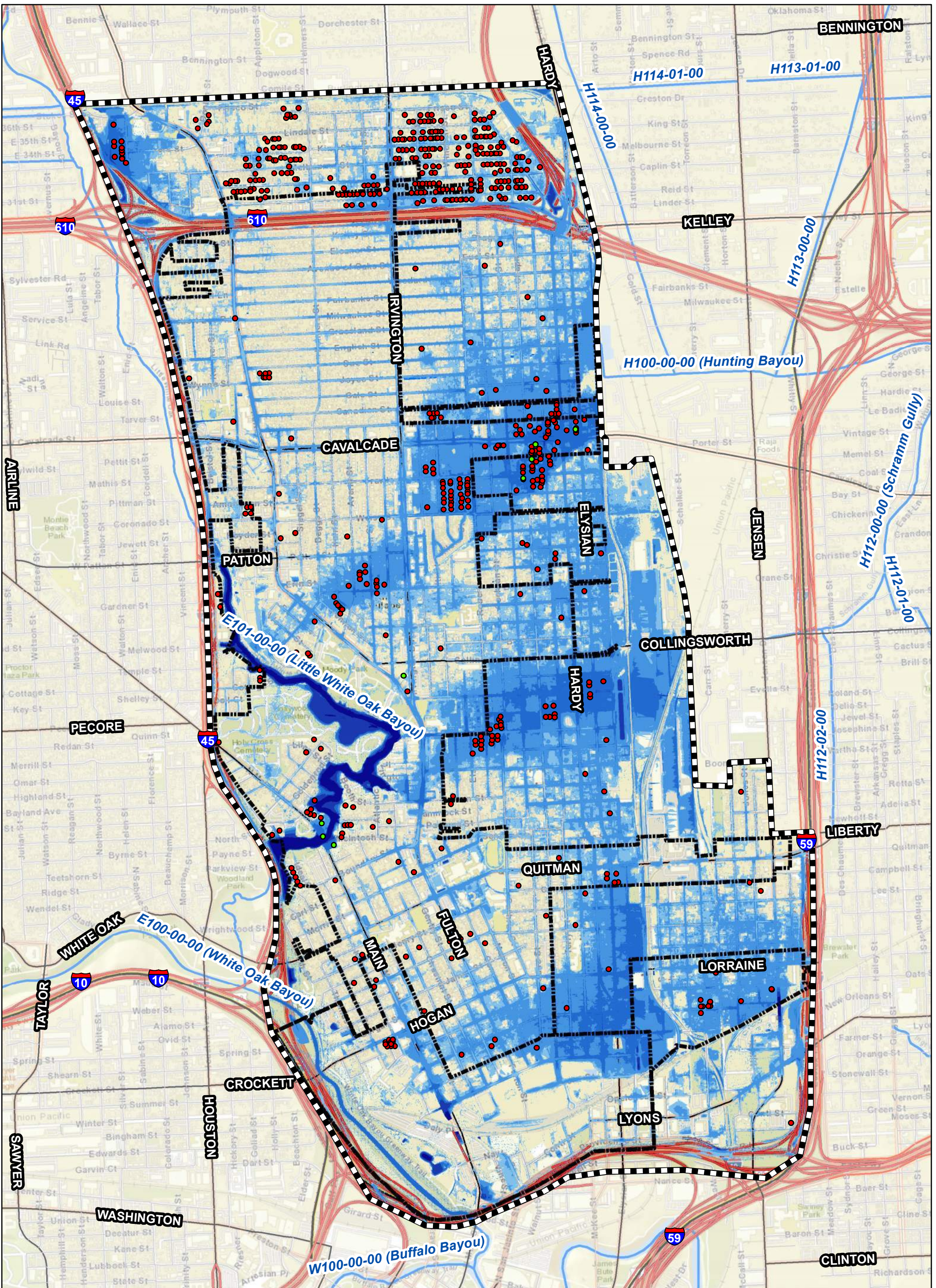
**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

- | | | |
|------------------------------|-----------------------------------|--|
| ● Repetitive Loss Structures | FEMA Effective Floodplains | 2D Model - 100-Yr Inundation (ft) |
| ● Harvey Flooded Structures | ■ 1% (100-Yr) Floodway | □ 0.0 - 0.5 |
| ⊞ 2D Model Boundary | ■ 1% (100-Yr) Floodplain | □ 0.5 - 1.0 |
| ⊞ TIRZ 21 Limits | ■ 0.2% (500-Yr) Floodplain | □ 1.0 - 2.5 |
| | | □ 2.5 - 5.0 |
| | | □ 5.0 - 10.0 |
| | | □ > 10.0 |



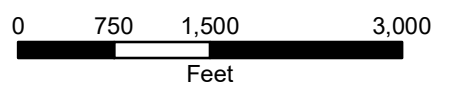


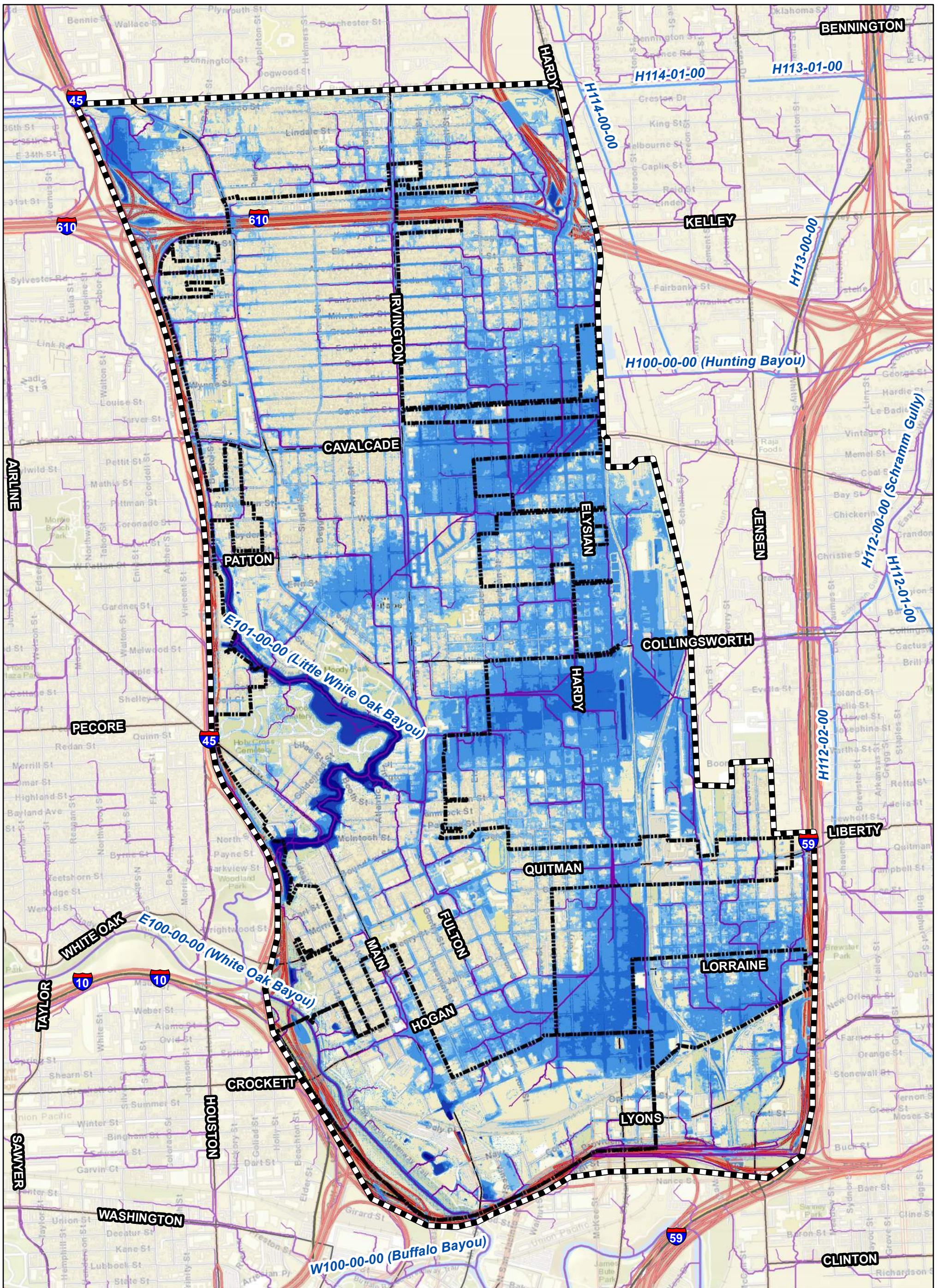
**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

- Repetitive Loss Structures
 - Harvey Flooded Structures
 - 2D Model Boundary
 - TIRZ 21 Limits
- | | | |
|--|--|------------|
| 2D Model - 100-Yr Inundation (ft) | | 0.0 - 0.5 |
| | | 0.5 - 1.0 |
| | | 1.0 - 2.5 |
| | | 2.5 - 5.0 |
| | | 5.0 - 10.0 |
| | | > 10.0 |





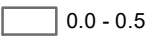
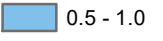
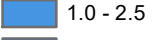
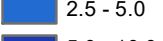
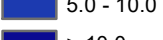
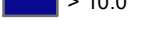


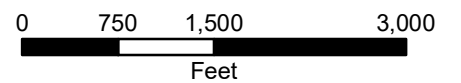


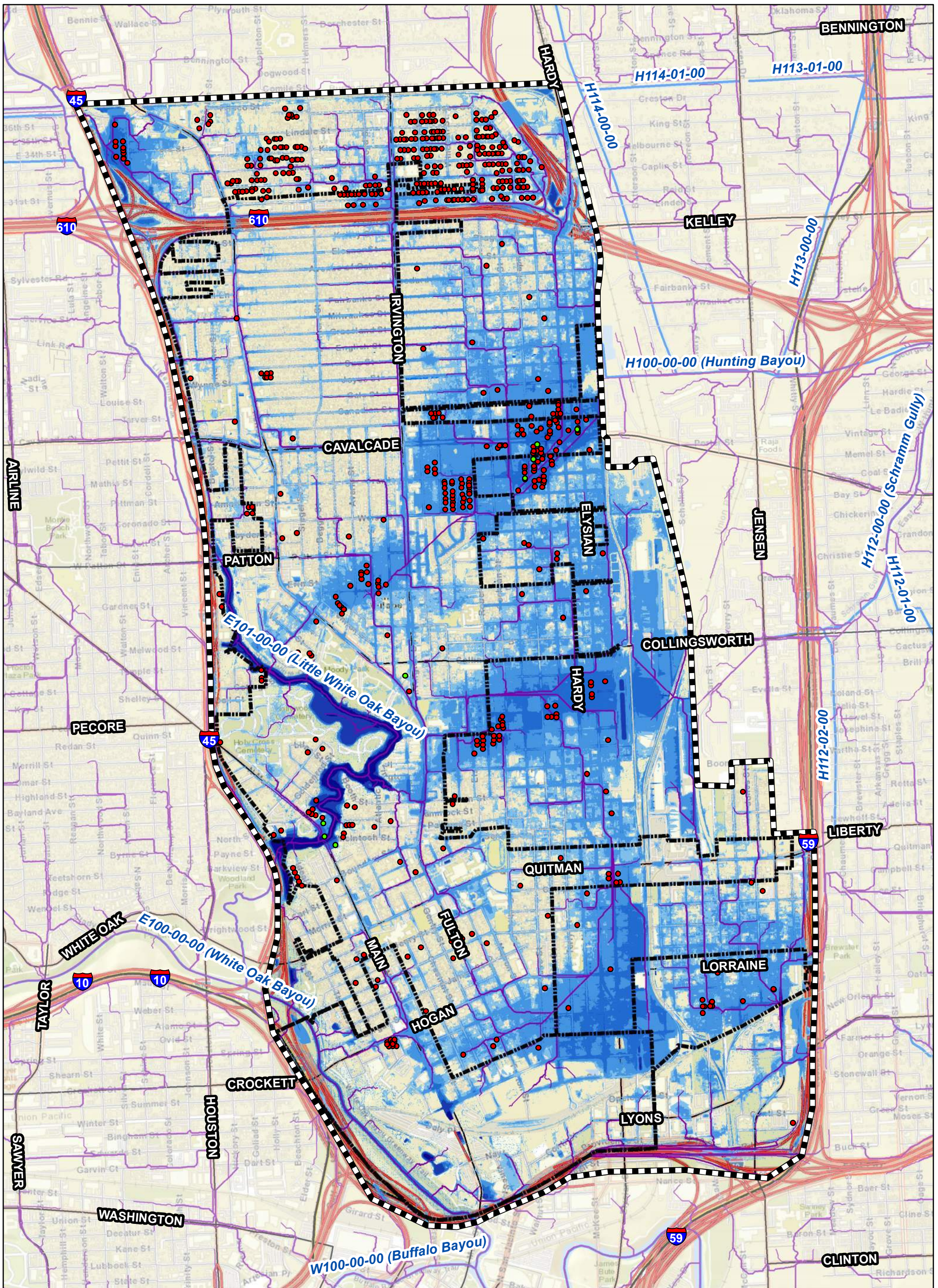
**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

-  2D Model Boundary
-  TIRZ 21 Limits
-  Flow Paths 8ac
-  Flow Paths 4ac
-  2D Model - 100-Yr Inundation (ft) 0.0 - 0.5
-  0.5 - 1.0
-  1.0 - 2.5
-  2.5 - 5.0
-  5.0 - 10.0
-  > 10.0



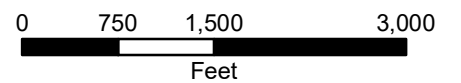


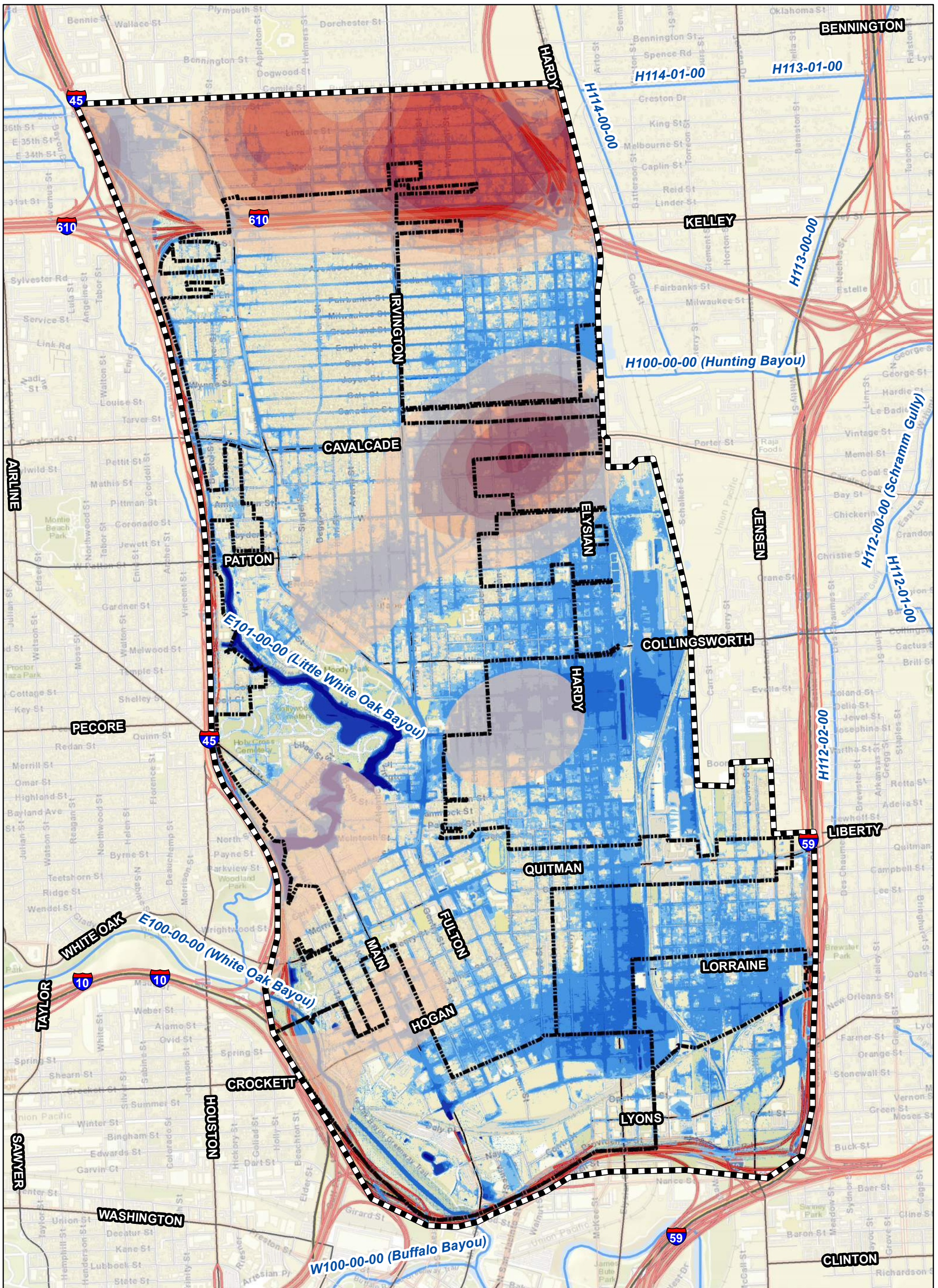
**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

- Repetitive Loss Structures
 - Harvey Flooded Structures
 - 2D Model Boundary
 - TIRZ 21 Limits
 - Flow Paths 8ac
 - Flow Paths 4ac
- | 2D Model - 100-Yr Inundation (ft) | |
|-----------------------------------|------------|
| | 0.0 - 0.5 |
| | 0.5 - 1.0 |
| | 1.0 - 2.5 |
| | 2.5 - 5.0 |
| | 5.0 - 10.0 |
| | > 10.0 |



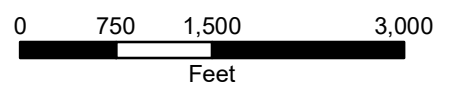
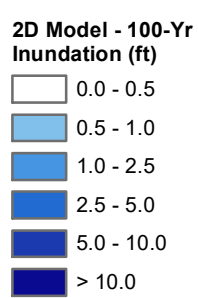
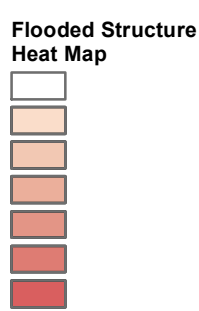


**TIRZ 21
Inundation Exhibit
Atlas 14 100-Year**

DRAFT

Legend

- 2D Model Boundary
- TIRZ 21 Limits



DRAFT

TIRZ 21

Hardy/Near Northside Redevelopment Authority

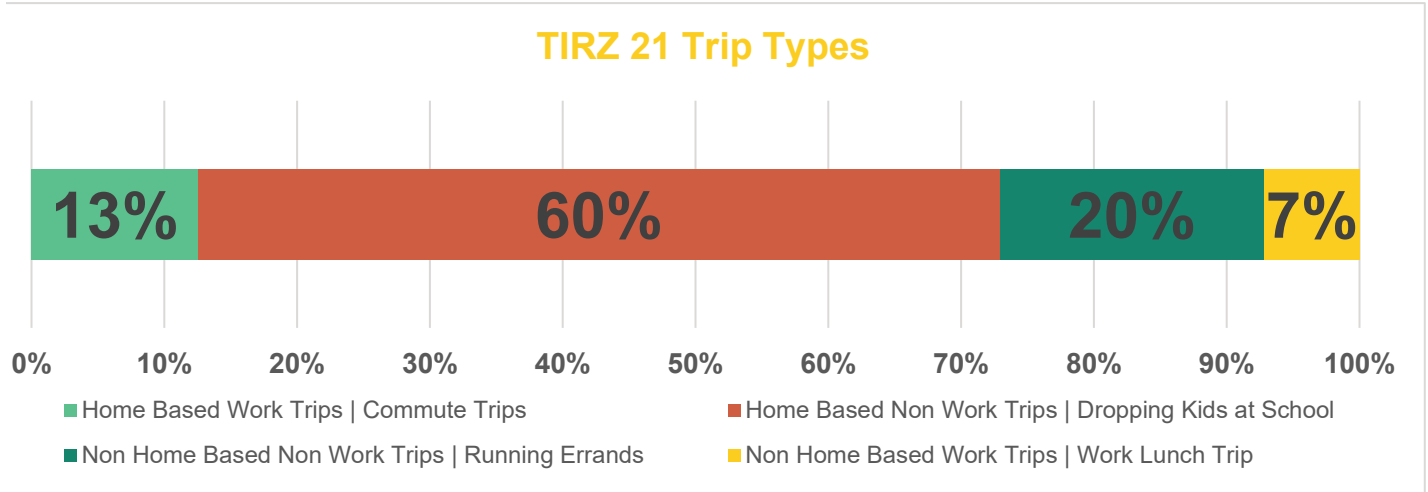
Capital Improvement Plan (CIP) Development MOBILITY ASSESSMENT

Board Update - January 22, 2021

ALL TRIPS

Daily Trips include more than home-to-work (commute) trips.

- Below is a breakdown of four trips types.



Trip Distance Distribution

For All Trips	COH	Study Area (IH10, IH69, IH45, IH610)
0-1 miles	7%	4%
1-3 miles	25%	22%
3-5 miles	19%	25%
5-10 miles	25%	29%
10+ miles	24%	21%

- Short trips are trips that are **3 miles** or less.
 - **26%** of trips originating in the Study Area are short trips.
- Short trips are trips that can be walked or biked
- Home-based non-work trips (the most common trip type) have the highest percentage of short trips - **31%**.

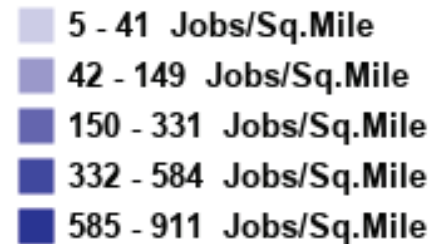
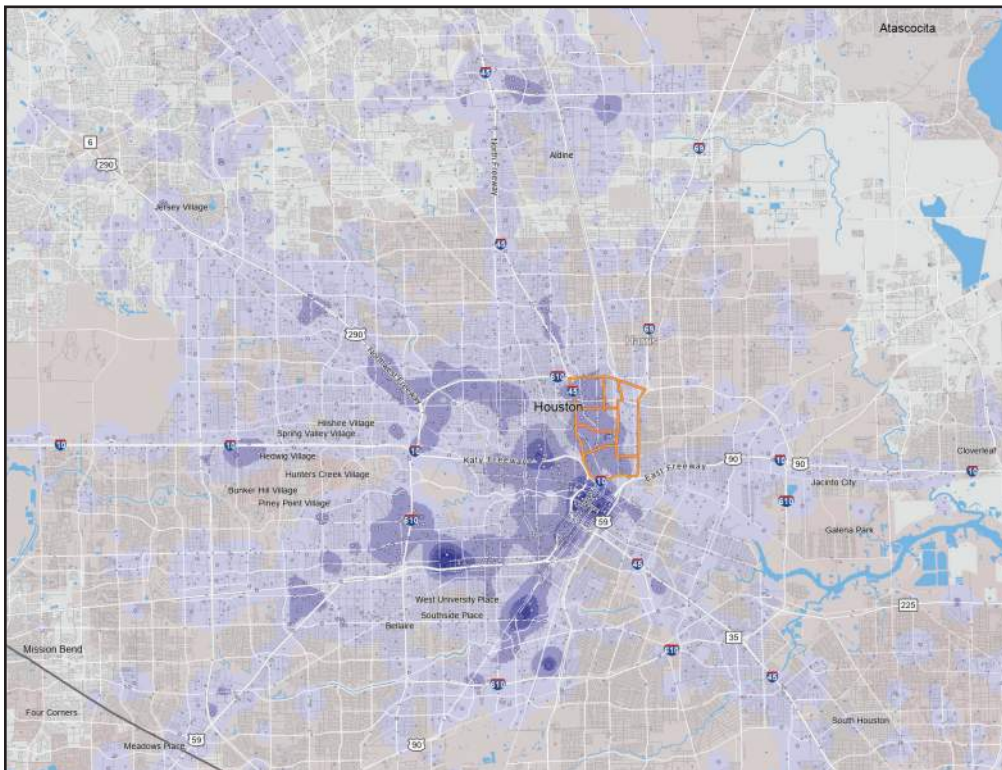
Home-based Non-work Trips	COH	Study Area (IH10, IH69, IH45, IH610)
0-1 miles	7%	5%
1-3 miles	30%	27%
3-5 miles	21%	28%
5-10 miles	25%	28%
10+ miles	17%	12%

	WALK	BIKE
5 min	0.25 miles	1 mile
10 min	0.5 miles	2 miles
15 min	0.75 miles	3 miles
20 min	1 mile	4 miles

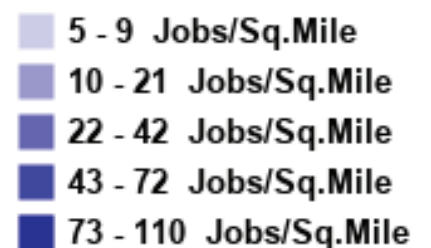
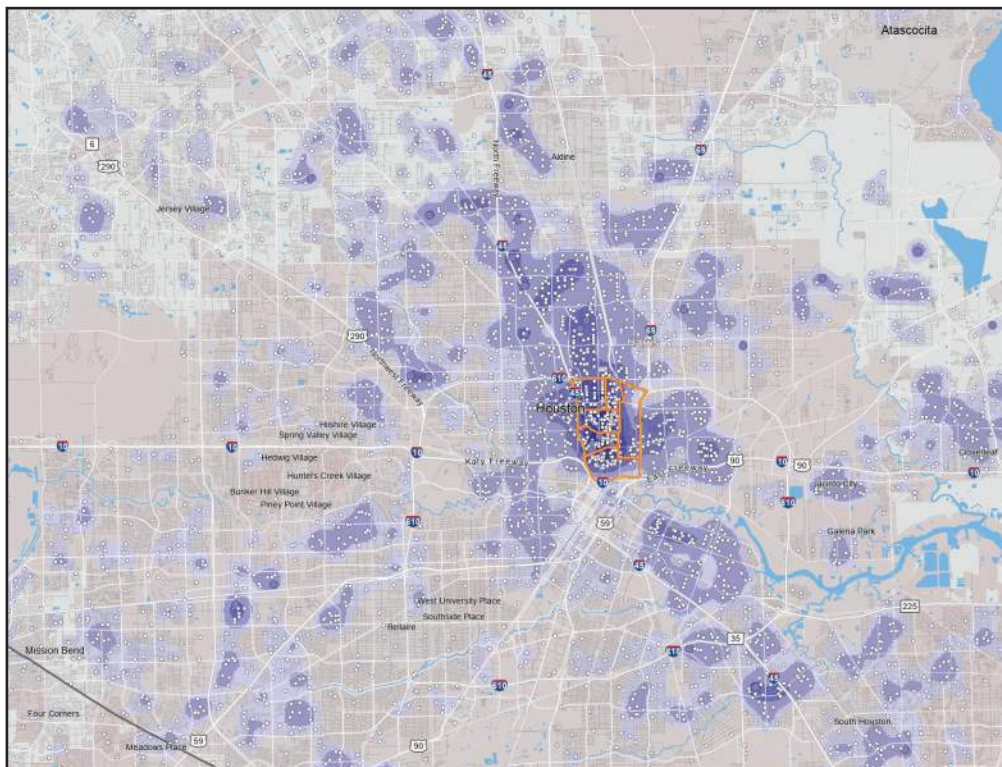
Source: H-GAC Travel Demand Model, 2018

COMMUTE CHARACTERISTICS

Where Residents Work



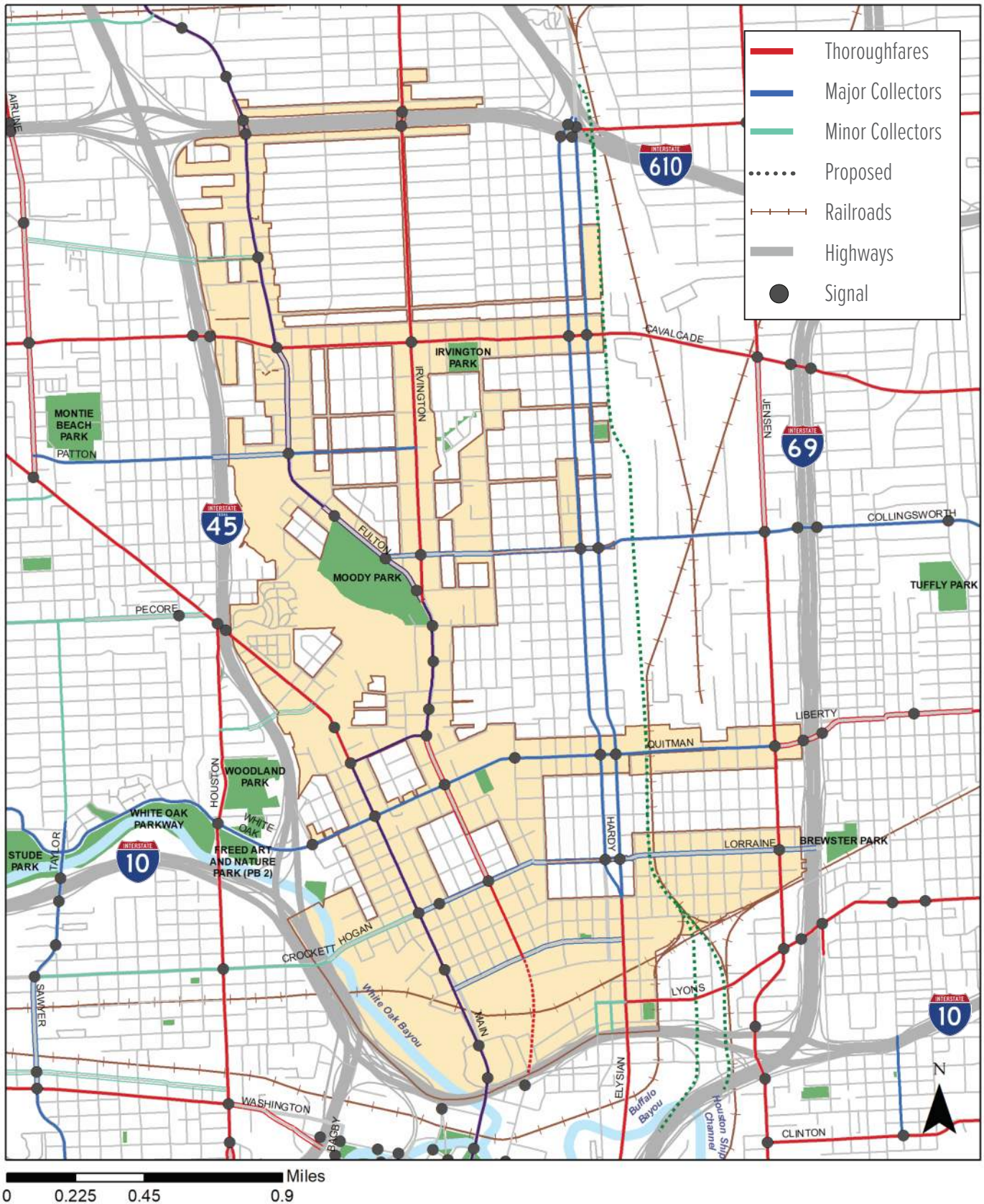
Where Workers Live



Source: US Census, Longitudinal Employer-Household Dynamics (LEHD), 2018

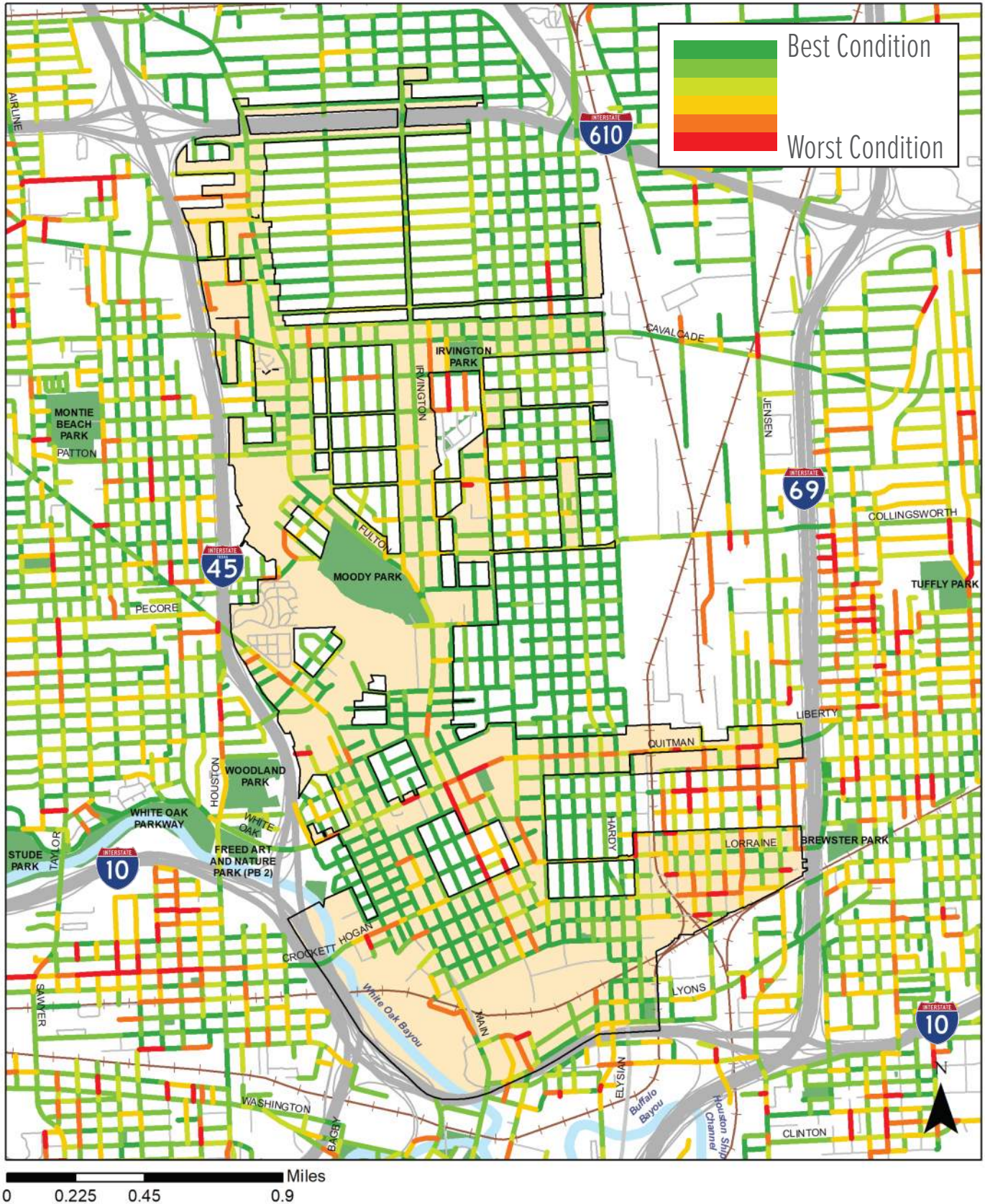
EXISTING MOBILITY NETWORK

ROADWAY NETWORK



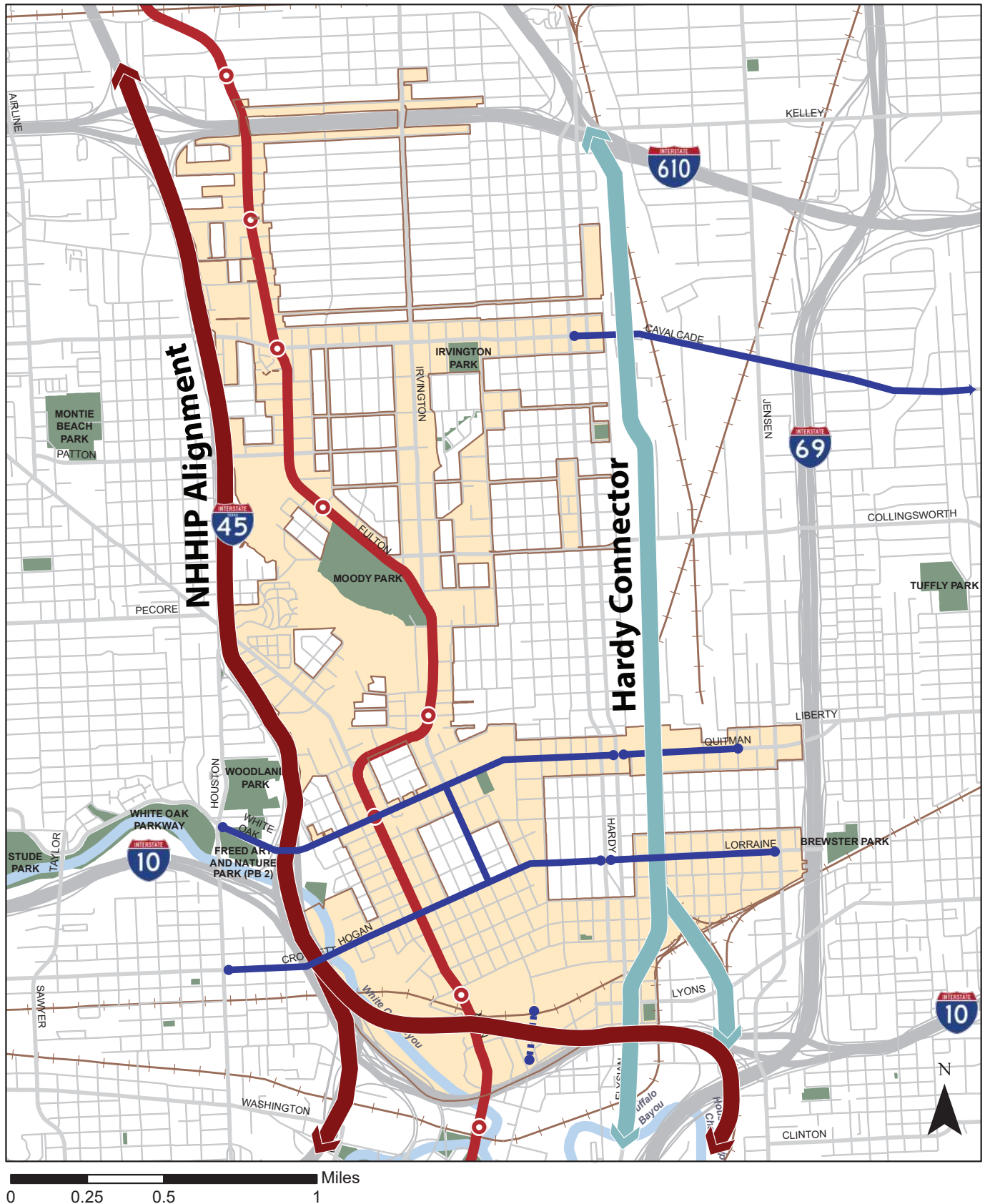
Source: City of Houston, 2019

EXISTING MOBILITY NETWORK PAVEMENT CONDITION



Source: City of Houston, 2016

NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (NHHIP)



NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (NHHIP)

NHHIP Segment 3 Overlay



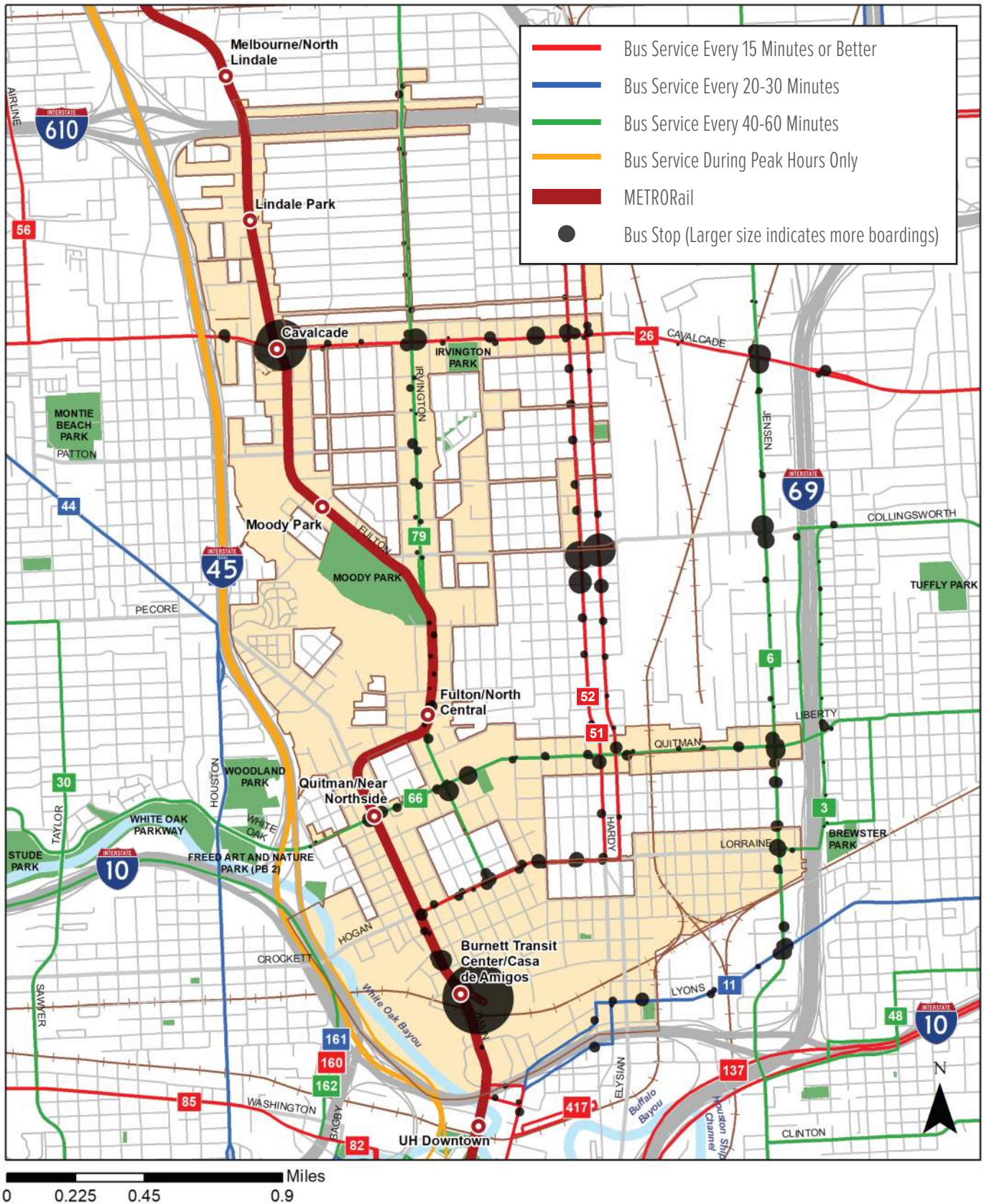
NHHIP Segment 3 - Vision Plan



Source: City of Houston, 2018

EXISTING MOBILITY NETWORK

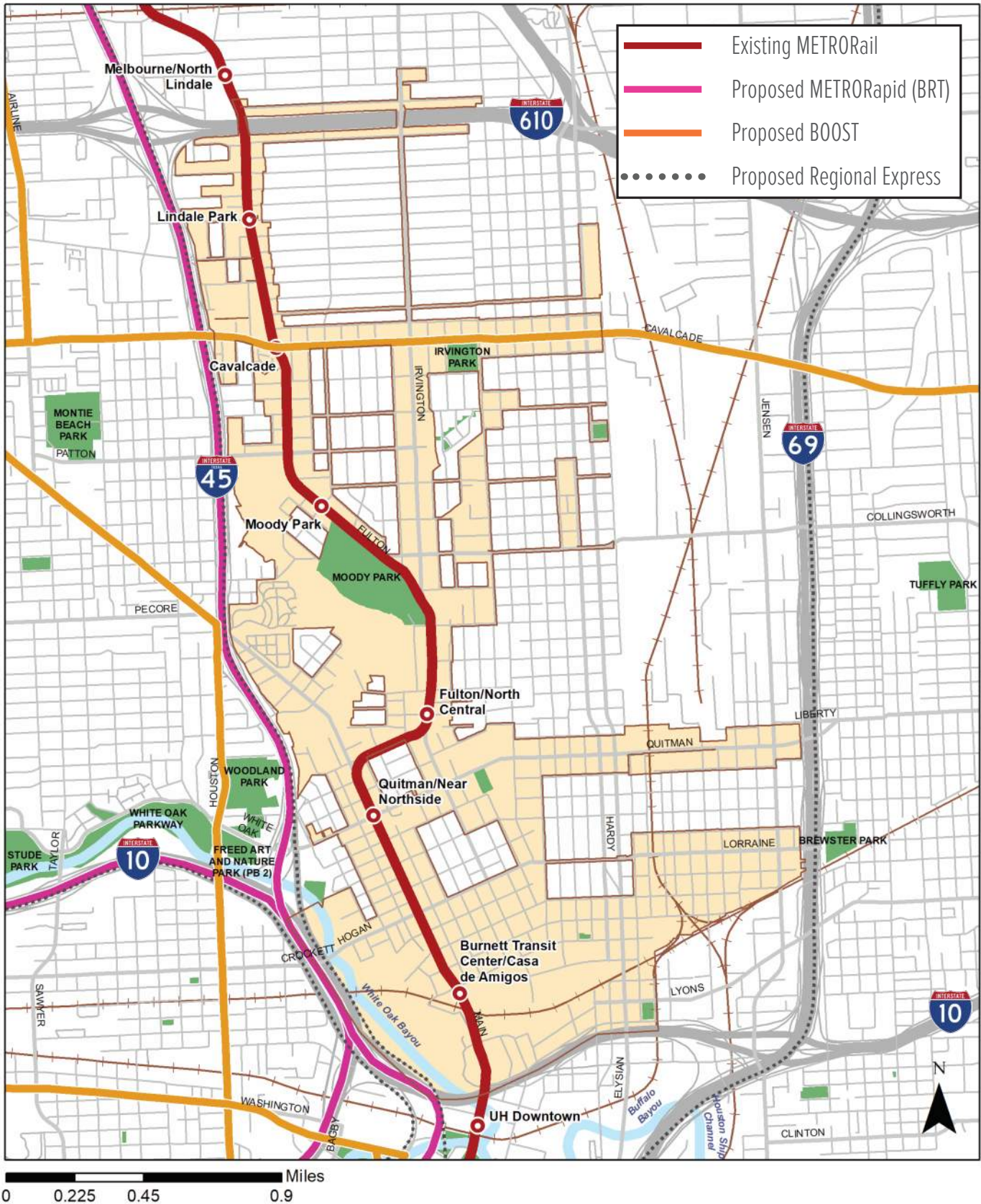
TRANSIT NETWORK



Source: METRO, October 2019

PLANNED PROJECTS

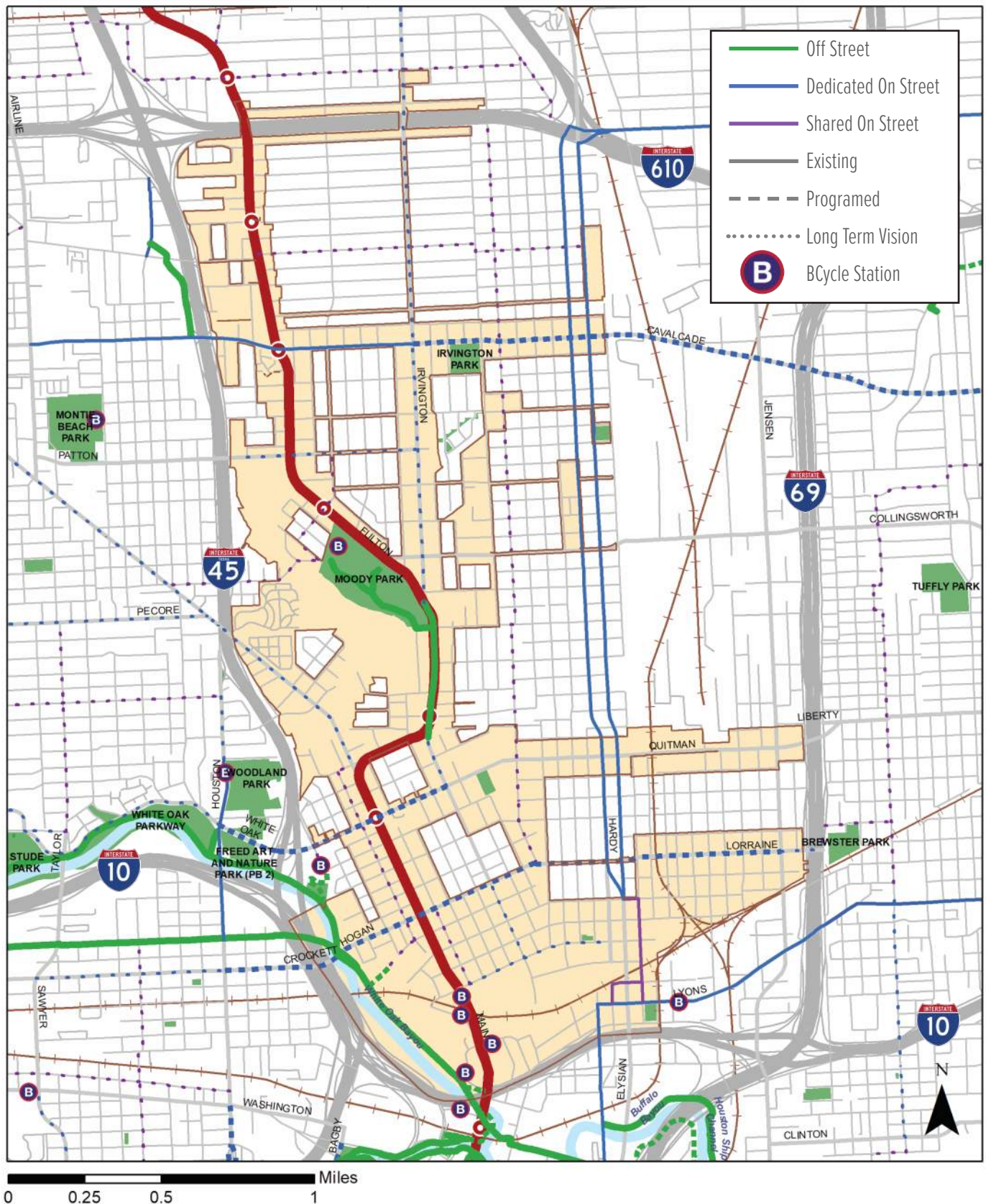
TRANSIT: METRONEXT



Source: METRO, 2019

EXISTING MOBILITY NETWORK

BIKEWAY NETWORK



Source: City of Houston & Team Analysis, 2020

EXISTING MOBILITY NETWORK SUMMARY SAFETY ASSESSMENT

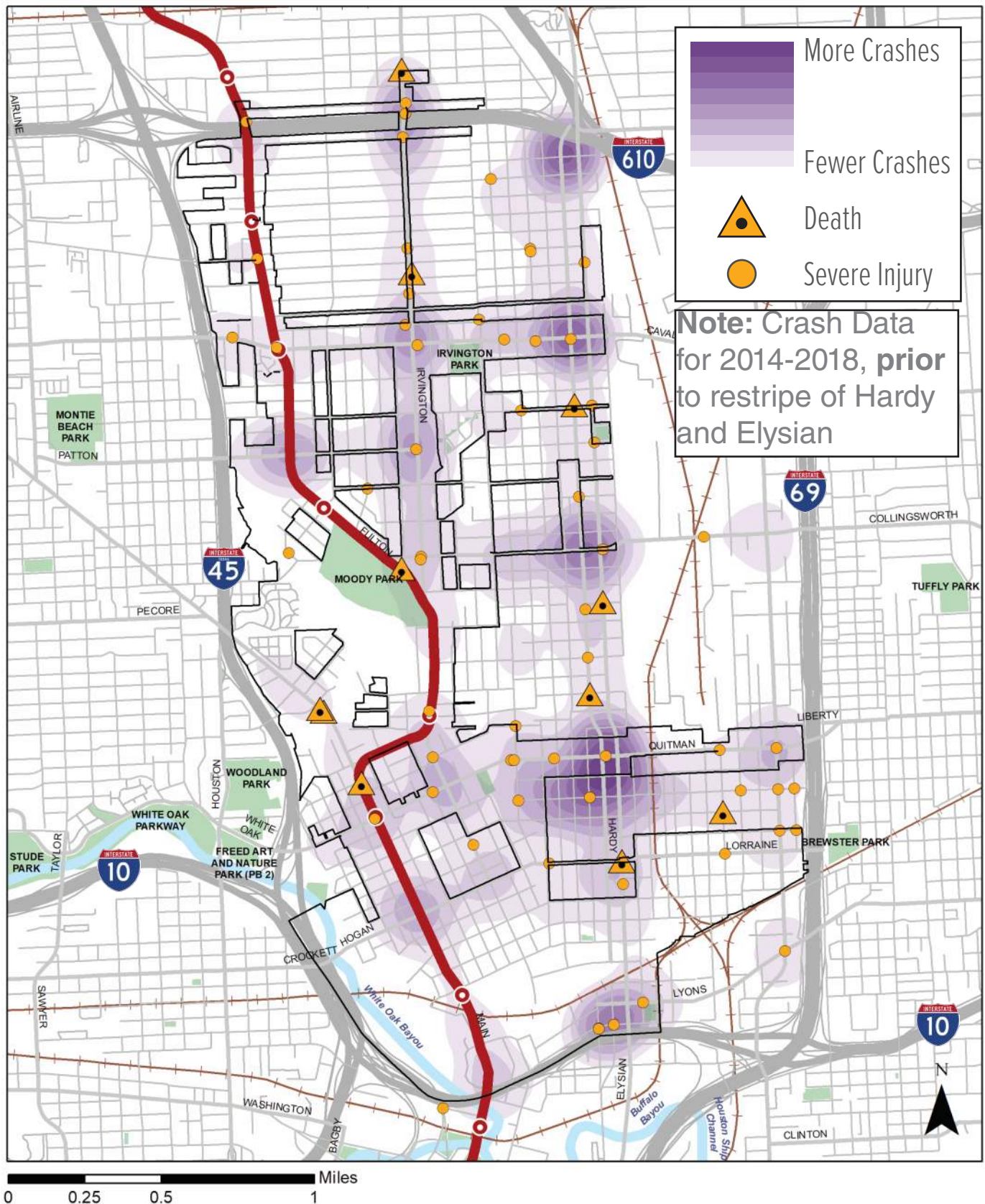
2014-2018 Summary		
	TIRZ 21	Study Area (IH10, IH69, IH45, IH610)
Total Crashes	1689	2517
Total Deadly Crashes	5	10
Total Crashes with Serious Injuries	48	63
Total Bicyclist Crashes	31	38
Total Pedestrian Crashes	51	66
Total Deadly Bicyclist Crashes	0	1
Total Deadly Pedestrian Crashes	3	3

By Year Assessment	2014		2015		2016		2017		2018	
	TIRZ 21	Study Area	TIRZ 21	Study Area	TIRZ 21	Study Area	TIRZ 21	Study Area	TIRZ 21	Study Area
Total Crashes	309	441	357	543	371	568	316	466	336	499
Total Deadly Crashes	1	3	3	5	1	1	0	1	0	0
Total Crashes with Serious Injuries	10	10	9	15	9	15	10	12	10	11
Total Bicyclist Crashes	7	8	6	7	8	11	7	8	3	4
Total Pedestrian Crashes	10	11	10	13	10	14	11	17	10	11
Total Deadly Bicyclist Crashes	0	1	0	0	0	0	0	0	0	0
Total Deadly Pedestrian Crashes	1	1	2	2	0	0	0	0	0	0

Source: TxDOT CRIS Database, 2014-2018

EXISTING MOBILITY NETWORK

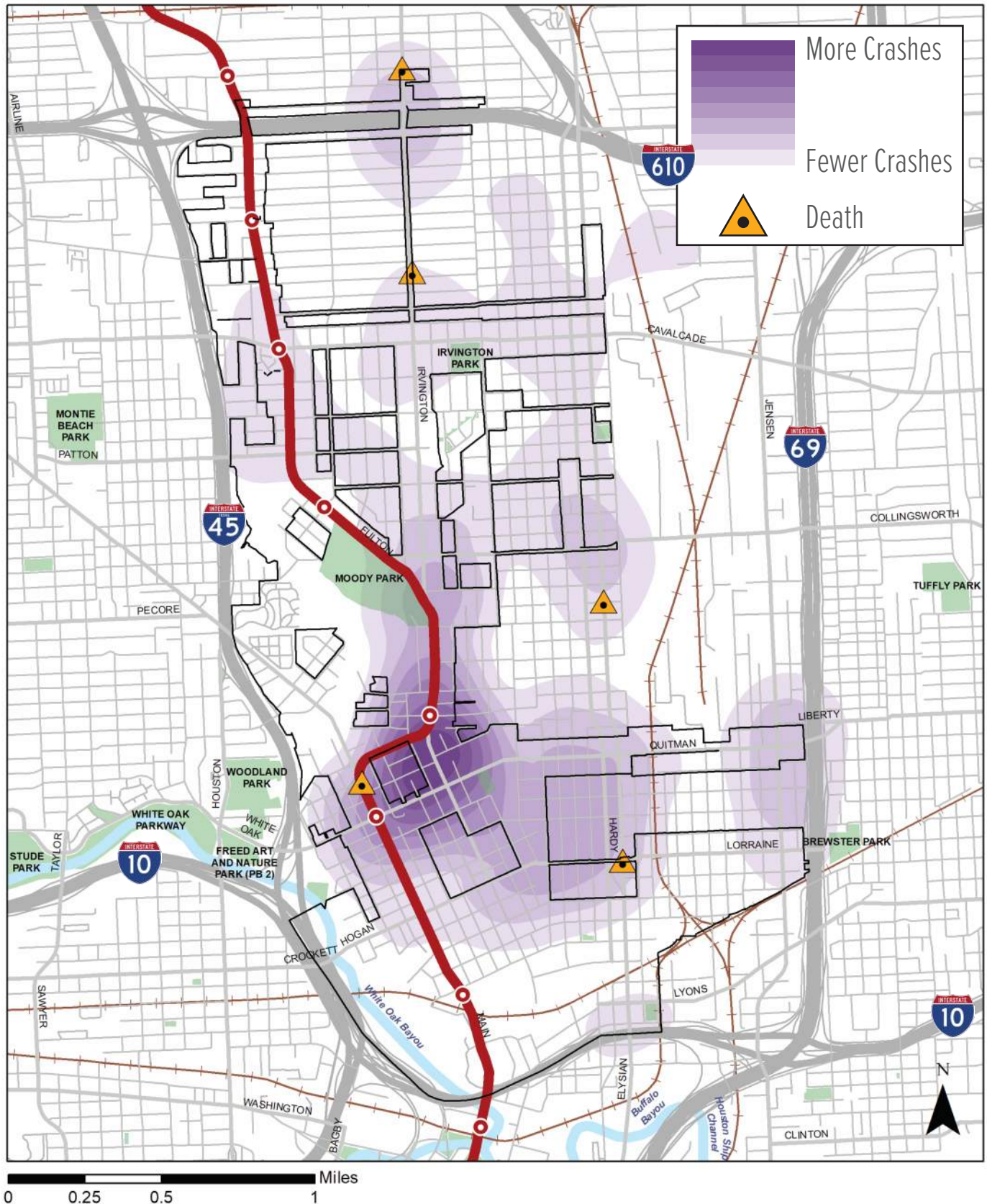
SAFETY | ALL CRASHES



Source: TxDOT CRIS Database, 2014-2018

EXISTING MOBILITY NETWORK

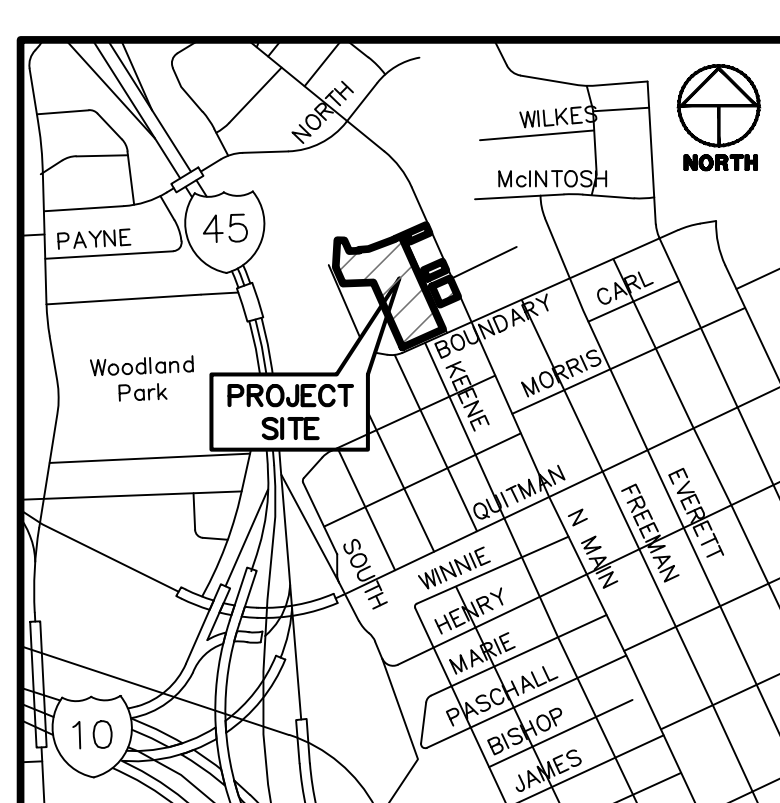
SAFETY | PED&BIKE CRASHES



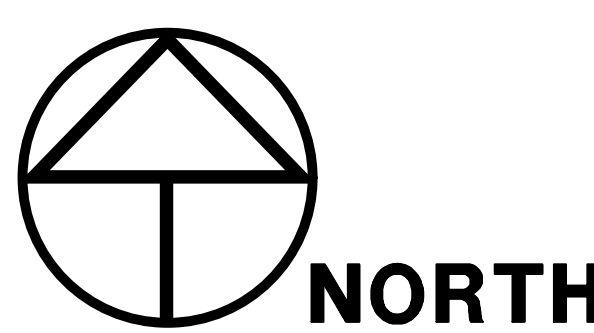
Source: TxDOT CRIS Database, 2014-2018

TAB

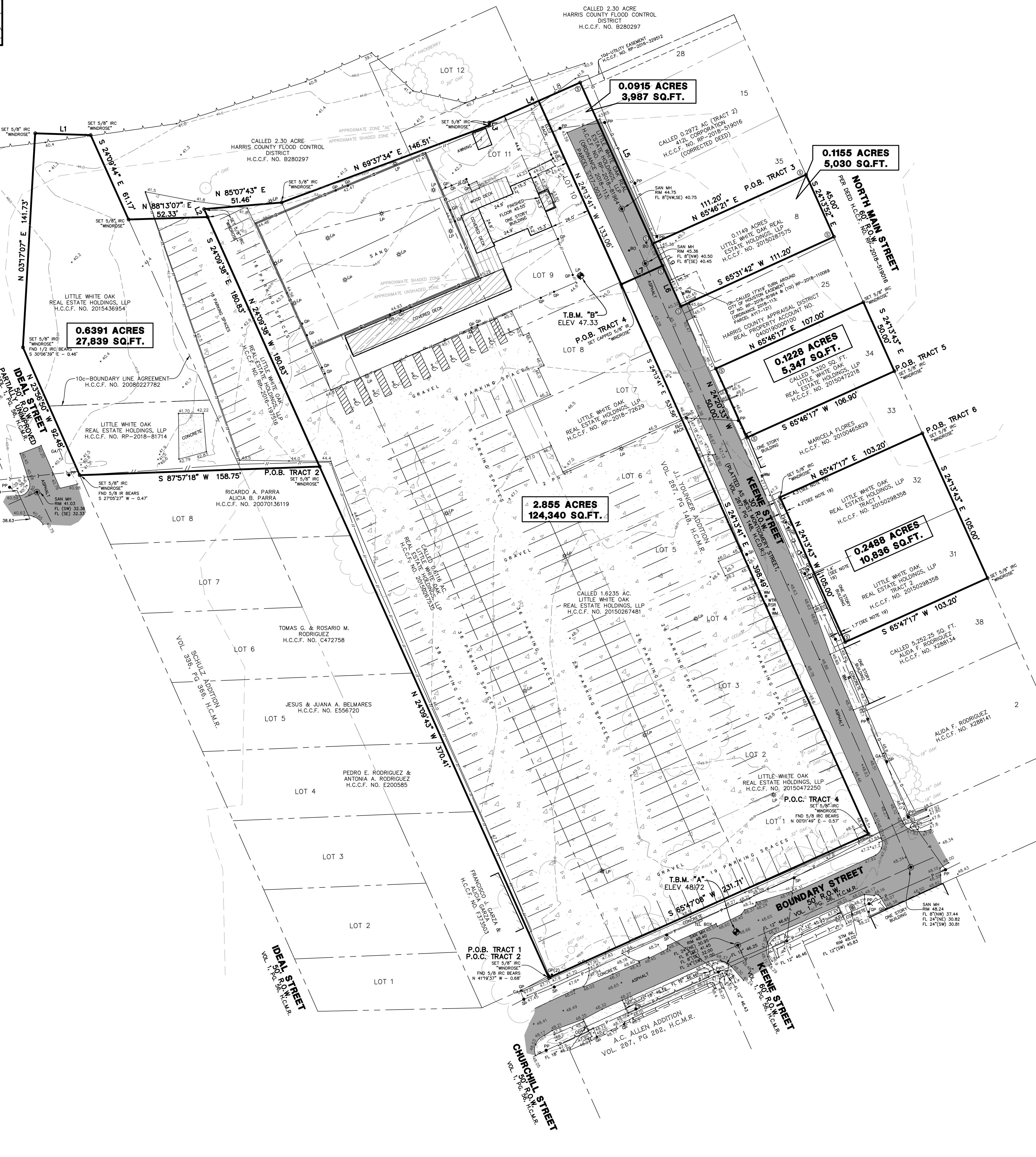
SIX



CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 1,000'



GRAPHIC SCALE: 1" = 30'
0 30 90 Feet



GENERAL NOTES

- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR HAS REVIEWED THE...
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES...
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 17000-0100-0100-0100-0100 OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF JUNE 16, 2020...
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS...
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY...
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY...
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CALCULATIONS OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY...
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED...
9. THE WORD 'CERTIFY' OR 'CERTIFICATE' SHOWN AND USED HEREON MEANS AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE EXPRESS OR IMPLIED...
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE HATCHED GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOD SURFACE ELEVATIONS...
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A 'MEASURE DOWN' METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRADE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE...
12. SURVEYOR HAS CONTACTED DIGESTS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES...
13. ACCORDING TO HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS(ES) FOR SUBJECT TRACT ARE SHOWN ON TABLE...
14. THERE WERE 277 REGULAR STRIPPED PARKING SPACES AND 9 HANDICAPPED STRIPPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY...
15. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY...
16. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY...
17. THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY...
18. PROPERTY HAS VEHICULAR ACCESS TO KEENE STREET AND BOUNDARY STREET (PHASE 1) AND ACCESS TO KEENE STREET AND MAIN STREET (PHASE 2), EACH PUBLIC ROAD AS SHOWN ON THIS SURVEY...
19. PREVIOUSLY OBSERVED DURING TIME OF SURVEY AS NOTED ON DRAWING, NO ENCROACHMENTS OF RECORD WERE DISCOVERED IN THE RECORDED DOCUMENTS AT THE TIME OF SURVEY.

ADDRESS TABLE
TABLE WITH 2 COLUMNS: TAX ID AND ADDRESS. Lists various parcels within the project area.

BENCHMARK PUBLISHED ELEVATION - 33.73
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 050135 BEING A BRASS DISC STAMPED '050135' LOCATED ON THE WEST R.O.W. LINE OF N. MAIN APPROXIMATELY 0.3 MILE NORTH FROM ITS INTERSECTION WITH OUTRAM, (2001 NAVD83)

TEMPORARY BENCHMARK "A" ELEVATION - 48.72
BEING A METAL SET ON THE CENTER LINE OF THE INTERSECTION OF BOUNDARY STREET AND KEENE STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 47.33
BEING A CUT BOX SET ON CONCRETE BASE OF A LIGHT POLE LOCATED ON LOT 9 OF YOUNGER ADDITION APPROXIMATELY 17 FEET SOUTH FROM THE INTERSECTION OF BOUNDARY STREET AND KEENE STREET. (SHOWN HEREON)

LEGEND
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
List of symbols and their corresponding descriptions for survey features like bollards, handpicks, gas valves, etc.

PHASE 1 DESCRIPTION OF 2.855 AC. / 124,340 SQ. FT.

A TRACT OR PARCEL CONTAINING 2.855 ACRES OR 124,340 SQUARE FEET OF LAND SITUATED IN THE J. AUSTIN SURVEY, ABSTRACT NUMBER (NO. 1), HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 1-12, I.J. ADDITION MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2007A-1868A, PAGE 148, HARRIS COUNTY MAP RECORDS (H.C.M.R.)...
1. NORTH 24 DEG. 09 MIN. 43 SEC. WEST, A DISTANCE OF 370.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO A. AND ALICIA B. PARRA, AS RECORDED UNDER H.C.C.F. NO. 2007015619 AND AN ANGLE POINT.

PHASE 2 DESCRIPTION OF 0.6391 AC. / 27,839 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.6391 ACRES OR 27,839 SQUARE FEET OF LAND BEING SITUATED IN THE J. AUSTIN SURVEY, ABSTRACT NUMBER (NO. 1), HARRIS COUNTY, TEXAS, BEING ALL OF LOT 12, I.J. ADDITION MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2007A-1868A, PAGE 148, HARRIS COUNTY MAP RECORDS (H.C.M.R.)...
1. NORTH 24 DEG. 09 MIN. 43 SEC. WEST, A DISTANCE OF 370.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO A. AND ALICIA B. PARRA, AS RECORDED UNDER H.C.C.F. NO. 2007015619 AND AN ANGLE POINT.

PHASE 3 DESCRIPTION OF 0.1155 AC. / 5,030 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.1155 ACRES OR 5,030 SQUARE FEET OF LAND BEING SITUATED IN THE J. AUSTIN SURVEY, ABSTRACT NUMBER (NO. 1), HARRIS COUNTY, TEXAS, BEING ALL OF LOT 12, I.J. ADDITION MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2007A-1868A, PAGE 148, HARRIS COUNTY MAP RECORDS (H.C.M.R.)...
1. NORTH 24 DEG. 09 MIN. 43 SEC. WEST, A DISTANCE OF 370.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO A. AND ALICIA B. PARRA, AS RECORDED UNDER H.C.C.F. NO. 2007015619 AND AN ANGLE POINT.

PHASE 4 DESCRIPTION OF 0.2488 AC. / 10,836 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.2488 ACRES OR 10,836 SQUARE FEET OF LAND BEING ALL OF A TRACT OF LAND CONVEYED TO LITTLE WHITE OAK REAL ESTATE HOLDINGS, L.P., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010046292 AND AN ANGLE POINT...
1. NORTH 24 DEG. 09 MIN. 43 SEC. WEST, A DISTANCE OF 370.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO A. AND ALICIA B. PARRA, AS RECORDED UNDER H.C.C.F. NO. 2007015619 AND AN ANGLE POINT.

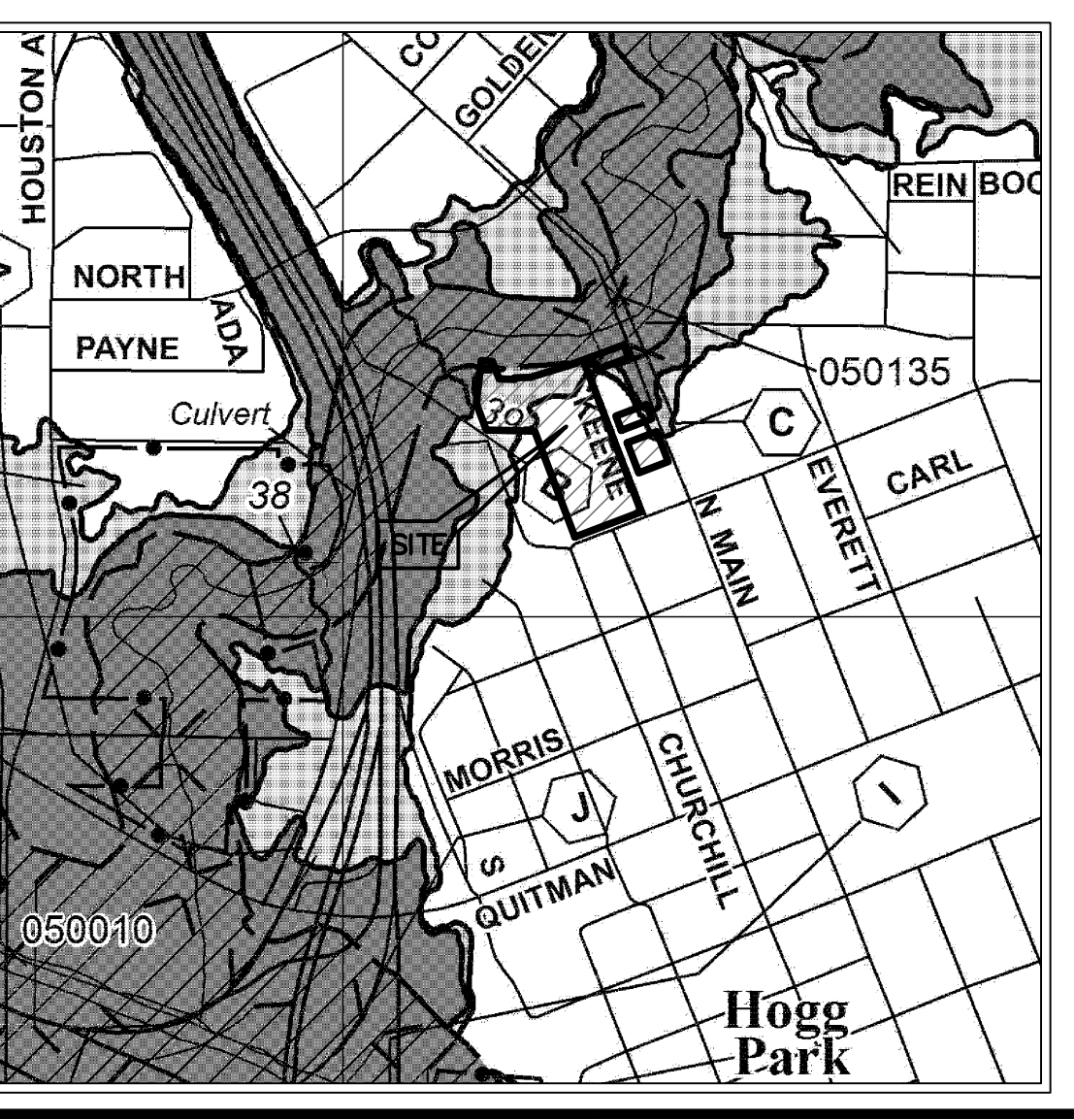
PHASE 5 DESCRIPTION OF 0.0915 AC. / 3,987 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0915 ACRES OR 3,987 SQUARE FEET OF LAND BEING ALL OF A TRACT OF LAND CONVEYED TO LITTLE WHITE OAK REAL ESTATE HOLDINGS, L.P., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010046292 AND AN ANGLE POINT...
1. NORTH 24 DEG. 09 MIN. 43 SEC. WEST, A DISTANCE OF 370.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'WINDROSE' SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICARDO A. AND ALICIA B. PARRA, AS RECORDED UNDER H.C.C.F. NO. 2007015619 AND AN ANGLE POINT.

ACREAGE/SQ. FOOTAGE TOTALS

Table with 2 columns: PHASE and ACREAGE/SQ. FOOTAGE TOTALS. Shows totals for each phase and an overall total.

FLOOD INFORMATION



SCHEDULE 'B' NOTES (PHASE 1)

- 10-6 EASEMENT AGREEMENT FOR PRIVATE UTILITIES RECORDED UNDER CLERK'S FILE NO. RP-2016-32912 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON DOES NOT AFFECT SUBJECT TRACT)
10-7 RIGHT OF ACCESS AGREEMENT DATED JULY 1, 2016 BY AND BETWEEN LITTLE WHITE OAK REAL ESTATE HOLDINGS, L.P. AND TEXAS UNITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO. 2016-1868A, PAGE 148, HARRIS COUNTY MAP RECORDS (H.C.M.R.) (AFFECTS SUBJECT TRACT, NOT PLATTABLE)
10-8 SHORT FORM BLANKET EASEMENT GRANTED TO CENTROPOINT ENERGY HOUSTON ELECTRIC, L.P. AND CENTROPOINT ENERGY RESOURCES COMPANY, 09/04/2009, RECORDED UNDER CLERK'S FILE NO. 2009-25676 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET EASEMENT)
10-9 ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS FINAL SHOWN ON THE SURVEY/FIELD DO NOT FOLLOW PROPERTY INEQUITY RIGHTS MANIFESTLY LOCATED ACROSS SUBJECT PROPERTY. OVERHEAD POWER LINES WITH POWER POLES LOCATED ACROSS SUBJECT PROPERTY.

SCHEDULE 'B' NOTES (PHASE 2)

- 10-6 TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 2008022782. (SHOWN HEREON DOES NOT AFFECT SUBJECT TRACT)
10-7 EASEMENT AGREEMENT FOR PRIVATE UTILITIES RECORDED UNDER CLERK'S FILE NO. RP-2016-32912 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON DOES NOT AFFECT SUBJECT TRACT)
10-8 RIGHT OF ACCESS AGREEMENT DATED JULY 1, 2016 BY AND BETWEEN LITTLE WHITE OAK REAL ESTATE HOLDINGS, L.P. AND TEXAS UNITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO. 2016-1868A, PAGE 148, HARRIS COUNTY MAP RECORDS (H.C.M.R.) (AFFECTS SUBJECT TRACT, NOT PLATTABLE)
10-9 SHORT FORM BLANKET EASEMENT GRANTED TO CENTROPOINT ENERGY HOUSTON ELECTRIC, L.P. AND CENTROPOINT ENERGY RESOURCES COMPANY, 09/04/2009, RECORDED UNDER CLERK'S FILE NO. 2009-25676 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET EASEMENT)
10-10 EASEMENT RIGHT OF WAY GRANTED TO THE CITY OF HOUSTON FOR A C&G-DE-SAC, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. RP-2016-19010. (AFFECTS SUBJECT TRACT)
10-11 EASEMENT CONVEYANCE GRANTED TO THE CITY OF HOUSTON, RECORDED UNDER CLERK'S FILE NO. RP-2016-19010 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, AFFECTS SUBJECT TRACT)
10-12 CITY OF HOUSTON, TEXAS, ORDINANCE NO. 2015-967 ESTABLISHING A SPECIAL MINIMUM REQUIREMENT FOR THE CONSTRUCTION OF A TRUCK LIMITED UTILITY COMPANY AND LANE PAVING. HARRIS COUNTY CLERK'S FILE NO. RP-2016-19010. (AFFECTS SUBJECT TRACTS)
10-13 ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS FINAL SHOWN ON THE SURVEY/FIELD DO NOT FOLLOW PROPERTY INEQUITY RIGHTS MANIFESTLY LOCATED ACROSS SUBJECT PROPERTY. OVERHEAD POWER LINES WITH POWER POLES LOCATED ACROSS SUBJECT PROPERTY.

REVISIONS

Table with 4 columns: DATE, REASON, BY, and a checkmark column. Lists revisions to the survey plat.

SURVEYOR'S CERTIFICATION

TO: MHP WAKE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
666 WAKE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ALAMO TITLE INSURANCE
MARQUETTE LAND ACQUISORS, LLC
I, LISA M. DODRISOFF, a Licensed Professional Land Surveyor, Texas Registration No. 6544, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards for Surveying Requirements, Code of Professional Conduct, and the Rules and Regulations of the State Board of Professional Engineers, Architects, and Surveyors, established under the laws of the State of Texas, and that the field work was completed on APRIL 1, 2020.

WINDROSE LAND SURVEYING & PLATTING
11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77042 | 714.684.2281
FIRM REGISTRATION NO. 1018800 | WINDROSESERVICES.COM
ALTA/NPSL LAND TITLE SURVEY OF APPROXIMATE 4,073 AC. / 177,379 SQ. FT. SITUATED IN THE J. AUSTIN SURVEY, ABSTRACT NO. 1 HARRIS COUNTY, TEXAS

SINGLE SHEET OF PLAIN
COLORED PAPER

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
TIRZ NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
CALENDAR YEAR 2021**

Calendar Year 2021	Board Meeting Date	Infrastructure Committee	Parks Committee
JANUARY	Monday, 25 th	Friday, 22 nd	
FEBRUARY	Break		Friday, 19 th
MARCH	Monday, 22 nd	Friday, 19 th	
APRIL	Break		Friday, 16 th
MAY	Monday, 24 th	Friday, May 21 st	
JUNE	Monday, 21 st		Friday, 18 th
JULY	Break	Friday, 16 th	
AUGUST	Break		Friday, 20 th
SEPTEMBER	Monday, 20 th	Friday, 17 th	
OCTOBER	Monday, 25 th		Friday, 15 th
NOVEMBER	Monday, 22 nd	Friday, 19 th	
DECEMBER	Break		Friday, 17 th

- Board of Directors meetings will be held on the fourth Monday of the Month at 9:00 a.m., via Zoom.
- Infrastructure Committee meetings will be held on the third Friday of the Month at 3:00 p.m., both in person (as needed) at the Lindale Community Center and virtually via Zoom.
 - Infrastructure Committee activities will be driven by the adopted CIP, and ongoing Gauge Engineering study of Zone infrastructure, both existing conditions and future needs.
- Parks Committee will be held both in person on the third Friday of the month at 3:00 p.m. at the Lindale Community Center and virtually via Zoom.
 - Parks Committee activities will initially center around negotiations with METRO regarding certain identified Tracks of Land. Then transition into planning, programming and design as needed.

SINGLE SHEET OF PLAIN
COLORED PAPER

Hardy/Near Northside Board of Directors Committee List
January 20, 2021

Board Positions:

Ed Reyes – Chairman
Jorge Bustamante – Vice Chairman
Sylvia – Secretary
Elia Quiles – Assistant Secretary
Daniel Ortiz – Treasurer
Fernando Zamarripa – Director
Monte Large – Director

Executive Committee:

Ed
Jorge
Sylvia
Daniel – alternate

Infrastructure Committee:

Jorge
Daniel
Monte
Fernando – alternate

Parks Committee:

Daniel
Sylvia
Elia
Ed – alternate

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LIABILITY DECLARATIONS OF COVERAGE

Member Name: Hardy/Near Northside RDA/TIRZ #21
Member ID: 6754
Contract Type: Liability
Coverage Period: 12/01/2020 to 12/01/2021

GENERAL LIABILITY

Table with 4 columns: Description, Amount, Unit, and Effective/Anniversary dates. Rows include Limits of Liability, Sudden Events Involving Pollution, Deductible, and Billable Contribution.

LAW ENFORCEMENT LIABILITY

***** Coverage Not Selected *****

ERRORS & OMISSIONS LIABILITY

Table with 4 columns: Description, Amount, Unit, and Effective/Anniversary/Retroactive dates. Rows include Limits of Liability, Deductible, and Billable Contribution.

TOTAL CONTRIBUTION

Summary table with 4 columns: Description, Amount, Contract Effective, and Contract Anniversary. Row: Total Billable Contribution.

Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.



AUTOMOBILE DECLARATIONS OF COVERAGE

Member Name: Hardy/Near Northside RDA/TIRZ #21
Member ID: 6754
Contract Type: Liability
Coverage Period: 12/01/2020 to 12/01/2021

AUTOMOBILE LIABILITY

Limits of Liability	:	\$	1,000,000	Each Occurrence
Medical Payments Limit	:	\$	25,000	Each person
Deductible	:	\$	0	Each Occurrence
Billable Contribution	:	\$	66	Effective : 12/01/2020 Anniversary : 12/01/2021

AUTOMOBILE PHYSICAL DAMAGE

**** Coverage Not Selected ****

AUTOMOBILE CATASTROPHE

**** Coverage Not Selected ****

TOTAL CONTRIBUTION

Total Billable Contribution	:	\$	66	Contract Effective: 12/01/2020 Contract Anniversary: 12/01/2021
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Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.

* Automobile Physical Damage Each Occurrence Deductible does not apply to hail.



Cyber Liability and Data Breach Response Declarations of Coverage

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Effective Date: 12/01/2020
 Anniversary Date: 12/01/2021
 Retroactive Date: 10/01/2016

	Aggregate Limit	Retention <i>Each claim or loss</i>
Tower I Aggregate Limit of Liability	\$1,000,000	
Information Security and Privacy Liability Aggregate Limit and Website Media Content Liability Aggregate Limit	\$1,000,000	\$0
Tower II Aggregate Limit of Liability & Coverage	\$100,000	
Aggregate Limit: All Damages, Expenses, Loss and Costs		
Regulatory Defense and Penalties Aggregate Sublimit	\$25,000	\$0
PCI Fines, Expenses and Costs Aggregate Sublimit	\$10,000	\$0
Cyber Extortion Aggregate Sublimit	\$25,000	\$0
First Party Data Protection Aggregate Sublimit	\$20,000	\$0
First Party Network Business Interruption Aggregate Sublimit	\$20,000	\$5,000*
*The retention shall be the greater of: the amount of "Business Interruption Loss" during the 12 hour "waiting period" or the retention specified in the Declarations		
eCrime		
Fraudulent Instruction Aggregate Sublimit	\$25,000	\$2,500
Electronic Crime Aggregate Sublimit	\$25,000	\$2,500
Telecommunications Fraud Aggregate Sublimit	\$25,000	\$2,500
Tower III Maximum Notified Individuals Aggregate Limit of Coverage	10,000	
Notified Individuals Aggregate Limit	10,000	0 Notified Individuals
Tower IV Aggregate Limit of Coverage	\$50,000	
Breach Response: Legal Services, Computer Expert Services, Public Relations & Crisis Management Expenses Aggregate Limit	\$50,000	\$0
Billable Contribution:		Included



Schedule of Applicable Documents

Member Name: Hardy/Near Northside RDA/TIRZ #21
Member ID: 6754
Coverage Period: 12/01/2020 to 12/01/2021 Shown As of 10/12/2020

ID	Document Name	Revision Date
L201	Liability Declarations of Coverage	3/11/2004
L209	Automobile Declarations of Coverage	6/8/2006
X150	Schedule of Applicable Documents	6/1/2008
L105	Liability Schedule	5/15/1999
EL237	Prior Acts Coverage (entities without previous coverage)	8/31/2004
EL260	Liability Fund Concurrent Effective Date	10/31/2001
EL287	Hired Automobiles – Auto Physical Damage	4/29/2014
L200	Liability Coverage Document	10/01/2020



Schedule of Applicable Documents

Member Name: Hardy/Near Northside RDA/TIRZ #21
Member ID: 6754
Coverage Period: 12/01/2020 to 12/01/2021 Shown As of 10/12/2020

ID	Document Name	Revision Date
C100	Cyber Liability & Data Breach Response Declarations of Coverage	10/01/2020
X150	Schedule of Applicable Documents	6/1/2008
C500	Cyber Liability & Data Breach Response Coverage Document	10/01/2020



Liability Schedule

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2020 to 12/01/2021
 Population:

General Liability Line

Class Code	Classification Description	Reported Exposure
44101S	Special District (2,501-250,000 Pop.) - Budget	9,250

Errors and Omissions Liability Line

Class Code	Classification Description	Reported Exposure
00018	E & O Liability - All Other	221

Notes Applicable to Fireworks and Special Events:

Sponsored Only: The actual operation or display is performed by independent contractors.
 Primary Coverage: The actual operation or display is performed by your own employees or volunteers.

PRIOR ACTS COVERAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

ERRORS & OMISSIONS LIABILITY

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2020

In accordance with Section V RETROACTIVE DATE, coverage is extended to apply to **wrongful acts** which occurred on or after the Retroactive Date of 11/20/2009, but before 12/01/2009, the initial effective date of uninterrupted Errors & Omissions Liability Coverage. The retroactive coverage provided by this endorsement does not apply to **wrongful acts** which, at the time of the initial coverage effective date shown above, were known to the **member** and likely to give rise to a **claim**.

Coverage provided by this endorsement shall be considered excess over any other valid and collectible insurance.

LIABILITY FUND CONCURRENT EFFECTIVE DATE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2020

This declaration page has been issued with a term other than the Fund Year (10-01 to 10-01) as defined in the Interlocal Agreement.

At the end of this term the Declarations of Coverage may be extended to the next 10-01 Fund Year date at the same rates as provided in this document, or lower, should the Fund Board of Directors approve a rate reduction.

Thereafter your Declarations of Coverage will have the same annual coverage dates as the Fund Year (10-01 to 10-01) at the rates in effect at that time.

HIRED AUTOMOBILES – AUTO PHYSICAL DAMAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

AUTOMOBILE LIABILITY

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2020

Hired Automobiles covered under the Automobile Liability coverage shall also be covered under the Automobile Physical Damage coverage, subject to a deductible of \$500 per occurrence.



General Liability Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 12/01/2020 to 12/01/2021

Limit Each Occurrence	Deductible per Occurrence							
	0	500	1,000	2,500	5,000	10,000	25,000	50,000
300,000	219	207	201	188	174	156	126	100
500,000	244	232	226	213	199	181	151	125
1,000,000	269	257	251	238	224	206	176	150
2,000,000	294	282	276	263	249	231	201	175
3,000,000	319	307	301	288	274	256	226	200
5,000,000	369	357	351	338	324	306	276	250
10,000,000	494	482	476	463	449	431	401	375

Limit shown is each occurrence. Unless otherwise noted, annual aggregate limit is twice the each occurrence limit except limits over 5 million. 10 million aggregate applies to all occurrence limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.



Errors & Omissions Liability Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 12/01/2020 to 12/01/2021

Limit Each Occurrence	Deductible per Occurrence						
	1,000	2,500	5,000	10,000	25,000	50,000	100,000
300,000	548	517	481	432	348	273	192
500,000	598	567	531	482	398	323	242
1,000,000	648	617	581	532	448	373	292
2,000,000	698	667	631	582	498	423	342
3,000,000	748	717	681	632	548	473	392
5,000,000	848	817	781	732	648	573	492
10,000,000	1,098	1,067	1,031	982	898	823	742

Limit shown is each wrongful act. Unless otherwise noted, annual aggregate limit is twice the each wrongful act limit except limits over 5 million. 10 million aggregate limit applies to all wrongful act limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.

Texas Municipal League Intergovernmental Risk Pool
 1821 Rutherford Lane, First Floor, Austin, Texas 78754
 (512) 491-2300 | (800) 537-6655



Automobile Hired & Non-Owned Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 12/01/2020 to 12/01/2021

Limit Each Occurrence	Deductible per Occurrence					
	0	1,000	2,500	5,000	10,000	25,000
300,000	63	58	54	50	45	36
500,000	65	60	56	52	47	38
1,000,000	66	61	57	53	48	39
2,000,000	68	63	59	55	50	41

Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.