

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**May 23, 2022**

**BOARD PACKET**

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**REINVESTMENT ZONE NUMBER**

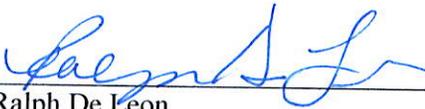
**TWENTY-ONE**

**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 **May 23, 2022**, 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. Fiscal Year 2023 Operating Budget of the Authority and Fiscal Years 2023-2027 Capital Improvement Plan Budget of the Zone.
6. Accept Disclosure Statement for bookkeeper and Investment Officer.
7. Presentations, reports, or updates from the Directors, consultants, City of Houston staff, developers or others regarding development in the Zone and implementation of the Project Plan and Reinvestment Zone Financing Plan for the Zone, including:
  - a. Proposed Annexation Airline Corridor – Director Ortiz,
  - b. Infrastructure Committee Report – Director Bustamante & Gauge Engineering,
  - c. Parks Committee Report – Director Ortiz and SWA Group, and
  - d. MTRP Amendment – Director Large.
8. Convene in Executive Session pursuant to Sections 551.071-551.089, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and/or economic development negotiations.
9. Reconvene in Open Session and authorize appropriate action.
10. Discuss meeting schedule, including date and time of next meeting for **June 27, 2022, at 9:00 a.m.**
11. Adjourn.

  
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Ralph De Leon  
Administrator for the Zone

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

TAB

THREE

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

March 28, 2022

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, on the 28<sup>th</sup> day of March 2022, 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 Brandon Wallace of the City of Houston; Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Muhammad Ali of Gauge Engineering; Michael Robinson of the SWA Group and Carlos Sanchez of the Near Northside Management District; Chris McCall of University of Houston Downtown Campus; and Chris Yuko of Marquette Companies. There were no members of the public present.

- 1. Establish quorum and call to order.** Director Reyes performed a roll call and noted that a quorum was present. He called the meeting to order at 9:01 a.m.
- 2. Public Comments.** There were no public comments.
- 3. Approve Minutes from last meeting.** The Board considered approval of the minutes of January 24, 2022. Following discussion, upon a motion made by Director Large, and seconded by Director Ortiz, the Minutes were approved by unanimous vote.
- 4. Financial and bookkeeping matters, Financial Report and payment of bills.** Mr. De Leon provided an overview of the Financial Statements, the Quarterly Investment Report and reviewed current invoices. After review and discussion Director Ortiz made a motion to accept the Financial Statements and Quarterly Investment Report, and approve payment of current invoices, which was seconded by Director Cavazos, and which passed by unanimous vote.

5. **Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers with whom the Authority may engage in investment transactions.** Mr. Lord provided an overview of the annual requirement for the Board of the Authority to review and adopt a Policy relate to Investments and Qualified Brokers/Dealers with which the Authority may engage in investment transactions. After review and discussion Director Cavazos made a motion to adopt the Resolution, which was seconded by Director Large, and which passed by unanimous vote.
6. **Accept disclosure statement for bookkeeper and Investment Officer.** This item was tabled until the next meeting.
7. **Development Agreement MP White Oak Apartments, LLC.** Mr. De Leon provided a historic overview of the negotiation process with Director Ortiz and Mr. Yuko related to a multi-family residential project and a commercial project planned by Marquette Companies in the Zone. Additionally, Mr. De Leon reported that the Authority’s counsel had worked with the developer’s counsel on the terms of the development agreement for each project presented to the Board for consideration and approval. After review and discussion Director Cavazos made a motion to approve (i) the Development Agreement with MP White Oak Apartments, LLC and (ii) the Development Agreement with MP White Oak Commercial, LLC, which was seconded by Director Ortiz, and which passed by unanimous vote.
8. **Development Agreement MP White Oak Commercial, LLC.** The Board’s approval of this item was incorporated into the motion approving the preceding agenda item.
9. **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. Draft Fiscal Year 2023 Budget – Administrator. Mr. De Leon provided an overview of the Annual Operating Budget of the Authority and reported the 5-Year Capital Improvement Budget of the Zone would be developed by the Parks and Infrastructure Committees during the month of April and both Budgets would be presented to the Board for consideration and approval at the May 23, 2022, Board meeting. No action was taken.
  - b. Infrastructure Committee Report – Director Bustamante & Gauge Engineering. Mr. Ali and Director Bustamante reported that Harris County Precinct Two is evaluating the Pinckney Trail Construction Plans and has determined that some savings may be realized through minor changes and adjustments to the Plans. No action was taken.
  - c. Parks Committee Report – Director Ortiz and SWA Group. Director Ortiz and Mr. Robinson provided an update on the Urban Design Guidelines and noted a draft version will soon be presented to the Board. No action was taken.
  - d. MTRP Amendment – Director Large. Mr. De Leon and Director Large reported

the Authority would be attending the Thursday, April 20, 2022, Super Neighborhood 51 meeting and presenting the proposed MTRP Amendment to the community. No action was taken.

- 10. Discuss meeting schedule including date and time of next meeting for May 23, 2022, at 9:00 a.m.** Director Reyes reported that April is a recess month and the Board will next meet on May 23, 2022.
- 11. Convene in Executive Session pursuant to Section 551.087, Texas Government Code, to discuss economic development matters of the Zone.** The Board did not enter a closed executive session at this meeting.
- 12. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.** The Board did not enter a closed executive session at this meeting.
- 13. Adjourn.** After discussion, Director Bustamante moved to adjourn the meeting at 9:54 a.m., which was seconded by Director Large and passed by unanimous vote.

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

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Secretary

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FOUR



**Hardy Near Northside Redevelopment Authority  
Monthly Financial Report Summary  
May Board Meeting  
Monday, May 23, 2022**

At the beginning of March, the Hardy Near Northside Redevelopment Authority (TIRZ #21) beginning Operating Fund Balance was \$446,083. TIRZ #21 received a total of \$137, mainly from bank interest. During the period, TIRZ #21 processed \$88,035 in disbursements during the period. 77% of the disbursements related to disbursements to Gauge Engineering for engineering consulting and CIP projects (\$41,803) and to SWA Group for consulting (\$26,000). The ending balance as of month end April 30, 2022 was \$358,185.

The invoices pending approval total \$33,268. See attached "Unpaid Bills Detail" Report on page 3. A transfer of \$100,000 will be transferred from the Pool Account to the Operating account to cover outstanding invoices and replenish the operating balance.

**Hardy Near Northside Redevelopment Authority  
General Operating Fund  
As of April 30, 2022**

**General Operating Fund**

**BEGINNING BALANCE** \$ 446,082.58

**REVENUE**

PNC Bank	0.76	Monthly Interest
PNC Bank	0.54	Monthly Interest
TexPool Investment	46.50	Monthly Interest
TexPool Investment	89.18	Monthly Interest

**Total Revenue** 136.98

**DISBURSEMENTS**

EFT	PNC Bank	25.75	Bank Service Charge
5025	Bracewell LLP	4,390.00	Legal Services
5026	SWA Group	15,000.00	Consultants
5027	TIFWorks LLC	4,000.00	Admin Consultants
5023	City of Houston	28.89	Mail out charges
5022	Bracewell LLP	7,761.50	Legal Services
EFT	PNC Bank	25.75	Bank Service Charge
5028	SWA Group	11,000.00	Consultants
5024	Gauge Engineering	41,803.03	Reimbursement
5029	TIFWorks LLC	4,000.00	Admin Consultants

**Total Disbursements** 88,034.92

**ENDING BALANCE** \$ 358,184.64

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**April 30, 2022**

**Balance**

**LOCATION OF ASSETS**

BBVA Compass	\$	1,554.43
TexPool Investment		356,630.21

**Total Account Balance** \$ 358,184.64

## HARDY/NEAR NORTHSIDE TIRZ # 21

## Unpaid Bills Detail

As of May 18, 2022

Type	Date	Num	Memo	Open Balance
<b>Bracewell LLP</b>				
Bill	04/30/2022	21932643	General Legal through April 30, 2022	500.00
Total Bracewell LLP				500.00
<b>Gauge Engineering LLC</b>				
Bill	05/13/2022	1868	On Call Engineering Services through 3.18.22	1,850.00
Bill	05/13/2022	1869	Pickney Trail Connection through 5.6.22	11,917.95
Total Gauge Engineering LLC				13,767.95
<b>SWA Group</b>				
Bill	04/30/2022	190032	Task 5, 6, & 8 - Area plans & Area Guidelines \$100,000 - April 2022	15,000.00
Total SWA Group				15,000.00
<b>TIFWorks, LLC</b>				
Bill	04/30/2022	61	General Consulting Services April 18 through May 18, 2022	4,000.00
Total TIFWorks, LLC				4,000.00
<b>TOTAL</b>				<b>33,267.95</b>

05/18/22

**HARDY/NEAR NORTHSIDE TIRZ # 21**

**Capital Improvement Plan**

March through April 2022

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
<b>Capital Improvement Plan</b>								
<b>T-2105 Pickney St Hike &amp; Bike</b>								
Bill	03/31/2022	1807		Gauge Engineering LLC	Pickney Trail Connection through 3.18.22	41,353.03		41,353.03
Total T-2105 Pickney St Hike & Bike						41,353.03	0.00	41,353.03
Total Capital Improvement Plan						41,353.03	0.00	41,353.03
<b>TOTAL</b>						<b>41,353.03</b>	<b>0.00</b>	<b>41,353.03</b>

**HARDY/NEAR NORTHSIDE TIRZ # 21**  
**Profit & Loss Budget vs. Actual**  
 July 2021 through April 2022

	Jul '21 - Apr 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income	264.39	1,620.00	-1,355.61	16.3%
Interest on TIRZ revenue	0.00	170.00	-170.00	0.0%
Tax increments	0.00	631,313.00	-631,313.00	0.0%
<b>Total Income</b>	264.39	633,103.00	-632,838.61	0.0%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-2105 Pickney St Hike & Bike	110,909.56	605,000.00	-494,090.44	18.3%
T-2103 METRO Parcel Acquisition	0.00	59,000.00	-59,000.00	0.0%
T-2104 2600-3500 Block Main St	4,995.00	27,500.00	-22,505.00	18.2%
T-2199 Concrete Panel Replaceme	0.00	25,000.00	-25,000.00	0.0%
<b>Total Capital Improvement Plan</b>	115,904.56	716,500.00	-600,595.44	16.2%
<b>Total COGS</b>	115,904.56	716,500.00	-600,595.44	16.2%
<b>Gross Profit</b>	-115,640.17	-83,397.00	-32,243.17	138.7%
<b>Expense</b>				
<b>Developer Reimbursement</b>				
Hardy Yards/Cypress - Offsite	300,736.00	315,381.00	-14,645.00	95.4%
Hardy Yards/Cypress - Onsite	116,953.00	122,648.00	-5,695.00	95.4%
<b>Total Developer Reimbursement</b>	417,689.00	438,029.00	-20,340.00	95.4%
<b>Program and Project Consultants</b>				
Planning Consultants	56,725.00	100,000.00	-43,275.00	56.7%
Engineering Consultation	34,074.30	225,000.00	-190,925.70	15.1%
Legal Consultants	36,421.75	20,000.00	16,421.75	182.1%
<b>Total Program and Project Consultants</b>	127,221.05	345,000.00	-217,778.95	36.9%
<b>TIRZ Administration Overhead</b>				
Tax Consultants	12,528.00	2,000.00	10,528.00	626.4%
Accounting Services	14,078.89	12,000.00	2,078.89	117.3%
Administrative Services	36,824.45	50,000.00	-13,175.55	73.6%
Audit Services	9,250.00	10,000.00	-750.00	92.5%
Bank Charges	186.45	0.00	186.45	100.0%
Insurance - Liability	1,248.52	1,000.00	248.52	124.9%
Office Expense	6,141.89	4,000.00	2,141.89	153.5%
<b>Total TIRZ Administration Overhead</b>	80,258.20	79,000.00	1,258.20	101.6%
<b>Total Expense</b>	625,168.25	862,029.00	-236,860.75	72.5%
<b>Net Ordinary Income</b>	-740,808.42	-945,426.00	204,617.58	78.4%
<b>Net Income</b>	<b>-740,808.42</b>	<b>-945,426.00</b>	<b>204,617.58</b>	<b>78.4%</b>

**HARDY/NEAR NORTHSIDE TIRZ # 21**  
**Balance Sheet Prev Year Comparison**  
**As of April 30, 2022**

Accrual Basis

	Apr 30, 22	Apr 30, 21	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
PNC Bank	1,554.43	55,580.96	-54,026.53	-97.2%
Tex Pool AC 7932300001	356,630.21	516,380.01	-159,749.80	-30.9%
<b>Total Checking/Savings</b>	358,184.64	571,960.97	-213,776.33	-37.4%
<b>Total Current Assets</b>	358,184.64	571,960.97	-213,776.33	-37.4%
<b>TOTAL ASSETS</b>	<b>358,184.64</b>	<b>571,960.97</b>	<b>-213,776.33</b>	<b>-37.4%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
*Accounts Payable	19,500.00	3,008.00	16,492.00	548.3%
<b>Total Accounts Payable</b>	19,500.00	3,008.00	16,492.00	548.3%
<b>Total Current Liabilities</b>	19,500.00	3,008.00	16,492.00	548.3%
<b>Total Liabilities</b>	19,500.00	3,008.00	16,492.00	548.3%
<b>Equity</b>				
*Fund Balance	1,080,486.15	1,216,618.56	-136,132.41	-11.2%
Net Income	-741,801.51	-647,665.59	-94,135.92	-14.5%
<b>Total Equity</b>	338,684.64	568,952.97	-230,268.33	-40.5%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>358,184.64</b>	<b>571,960.97</b>	<b>-213,776.33</b>	<b>-37.4%</b>

## Profit &amp; Loss Detail

July 2021 through April 2022

Type	Date	Num	Adj	Name	Memo	Amount
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Interest Income</b>						
Deposit	07/01/2021			Interest		1.24
Deposit	07/31/2021			Interest		5.73
Deposit	08/01/2021			Interest		4.04
Deposit	08/31/2021			Interest		6.73
Deposit	09/01/2021			Interest		6.17
Deposit	09/30/2021			Interest		11.70
Deposit	10/01/2021			Interest		6.39
Deposit	10/31/2021			Interest		18.22
Deposit	11/01/2021			Interest		0.16
Deposit	11/30/2021			Interest		18.94
Deposit	12/01/2021			Interest		1.30
Deposit	12/31/2021			Interest		14.52
Deposit	01/01/2022			Interest		1.11
Deposit	01/31/2022			Interest		13.12
Deposit	02/01/2022			Interest		0.77
Deposit	02/28/2022			Interest		17.27
Deposit	03/01/2022			Interest		0.76
Deposit	03/31/2022			Interest		46.50
Deposit	04/01/2022			Interest		0.54
Deposit	04/30/2022			Interest		89.18
Total Interest Income						264.39
<b>Tax increments</b>						
Genera...	07/01/2021	CPA ...	*	City of Houston, TX	City of Houston Incrememnt	-590,728.50
Deposit	07/15/2021			City of Houston, TX	City of Houston increment	590,728.50
Total Tax increments						0.00
Total Income						264.39
<b>Cost of Goods Sold</b>						
<b>Capital Improvement Plan</b>						
<b>T-2105 Pickney St Hike &amp; Bike</b>						
Bill	11/15/2021	1662		Gauge Engineering LLC	Pickney Trail Connection through 11.12.21	6,261.00
Bill	01/17/2022	1725		Gauge Engineering LLC	Pickney Trail Connection through 1.14.22	63,295.53
Bill	03/31/2022	1807		Gauge Engineering LLC	Pickney Trail Connection through 3.18.22	41,353.03
Total T-2105 Pickney St Hike & Bike						110,909.56
<b>T-2104 2600-3500 Block Main St</b>						
Bill	11/15/2021	1661		Gauge Engineering LLC	Main Street Ped/Bike Improvements through 11.12.21	4,170.00
Bill	01/17/2022	1724		Gauge Engineering LLC	Main Street Ped/Bike Improvements through 1.14.22	825.00
Total T-2104 2600-3500 Block Main St						4,995.00
Total Capital Improvement Plan						115,904.56
Total COGS						115,904.56
Gross Profit						-115,640.17
<b>Expense</b>						
<b>Developer Reimbursement</b>						
<b>Hardy Yards/Cypress - Offsite</b>						
Bill	08/31/2021	Devel...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	300,736.00
Total Hardy Yards/Cypress - Offsite						300,736.00
<b>Hardy Yards/Cypress - Onsite</b>						
Bill	08/31/2021	Devel...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	116,953.00
Total Hardy Yards/Cypress - Onsite						116,953.00
Total Developer Reimbursement						417,689.00

## HARDY/NEAR NORTHSIDE TIRZ # 21

## Profit &amp; Loss Detail

July 2021 through April 2022

Type	Date	Num	Adj	Name	Memo	Amount
<b>Program and Project Consultants</b>						
<b>Planning Consultants</b>						
Bill	09/30/2021	187088		SWA Group	Task 3: Community Event 1 \$100,000	3,000.00
Bill	10/31/2021	187539		SWA Group	Task 3: Community Event 1 \$100,000	4,000.00
Bill	12/01/2021	186998		SWA Group	Task 1 & 2: Board workshop and Research \$100,000	15,000.00
Bill	12/14/2021	187976		SWA Group	Task 3: Community Event 1 \$100,000	4,000.00
Bill	12/31/2021	188389		SWA Group	Task 4 & 5 -Board workshop & Area plans \$100,000	3,000.00
Bill	02/14/2022	188867		SWA Group	Task 4 & 5 -Board workshop & Area plans \$100,000	10,000.00
Bill	02/28/2022	189306		SWA Group	Task 5 & 6 - Area plans & Area Guidelines \$100,000 - Feb 2022	5,000.00
Bill	03/31/2022	189701		SWA Group	Task 5 & 6 - Area plans & Area Guidelines \$100,000 - Mar 2022	11,000.00
Bill	04/30/2022	190032		SWA Group	Task 5, 6, & 8 - Area plans & Area Guidelines \$100,000 - April 2...	15,000.00
Total Planning Consultants						70,000.00
<b>Engineering Consultation</b>						
Bill	11/15/2021	1659		Gauge Engineering LLC	On Call Engineering Services through 11.12.21	1,182.50
Bill	11/15/2021	1660		Gauge Engineering LLC	Capital Improvement Plan Development through 11.12.21	26,460.00
Bill	11/15/2021	1663		Gauge Engineering LLC	Urban Design Guideline Suppor through 11.12.21	745.50
Bill	01/17/2022	1727		Gauge Engineering LLC	Capital Improvement Plan Development through 1.14.22	2,940.00
Bill	01/17/2022	1726		Gauge Engineering LLC	Urban Design Guideline Suppor through 1.14.22	2,296.30
Bill	03/31/2022	1806		Gauge Engineering LLC	On Call Engineering Services through 3.18.22	450.00
Total Engineering Consultation						34,074.30
<b>Legal Consultants</b>						
Bill	07/31/2021	21913...		Bracewell LLP	General Legal through July 31, 2021	315.25
Bill	09/30/2021	21918...		Bracewell LLP	General Legal through September 30, 2021	3,646.50
Bill	10/31/2021	21920...		Bracewell LLP	General Legal through October 31, 2021	2,100.00
Bill	11/30/2021	21923...		Bracewell LLP	General Legal through November 30, 2021	2,300.00
Bill	12/31/2021	21924...		Bracewell LLP	General Legal through December 31, 2021	2,700.00
Bill	01/31/2022	21927...		Bracewell LLP	General Legal through January 31, 2022	4,500.00
Bill	02/28/2022	21929...		Bracewell LLP	General Legal through February 28, 2022	4,390.00
Bill	03/31/2022	21930...		Bracewell LLP	General Legal through March 31, 2022	7,001.00
Bill	04/30/2022	21932...		Bracewell LLP	General Legal through April 30, 2022	500.00
Total Legal Consultants						27,452.75
Total Program and Project Consultants						131,527.05
<b>TIRZ Administration Overhead</b>						
<b>Tax Consultants</b>						
Bill	07/01/2021	57143		Equi-Tax Inc.	July - June 2022 Consultant Services fee per Contract	12,528.00
Total Tax Consultants						12,528.00
<b>Accounting Services</b>						
Bill	10/31/2021	2258		The Morton Accounting Services	CPA Services and Invest. Officer July, Aug, Sept and Oct 2021	6,206.48
Bill	12/31/2021	2280		The Morton Accounting Services	CPA Services and Invest. Officer Nov and Dec 2021	2,410.00
Total Accounting Services						8,616.48
<b>Administrative Services</b>						
Bill	07/15/2021	23		TIFWorks, LLC	General Consulting Services July 1 through July 28, 2021	1,650.00
Bill	07/31/2021	21913...		Bracewell LLP	Meeting services through July 31, 2021	185.50
Bill	09/13/2021	24		TIFWorks, LLC	General Consulting Services July 28 through September 13, 2021	2,512.50
Bill	09/30/2021	21918...		Bracewell LLP	Meeting services through September 30, 2021	1,248.75
Bill	10/18/2021	54		TIFWorks, LLC	General Consulting Services September 13 through October 18, ...	3,375.00
Bill	10/31/2021	21920...		Bracewell LLP	Meeting services through October 31, 2021	666.00
Bill	11/18/2021	55		TIFWorks, LLC	General Consulting Services October 19 through November 18, ...	4,000.00
Bill	12/29/2021	56		TIFWorks, LLC	General Consulting Services November 18 through December 1...	4,000.00
Bill	01/19/2022	57		TIFWorks, LLC	General Consulting Services December 19 through January 19, ...	4,000.00
Bill	01/31/2022	21927...		Bracewell LLP	Meeting services through January 31, 2022	575.70
Bill	02/18/2022	58		TIFWorks, LLC	General Consulting Services January 19 through February 18, 2...	4,000.00
Bill	03/18/2022	59		TIFWorks, LLC	General Consulting Services February 19 through March 18, 2022	4,000.00
Bill	03/31/2022	60		TIFWorks, LLC	General Consulting Services March 19 through April 18, 2022	4,000.00
Bill	03/31/2022	21930...		Bracewell LLP	Meeting services through March 31, 2022	760.50
Bill	04/30/2022	61		TIFWorks, LLC	General Consulting Services April 18 through May 18, 2022	4,000.00
Total Administrative Services						38,973.95
<b>Audit Services</b>						
Bill	08/24/2021	2021 ...		McCall Gibson Swedlund Barfo...	FYE 06.30.21 Audit - Interim billing	7,500.00
Bill	11/01/2021	2021 ...		McCall Gibson Swedlund Barfo...	FYE 06.30.21 Audit - Final billing	1,750.00
Total Audit Services						9,250.00

**Profit & Loss Detail**

July 2021 through April 2022

Type	Date	Num	Adj	Name	Memo	Amount
<b>Bank Charges</b>						
Check	07/15/2021				Service Charge	69.55
Check	08/15/2021				Service Charge	14.80
Check	09/15/2021				Service Charge	14.60
Check	12/15/2021				Service Charge	36.00
Check	03/15/2022				Service Charge	25.75
Check	04/15/2022				Service Charge	25.75
Total Bank Charges						186.45
<b>Insurance - Liability</b>						
Bill	12/01/2021	6754-...		Texas Municipal League Intergo...	General Liability Insurance FY20-21	1,248.52
Total Insurance - Liability						1,248.52
<b>Office Expense</b>						
Bill	12/07/2021	62848		Squidz Ink Design	Website Design/Hosting and Logo Design	6,113.00
Bill	04/23/2022	Mailo...		City of Houston	\$3.21 per each notification - Mail out after MTFP	28.89
Total Office Expense						6,141.89
Total TIRZ Administration Overhead						76,945.29
Total Expense						626,161.34
Net Ordinary Income						-741,801.51
<b>Net Income</b>						<b>-741,801.51</b>

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**  
**QUARTERLY INVESTMENT REPORT**  
**3rd QUARTER FISCAL YEAR 2022**  
**January 1, 2022 to**  
**March 31, 2022**

Transaction Date	TexasClass Deposits or Withdrawals	Book Value	Market Value	Activity
1/1/2022	Texpool	\$ 456,464.14	\$ 456,464.14	Beginning Balance
1/20/2022	(100,000.00)	356,464.14	356,464.14	To Cheeking
1/31/2022	13.12	356,477.26	356,477.26	Interest 0.0376%
2/28/2022	17.27	356,494.53	356,494.53	Interest 0.0632%
3/31/2022	46.50	356,541.03	356,541.03	Interest 0.1536%
3/31/2022		356,541.03	356,541.03	Ending Balance

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: 

# BRACEWELL

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

May 03, 2022  
Invoice: 21932643  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel  
For Services Through April 30, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
04/06/22	Email correspondence with R Wilson and R De Leon re: Marquette development agreements	Mary Buzak	0.25	400.00	100.00
04/13/22	Finalize Marquette development agreements; email correspondence with R De Leon re: same	Mary Buzak	0.50	400.00	200.00
04/19/22	Teleconference with G Tillotson re: Marquette development agreements; draft email to R De Leon re: same	Mary Buzak	0.25	400.00	100.00
04/29/22	Teleconference with R De Leon re: Marquette development agreements	Mary Buzak	0.25	400.00	100.00
<b>Total Fees</b>					<b>\$ 500.00</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	1.25	400.00	500.00
<b>Total Summary of Fees</b>		<b>1.25</b>		<b>\$ 500.00</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 500.00**

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 21932643

Matter No: 0037619.000001

Total Fees	\$ 500.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 500.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 500.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 500.00</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): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21932643**

### 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/>



To: Hardy/Near Northside Redev Authority  
Attn: Clark Stockton Lord  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: May 11, 2022  
Invoice No: 190032  
For Period: April  
Project No: NNRT101  
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

**WORK PERFORMED:**

- Task 5: Area Plans (100% Complete)
- Task 6: Area Guidelines (80% Complete)
- Task 8: Final Plans & Guidelines (10% Complete)

**Professional Services from April 1, 2022 to April 30, 2022**

**Fee**

Total Fee Earned	100,000.00		
% Complete	70.00	Total Earned	70,000.00
		Previous Fee Billing	55,000.00
		Current Fee Billing	15,000.00
		<b>Total Fee Earned</b>	<b>15,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$15,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---

**SWA Houston**

The Jones on Main  
712 Main Street  
6<sup>th</sup> Floor  
Houston, Texas  
77002  
+1.713.868.1676  
www.swagroup.com

**PROJECT STATUS REPORT BY SWA**

**SCOPE:** HARDY / NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –  
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES

**PROJECTS:** TIRZ #21 CIP

**DATE:** May 23, 2022

**CURRENT PROJECTS STATUS**

**1. ZONE URBAN DESIGN GUIDELINES (WO#1)**

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 100% Complete
- Task 6: Area Guidelines – 90% Complete
  - SWA continued development of Area Guidelines with Parks Committee.
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 20% Complete
  - SWA created draft Guidelines document and reviewed format and content with Parks Committee.
- Task 9: ~~Community Event #2~~ Perspective View and Sidewalk Assessment – 0% Complete
  - (Note: Per approval by Parks Committee, SWA will create perspective view of public space opportunity at Hogan/Cochran and a high-level sidewalk assessment of high-priority streets as approved by the Parks Committee, TBD).

END OF REPORT



To: Hardy/Near Northside Redev Authority  
Attn: Clark Stockton Lord  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: May 11, 2022  
Invoice No: 190032  
For Period: April  
Project No: NNRT101  
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

**WORK PERFORMED:**

- Task 5: Area Plans (100% Complete)
- Task 6: Area Guidelines (80% Complete)
- Task 8: Final Plans & Guidelines (10% Complete)

**Professional Services from April 1, 2022 to April 30, 2022**

**Fee**

Total Fee Earned	100,000.00		
% Complete	70.00	Total Earned	70,000.00
		Previous Fee Billing	55,000.00
		Current Fee Billing	15,000.00
		<b>Total Fee Earned</b>	<b>15,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$15,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---

**SWA Houston**

The Jones on Main  
712 Main Street  
6<sup>th</sup> Floor  
Houston, Texas  
77002  
+1.713.868.1676  
www.swagroup.com

**PROJECT STATUS REPORT BY SWA**

**SCOPE:** HARDY / NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –  
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES

**PROJECTS:** TIRZ #21 CIP

**DATE:** May 23, 2022

**CURRENT PROJECTS STATUS**

1. ZONE URBAN DESIGN GUIDELINES (WO#1)

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 100% Complete
- Task 6: Area Guidelines – 90% Complete
  - SWA continued development of Area Guidelines with Parks Committee.
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 20% Complete
  - SWA created draft Guidelines document and reviewed format and content with Parks Committee.
- Task 9: ~~Community Event #2~~ Perspective View and Sidewalk Assessment – 0% Complete
  - (Note: Per approval by Parks Committee, SWA will create perspective view of public space opportunity at Hogan/Cochran and a high-level sidewalk assessment of high-priority streets as approved by the Parks Committee, TBD).

END OF REPORT

# INVOICE

Date: 5/23/2022  
 Invoice # Number 61

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 4/18/2022 thru 5/18/2022	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
<b>Total</b>			\$4,000.00

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



Gauge Invoice Summary 5/2022										
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	-	1868	\$ 10,000.00	\$ 5,187.50	\$ 1,850.00	\$ 4,812.50	-	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 Pinckney Trail Connection		1869	\$ 157,332.40	\$ 122,827.51	\$ 11,917.95	\$ 34,504.89	\$ 22,548.40	14%	Lump Sum	
5 Urban Design Guidelines Support			\$ 25,950.00	\$ 3,041.80		\$ 22,908.20	-	0%	Lump Sum	
<b>Total Invoice Summary</b>			<b>\$ 427,742.79</b>	<b>\$ 352,592.20</b>	<b>\$ 13,767.95</b>	<b>\$ 75,150.59</b>	<b>\$ 22,548.40</b>	<b>14%</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 1868  
 Date 05/13/2022

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

Professional Services Provided Through May 06, 2022

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>ON-CALL ENGINEERING SERVICES</b>	10,000.00	3,337.50	5,187.50	4,812.50	1,850.00
Total	10,000.00	3,337.50	5,187.50	4,812.50	1,850.00

**Professional Fees**

	Hours	Rate	Billed Amount
Graduate Engineer			
Adel Dalgamouni	0.50	100.00	50.00
Shayan Sharifian	18.00	100.00	1,800.00
Professional Fees subtotal	18.50		1,850.00
Invoice total			<b>1,850.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1868	05/13/2022	1,850.00	1,850.00				
	Total	1,850.00	1,850.00	0.00	0.00	0.00	0.00

*I certify the above to be true and correct*

Muhammad Ali, PE

**Please note new mailing address**

Please make checks payable to:  
 Gauge Engineering, LLC  
 11750 Katy Freeway, Suite 400  
 Houston, TX 770079

**Invoice Supporting Detail**

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

Phase Status: Active

**Billing Cutoff: 05/06/2022**

Date	Units	Rate	Amount
------	-------	------	--------

**Labor** WIP Status: Billable

Graduate Engineer

Adel Dalgamouni

Production

04/18/2022 0.50 100.00 50.00

Subtotal **0.50 50.00**

Shayan Sharifian

Production

04/18/2022 3.00 100.00 300.00

Production

04/19/2022 9.00 100.00 900.00

Production

04/21/2022 6.00 100.00 600.00

Subtotal **18.00 1,800.00**

Labor total **18.50 1,850.00**

**Phase Summary**

	Contract	Billed	%	Remaining	%
<b>Labor</b>	10,000.00	5,187.50	52	4,812.50	48
<b>Total</b>	10,000.00	5,187.50	52	4,812.50	48

**Invoice Summary**

	Contract	Billed	%	Remaining	%
<b>Labor</b>	10,000.00	5,187.50	52	4,812.50	48
<b>Expense</b>					
<b>Consultant</b>					
<b>Total</b>	10,000.00	5,187.50	52	4,812.50	48

**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 1869  
 Date 05/13/2022

Project 1136 PINCKNEY TRIAL CONNECTION

Professional Services Provided Through May 06, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Design Phase 90%, Final</b>						
<b>General Plan Sheets</b>	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
<b>Storm Sewer Design</b>	40,275.00	95.00	36,650.25	38,261.25	2,013.75	1,611.00
<b>Trial Design</b>	30,210.00	95.00	26,886.90	28,699.50	1,510.50	1,812.60
<b>Proj Mgmt/Specs/Agencies &amp; Team Coordination/Qualities/Misc</b>	23,130.00	95.00	14,571.90	21,973.50	1,156.50	7,401.60
<b>Quality Assurance/Quality Control</b>	3,525.00	95.00	2,256.00	3,348.75	176.25	1,092.75
Subtotal	102,762.50	95.27	85,987.55	97,905.50	4,857.00	11,917.95
<b>Subcontracted/Additional Engineering Services</b>						
<b>Topo Survey Update (Plan &amp; Profile) - Kuo</b>	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
<b>Geotechnical Investigation Addendum - Aviles</b>	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
<b>Structural design - Retaining Wall Design - Kuo</b>	11,550.00	75.00	8,662.50	8,662.50	2,887.50	0.00
<b>Tree Inventory/Protection - CN Koehl</b>	3,080.00	73.21	2,254.99	2,254.99	825.01	0.00
<b>TDLR Inspection - Accessibility Check</b>	1,100.00	0.00	0.00	0.00	1,100.00	0.00
Subtotal	29,599.90	83.74	24,787.39	24,787.39	4,812.51	0.00
<b>Expenses</b>	5,350.00	2.52	134.62	134.62	5,215.38	0.00
<b>Construction Phase Services</b>	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	157,332.40	78.07	110,909.56	122,827.51	34,504.89	11,917.95

Invoice total **11,917.95**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1869	05/13/2022	11,917.95	11,917.95				
	Total	11,917.95	11,917.95	0.00	0.00	0.00	0.00

*I certify the above to be true and correct*



-----  
Muhammad Ali, PE

**Please note new mailing address**

Please make checks payable to:  
Gauge Engineering, LLC  
11750 Katy Freeway, Suite 400  
Houston, TX 770079

SINGLE SHEET OF PLAIN  
COLORED PAPER

12:45 AM

## HARDY/NEAR NORTHSIDE TIRZ # 21

04/23/22

## Unpaid Bills Detail

As of April 23, 2022

Type	Date	Num	Memo	Open Balance
<b>Bracewell LLP</b>				
Bill	03/31/2022	21930690	General Legal through March 31, 2022	7,001.00
Bill	03/31/2022	21930691	Meeting services through March 31, 2022	760.50
Total Bracewell LLP				7,761.50
<b>City of Houston</b>				
Bill	04/23/2022	Mailouts	\$3.21 per each notification - Mail out after MTFP	28.89
Total City of Houston				28.89
<b>Gauge Engineering LLC</b>				
Bill	03/31/2022	1807	Pickney Trail Connection through 3.18.22	41,353.03
Bill	03/31/2022	1806	On Call Engineering Services through 3.18.22	450.00
Total Gauge Engineering LLC				41,803.03
<b>SWA Group</b>				
Bill	03/31/2022	189701	Task 5 & 6 - Area plans & Area Guidelines \$100,000 - Mar 2022	11,000.00
Total SWA Group				11,000.00
<b>TIFWorks, LLC</b>				
Bill	03/31/2022	60	General Consulting Services March 19 through April 18, 2022	4,000.00
Total TIFWorks, LLC				4,000.00
<b>TOTAL</b>				<b>64,593.42</b>

# BRACEWELL

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

April 05, 2022  
Invoice: 21930690  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel  
For Services Through March 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
03/10/22	Teleconference with R Wilson re: development agreement for MP White Oak Apartments	Mary Buzak	0.25	400.00	100.00
03/14/22	Revise January board meeting minutes	Mary Buzak	0.50	400.00	200.00
03/16/22	Revise marquette development agreement amendment;	Clark Stockton Lord	3.00	400.00	1,200.00
03/18/22	Review and revise March board meeting agenda; draft investment policy resolution	Mary Buzak	0.75	400.00	300.00
03/21/22	Revise Marquette development agreement; discussion with R Wilson re: same; discussion with C Lord re: same; teleconference with R De Leon re: same	Mary Buzak	6.25	400.00	2,500.00
03/22/22	Revise Marquette development agreements	Mary Buzak	2.00	400.00	800.00
03/23/22	Revise Marquette development agreements; draft emails to R Wilson and R De Leon re: same	Mary Buzak	0.75	400.00	300.00
03/28/22	Prepare for and attend board meeting, review and revise marquette development agreements	Clark Stockton Lord	4.00	400.00	1,600.00
<b>Total Fees</b>					<b>\$ 7,000.00</b>

# BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

Invoice: 21930690

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	10.50	400.00	4,200.00
Clark Stockton Lord	Partner	7.00	400.00	2,800.00
<b>Total Summary of Fees</b>		<b>17.50</b>		<b>\$ 7,000.00</b>

## Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
02/25/22	Online Research	Online Research 02/25/2022 Natalie Lira Texas Secretary of State	1.00
<b>Total Expenses</b>			<b>\$ 1.00</b>
<b>Total Fees, Expenses and Charges on This Invoice</b>			<b>\$ 7,001.00</b>

# BRACEWELL

## REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority

Matter: General Counsel

Invoice: 21930690

Matter No: 0037619.000001

Total Fees	\$ 7,000.00
Total Expenses	\$ 1.00
Total Fees, Expenses and Charges for this Invoice	\$ 7,001.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 7,001.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 7,001.00</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): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21930690**

### 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

April 05, 2022  
Invoice: 21930691  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000003 Meeting Services  
For Services Through March 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
03/07/22	Conference with attorney regarding transition and status updates.	Tiffany M. Ehmke	0.25	338.00	84.50
03/18/22	Attention to request for resolution of investment policy and coordinate with working group regarding the same; Contact bookkeeper regarding broker list; Review authority investment policy historical documents; Prepare draft of Resolution and transmit to attorney for review and approval; Attention to attorney comment and update resolution.	Tiffany M. Ehmke	2.00	338.00	676.00
<b>Total Fees</b>					<b>\$ 760.50</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	2.25	338.00	760.50
<b>Total Summary of Fees</b>		<b>2.25</b>		<b>\$ 760.50</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 760.50**

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 21930691

Matter No: 0037619.000003

Total Fees	\$ 760.50
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 760.50
<b>Total Current Billing on this Invoice</b>	<b>\$ 760.50</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 760.50</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): **WFBIUS6S**  
Please include invoice number as a reference when sending the wire:**21930691**

### 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/>

# HOUSTON PUBLIC WORKS

## Houston Permitting Center - Code Enforcement

The applicant, by the making, executing, and submitting this application to Houston Public Works, represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described lot, tract or parcel of land is situated.

The Applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restriction or covenants running with the land within such subdivision or addition.

The Applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Date 28-APR-2022			Receipt No. 1140520			Proj. Type		Project No. NON-PROJ	
Occupant						Sprinklers % Type			
Address 1125 CYPRESS STATION						Space		TID No.	
City HOUSTON		Zip Code 77090	County	Bldgs	Units	Story	Shopping Cart		Sales Order
Contractor						Lic. No.		Phone	
Paid by HARDY NEAR NORTHSIDIE REDEVELOPMENT AUTH						Lic. No.		Phone	
Other						Lic. No.		Phone	
Use B.FULTON ST//SAN JACINTO ST.2022 MTFP NOTIFIC. FEE									

Payment method: CHECK # 5023	\$28.89
11M MISC.REVENUE	28.89
***** RECEIPT GRAND TOTAL *****	\$28.89



Christon (Chris) Butler, MCD  
Interim Building Official for the City of Houston

### POST PERMIT ON JOB LOCATION

**FOR REINSPECTION CALL:**

Building Inspections 832-394-8840	Sign Administration 832-394-8890	Occupancy Inspections 832-394-8880
Electrical Inspections 832-394-8860	Interactive Voice Response 713-222-9922	Gas Utility Release 832-394-8870
Boiler A/C Inspections 832-394-8850	Right of Way Inspections 832-394-9496	Plumbing Inspections 832-394-8870
Mobile Homes 832-394-8842	Electrical Utility Release 832-394-8860	Plan Review 832-394-8810

**An inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section 105.5 of the Building Code, or the expiration date specified on the Permit or Receipt.** Any structural work authorized by this permit is issued based on a declaration stating that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D.B. Hearing Office.



**Gauge Invoice Summary 3/2022**

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	-	1806	\$ 10,000.00	\$ 3,337.50	\$ 450.00	\$ 6,662.50	-	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 Pinckney Trail Connection		1807	\$ 157,332.40	\$ 110,909.56	\$ 41,353.03	\$ 46,422.84	\$ 22,548.40	14%	Lump Sum
5 Urban Design Guidelines Support			\$ 25,950.00	\$ 3,041.80		\$ 22,908.20	-	0%	Lump Sum
<b>Total Invoice Summary</b>			<b>\$ 427,742.79</b>	<b>\$ 338,824.25</b>	<b>\$ 41,803.03</b>	<b>\$ 88,918.54</b>	<b>\$ 22,548.40</b>	<b>14%</b>	

**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 1807  
 Date 03/22/2022

Project 1136 PINCKNEY TRIAL CONNECTION

Professional Services Provided Through March 18, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Design Phase 90%, Final</b>						
<b>General Plan Sheets</b>	5,622.50	100.00	5,004.03	5,622.50	0.00	618.47
<b>Storm Sewer Design</b>	40,275.00	91.00	28,595.25	36,650.25	3,624.75	8,055.00
<b>Trial Design</b>	30,210.00	89.00	20,089.65	26,886.90	3,323.10	6,797.25
<b>Proj Mgmt/Specs/Agencies &amp; Team Coordination/Qualities/Misc</b>	23,130.00	63.00	12,027.60	14,571.90	8,558.10	2,544.30
<b>Quality Assurance/Quality Control</b>	3,525.00	64.00	2,256.00	2,256.00	1,269.00	0.00
Subtotal	102,762.50	83.68	67,972.53	85,987.55	16,774.95	18,015.02
<b>Subcontracted/Additional Engineering Services</b>						
<b>Topo Survey Update (Plan &amp; Profile) - Kuo</b>	12,109.90	100.00	0.00	12,109.90	0.00	12,109.90
<b>Geotechnical Investigation Addendum - Aviles</b>	1,760.00	100.00	1,584.00	1,760.00	0.00	176.00
<b>Structural design - Retaining Wall Design - Kuo</b>	11,550.00	75.00	0.00	8,662.50	2,887.50	8,662.50
<b>Tree Inventory/Protection - CN Koehl</b>	3,080.00	73.21	0.00	2,254.99	825.01	2,254.99
<b>TDLR Inspection - Accessibility Check</b>	1,100.00	0.00	0.00	0.00	1,100.00	0.00
Subtotal	29,599.90	83.74	1,584.00	24,787.39	4,812.51	23,203.39
<b>Expenses</b>	5,350.00	2.52	0.00	134.62	5,215.38	134.62
<b>Construction Phase Services</b>	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	157,332.40	70.49	69,556.53	110,909.56	46,422.84	41,353.03

Invoice total **41,353.03**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1807	03/22/2022	41,353.03	41,353.03				
	Total	41,353.03	41,353.03	0.00	0.00	0.00	0.00



**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 1806  
 Date 03/22/2022

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

Professional Services Provided Through March 18, 2022

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>ON-CALL ENGINEERING SERVICES</b>	10,000.00	2,887.50	3,337.50	6,662.50	450.00
Total	10,000.00	2,887.50	3,337.50	6,662.50	450.00

**Professional Fees**

	Hours	Rate	Billed Amount
Graduate Engineer Taylor B. Risien	4.50	100.00	450.00
Invoice total			<b>450.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1806	03/22/2022	450.00	450.00				
	Total	450.00	450.00	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:  
 Frost Bank  
 Routing No.: 114000093  
 Account No.: 560048747

**Invoice Supporting Detail**

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

Phase Status: Active

**Billing Cutoff: 03/18/2022**

Date	Units	Rate	Amount
------	-------	------	--------

**Labor** WIP Status: Billable

Graduate Engineer

Taylor B. Risien

Production 03/03/2022 1.50 100.00 150.00

Production 03/04/2022 3.00 100.00 300.00

Subtotal **4.50 450.00**

Labor total **4.50 450.00**

**Phase Summary**

	Contract	Billed	%	Remaining	%
<b>Labor</b>	10,000.00	3,337.50	33	6,662.50	67
<b>Total</b>	10,000.00	3,337.50	33	6,662.50	67

**Invoice Summary**

	Contract	Billed	%	Remaining	%
<b>Labor</b>	10,000.00	3,337.50	33	6,662.50	67
<b>Expense</b>					
<b>Consultant</b>					
<b>Total</b>	10,000.00	3,337.50	33	6,662.50	67

*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:  
Frost Bank  
Routing No.: 114000093  
Account No.: 560048747



To: Hardy/Near Northside Redev Authority  
Attn: Clark Stockton Lord  
c/o Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 7702-2770

Date: April 14, 2022  
Invoice No: 189701  
For Period: March  
Project No: NNRT101  
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

**WORK PERFORMED:**

Task 5: Area Plans (70% Complete)

Task 6: Area Guidelines (40% Complete)

**Professional Services from March 1, 2022 to March 31, 2022**

**Fee**

Total Fee Earned	100,000.00		
% Complete	55.00	Total Earned	55,000.00
		Previous Fee Billing	44,000.00
		Current Fee Billing	11,000.00
		<b>Total Fee Earned</b>	<b>11,000.00</b>
		<b>Total Due this Invoice:</b>	<b><u>\$11,000.00</u></b>

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

---

**swa Houston**

The Jones on Main  
712 Main Street  
6<sup>th</sup> Floor  
Houston, Texas  
77002  
+1.713.868.1676  
www.swagroup.com

**PROJECT STATUS REPORT BY SWA**

SCOPE: HARDY / NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –  
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES  
PROJECTS: TIRZ #21 CIP  
DATE: April 25, 2022

**CURRENT PROJECTS STATUS**

1. ZONE URBAN DESIGN GUIDELINES (WO#1)

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 80% Complete
  - SWA continued developing Area Plans with Parks Committee.
- Task 6: Area Guidelines – 60% Complete
  - SWA continued development of Area Guidelines with Parks Committee.
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 0% Complete
- Task 9: Community Event #2 – 0% Complete

END OF REPORT

# INVOICE

Date: 4/18/2022  
 Invoice # Number 60

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 3/18/2022 thru 4/18/2022	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
<b>Total</b>			\$4,000.00

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

TAB

FIVE

MEMORANDUM

Date: March 24, 2022
To: Board of Directors
Hardy/Near Northside Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Melissa Morton, Bookkeeper/Investment Officer
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As investment officer/bookkeeper for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

Two horizontal lines for listing business organizations.

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

Two horizontal lines for listing business organizations.

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

Two horizontal lines for listing business organizations.

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

Two horizontal lines for listing individuals.

Handwritten signature of Melissa Morton.

(SIGNATURE)

TAB

SIX

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 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 (TY2022):</b>	\$ 758,260,957
	<b>Current Taxable Value (TY2021):</b>	\$ 743,393,095
	<b>Acres:</b>	1450.21
	<b>Administrator (Contact):</b>	Ralph De Leon
	<b>Contact Number:</b>	(832) 978-5910

<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.

	Total Plan	Cumulative Expenses (to 6/30/21)	Variance	
<b>P R O J E C T</b>	<b>Capital Projects:</b>			
	Roadway, Sidewalk and Landscape	\$ 37,692,000	\$ 12,611,160	\$ 25,080,840
	Roadway, Sidewalk and Bridge	60,000,000	-	60,000,000
	Public Utility Improvements	47,844,000	-	47,844,000
	Parks, Landscape and Recreational Facilities	29,238,000	-	29,238,000
	Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
		-	-	-
	-	-	-	
	<b>Total Capital Projects</b>	<b>\$ 184,594,000</b>	<b>\$ 12,611,160</b>	<b>\$ 171,982,840</b>
<b>P L A N</b>	<b>Affordable Housing</b>	32,920,874	2,203,525	30,717,349
	<b>School &amp; Education/Cultural Facilities</b>	-	-	-
	<b>Financing Costs</b>	1,700,000	-	1,700,000
	<b>Administration Costs/ Professional Services</b>	4,200,000	1,027,917	3,172,083
	<b>Creation Costs</b>	-	-	-
	<b>Total Project Plan</b>	<b>\$ 223,414,874</b>	<b>\$ 15,842,602</b>	<b>\$ 207,572,272</b>

	Additional Financial Data	FY2022 Budget	FY2022 Estimates	FY2023 Budget
<b>D E B T</b>	<b>Debt Service</b>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/21</b>	<b>Projected Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,316,310	\$ 4,269,983	\$ 4,212,297
	Developer Agreement - Offsite Improvements	\$ 1,688,682	\$ 1,445,467	\$ 1,142,612
Other	\$ -	\$ -	\$ -	

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimates	FY2023 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,161,784	1,080,482	1,015,307
<b>Beginning Balance</b>	<b>\$ 1,161,784</b>	<b>\$ 1,080,482</b>	<b>\$ 1,015,307</b>
City tax revenue	\$ 1,023,752	\$ 957,938	1,164,895
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 1,023,752</b>	<b>957,938</b>	<b>1,164,895</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ 170	\$ -	\$ -
Interest Income	\$ 1,620	\$ 137	\$ 137
<b>Other Interest Income</b>	<b>\$ 1,790</b>	<b>\$ 137</b>	<b>\$ 137</b>
	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant	\$ -	\$ -	\$ 275,000
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 275,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 2,187,326</b>	<b>\$ 2,038,557</b>	<b>2,455,339</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimates	FY2023 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 12,000	\$ 8,275	\$ 12,000
Administration Salaries & Benefits	\$ 50,000	\$ 44,993	\$ 50,000
Auditor	\$ 10,000	\$ 9,250	\$ 10,000
Tax Advisor	\$ 2,000	\$ 12,528	\$ 15,000
Insurance	\$ 1,000	\$ 1,249	\$ 1,300
Office Expense	\$ 4,000	\$ 6,245	\$ 4,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 79,000</b>	<b>\$ 82,539</b>	<b>\$ 92,300</b>
Engineering Consultants	\$ 225,000	\$ 44,074	\$ 25,000
Legal	\$ 20,000	\$ 33,530	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 100,000	\$ 100,000	\$ 100,000
<b>Program and Project Consultants</b>	<b>\$ 345,000</b>	<b>\$ 177,605</b>	<b>\$ 150,000</b>
<b>Management consulting services</b>	<b>\$ 424,000</b>	<b>\$ 260,144</b>	<b>\$ 242,300</b>
	\$ -	\$ -	\$ -
Capital Expenditures (See CIP Schedule)	\$ 716,500	\$ 106,355	\$ 594,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 716,500</b>	<b>\$ 106,355</b>	<b>\$ 594,000</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Hardy Yards/Cypress - OnSite	\$ 122,648	\$ 46,327	\$ 57,687
Hardy Yards/Cypress - OffSite	\$ 315,381	\$ 243,215	\$ 302,855
<b>Developer / Project Reimbursements</b>	<b>\$ 438,029</b>	<b>\$ 289,542</b>	<b>\$ 360,542</b>
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,578,529</b>	<b>656,041</b>	<b>1,196,842</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 51,188	\$ 47,897	\$ 58,245
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 341,251	\$ 319,313	\$ 388,298
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 392,439</b>	<b>367,210</b>	<b>446,543</b>
<b>Total Budget</b>	<b>\$ 1,970,968</b>	<b>1,023,251</b>	<b>1,643,385</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 216,358	\$ 1,015,307	\$ 811,954
<b>Ending Fund Balance</b>	<b>\$ 216,358</b>	<b>1,015,307</b>	<b>811,954</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 2,187,326</b>	<b>\$ 2,038,557</b>	<b>\$ 2,455,339</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)	
			Through 2021	Projected 2022	2023	2024	2025	2026	2027	FY23 - FY27 Total		
H	T-2101	Near Northside Hernandez Tunnel	\$ -	-	-	-	-	-	-	-	-	-
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	-	15,000
H	T-2103	METRO Parcel Acquisition and Planning	\$ -	-	9,000	4,000	-	-	-	-	13,000	13,000
H	T-2104	2600 - 3500 Block Main Street Pedestrian/Bicycle	\$ -	4,995	-	-	-	-	-	-	-	4,995
0	T-2105	Pickney Street Hike and Bike Trail	\$ -	101,360	560,000	-	-	-	-	-	560,000	661,360
0	T-2106	ADA Compliant Sidewalks and related pedestrian	\$ -	-	-	-	-	-	-	-	-	-
H	T-2199	Concrete Panel & Sidewalk Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	125,000
<b>Totals</b>			<b>\$ 15,000</b>	<b>106,355</b>	<b>594,000</b>	<b>29,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>\$ 819,355</b>

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations										FY23 - FY27 Total	Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027					
TIRZ Funds	15,000	106,355	319,000	29,000	25,000	25,000	25,000	25,000	423,000	544,355		
City of Houston	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	275,000	-	-	-	-	-	275,000	275,000		
Other	-	-	-	-	-	-	-	-	-	-		
<b>Project Total</b>	<b>15,000</b>	<b>106,355</b>	<b>594,000</b>	<b>29,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>698,000</b>	<b>819,355</b>		



<b>Project:</b>	2600 - 3500 Block Main Street Pedestrian/Bicycle Safety Project		City Council District	Key Map:		WBS.:		T-2104
	Location:	H		Geo. Ref.:				
	Served:	H		Neighborhood:				
<b>Description:</b>	Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.							
<b>Justification:</b>	Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.							
	Operating and Maintenance Costs: (\$ Thousands)		2023	2024	2025	2026	2027	Total
	Personnel	-	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Phase	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
1	Planning	-	27,500	4,995	-	-	-	-	-	\$ -	\$ 4,995
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ -	\$ 27,500	\$ 4,995	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,995
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Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 27,500	\$ 4,995	\$ -	\$ -	\$ -	\$ 4,995

\*NOTE:





TIRZ 21	F Y2	2021	2022	2023	2024	2025	2026
		FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
City	#	\$ 957,938	\$ 1,164,895	\$ 1,242,858	\$ 1,322,380	\$ 1,403,492	\$ 1,486,227
County	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	#	\$ 957,938	\$ 1,164,895	\$ 1,242,858	\$ 1,322,380	\$ 1,403,492	\$ 1,486,227
CITY OF HOUSTON	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	#	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	#	\$ 137	\$ 137	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	#	\$ 958,075	\$ 1,440,032	\$ 1,242,858	\$ 1,322,380	\$ 1,403,492	\$ 1,486,227
ISD Education Set-Aside	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	#	\$ 319,313	\$ 388,298	\$ 414,286	\$ 440,793	\$ 467,831	\$ 271,641
County	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Fees							
City	#	\$ 47,897	\$ 58,245	\$ 62,143	\$ 66,119	\$ 70,175	\$ 74,311
County	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	#	\$ 367,210	\$ 446,543	\$ 476,429	\$ 506,912	\$ 538,006	\$ 345,952
Management Consulting Services	#	\$ 260,144	\$ 242,300	\$ 81,250	\$ 81,250	\$ 81,250	\$ 81,250
Loan Debt Service - Principal	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	#	\$ 260,144	\$ 242,300	\$ 81,250	\$ 81,250	\$ 81,250	\$ 81,250
<b>CASH FLOW FROM OPERATIONS</b>	#	\$ 330,721	\$ 751,189	\$ 685,179	\$ 734,218	\$ 784,236	\$ 1,059,025
<b>BEGINNING FUND BALANCE (7)</b>	#	\$ 1,080,482	\$ 1,015,306	\$ 811,953	\$ 957,180	\$ 1,122,752	\$ 1,304,998
<b>DEBT ISSUANCE</b>	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUNDS AVAILABLE FOR PROJECTS</b>	#	\$ 1,411,203	\$ 1,766,495	\$ 1,497,132	\$ 1,691,397	\$ 1,906,989	\$ 2,364,023
<b>Projects</b>							
Hardy Yards/Cypress Development	#	\$ 289,542	\$ 360,542	\$ 510,952	\$ 543,645	\$ 576,991	\$ 760,183
<b>DEVELOPER AGREEMENTS</b>	#	\$ 289,542	\$ 360,542	\$ 510,952	\$ 543,645	\$ 576,991	\$ 760,183
T-2101 Near Northside Hernandez Tunnel	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	#	\$ -	\$ 9,000	\$ 4,000	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main Street Pedestrian/Bicycle	#	\$ 4,995	\$ -	\$ -	\$ -	\$ -	\$ -
T-2105 Pickney Street Hike and Bike Trail	#	\$ 101,360	\$ 560,000	\$ -	\$ -	\$ -	\$ -
T-2106 ADA Compliant Sidewalks and related pedestrian	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2199 Concrete Panel & Sidewalk Replacement Program	#	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>CAPITAL PROJECTS</b>	#	\$ 106,355	\$ 594,000	\$ 29,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>TOTAL PROJECTS</b>	#	\$ 395,897	\$ 954,542	\$ 539,952	\$ 568,645	\$ 601,991	\$ 785,183
RESTRICTED Funds - Planning and Development	#	\$ 1,015,306	\$ 811,953	\$ 957,180	\$ 1,122,752	\$ 1,304,998	\$ 1,578,839
RESTRICTED Funds - Affordable Housing	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Blance</b>	#	\$ 1,015,306	\$ 811,953	\$ 957,180	\$ 1,122,752	\$ 1,304,998	\$ 1,578,839

**HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY: FY2023 CASH FLOW PROJECTION**

	FY23 Budget	Quarter 1 - 2023			Quarter 2 - 2023			Quarter 3 - 2023			Quarter 4 - 2023			Total Expenditure
		PROJECTED			PROJECTED			PROJECTED			PROJECTED			
		Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	June - 23	
<b>Project Cost:</b>														
Accounting	\$ 12,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000.00
Administration Consultant/Administrative Services	\$ 50,000	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 50,004
Auditor	\$ 10,000	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 9,996
Tax Consultant	\$ 15,000	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000
Insurance	\$ 1,300	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,296
Office Administration	\$ 4,000	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 3,996
Engineering Consultants	\$ 60,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000
Legal Services	\$ 35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,004
Construction Audit (AUP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning Consultants	\$ 225,000	\$ 26,333	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 232,583
Cypress - On Site	\$ 69,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,684
Cypress - Off Site	\$ 365,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,839
Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COH Affordable Housing Fee	\$ 388,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388,298
Contingent Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COH Administration Fee	\$ 58,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,245
Municipal Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Capital Expenditures (CIP):</b>														
T-2103: METRO Parcel Acquisition and Planning	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
T-2104: 2600 -3500 Block Main Street PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2105: Pickney Street Hike and Bike Trail	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
T-2106 - ADA Compliant Sidewalks/Ped/Bike Safety Improvements	\$ 100,000	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 8,333	\$ 99,996
T-2107 Hogan/Lorraine Corridor Schematic Design	\$ 100,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000
T-2108 UPRR Ped/Bike Crossing Schematic Design	\$ 75,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 77,000
T-2109 - Street Trees	\$ 50,000	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 3,571	\$ 28,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,997
T-2110 - Burnett Street Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1099 Concrete Panel and Sidewalk Replacement Program	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Service Charge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Debt Service Payment:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 1,718,366</b>	<b>\$ 64,845</b>	<b>\$ 67,262</b>	<b>\$ 67,262</b>	<b>\$ 67,262</b>	<b>\$ 76,262</b>	<b>\$ 92,262</b>	<b>\$ 52,691</b>	<b>\$ 989,757</b>	<b>\$ 1,702,938.33</b>				
<b>Fund Balance:</b>														
Cash	\$ 665,293	\$ 665,293	\$ 533,185	\$ 465,923	\$ 398,661	\$ 331,399	\$ 805,137	\$ 712,875	\$ 660,184	\$ 607,493	\$ 554,802	\$ 502,111	\$ 502,111	\$ 665,293
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants/COH Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
<b>Income:</b>														
Increment TY22	\$ 1,164,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,164,895
Interest	\$ 137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137	\$ 137
<b>TOTAL RESOURCES</b>	<b>\$ 2,380,325</b>	<b>\$ 665,293</b>	<b>\$ 533,185</b>	<b>\$ 465,923</b>	<b>\$ 398,661</b>	<b>\$ 881,399</b>	<b>\$ 805,137</b>	<b>\$ 712,875</b>	<b>\$ 660,184</b>	<b>\$ 607,493</b>	<b>\$ 554,802</b>	<b>\$ 502,111</b>	<b>\$ 1,667,143</b>	<b>\$ 2,380,325</b>
<b>RUNNING CASH BALANCE</b>	<b>\$ -</b>	<b>\$ 600,447</b>	<b>\$ 533,185</b>	<b>\$ 398,661</b>	<b>\$ 331,399</b>	<b>\$ 805,137</b>	<b>\$ 712,875</b>	<b>\$ 660,184</b>	<b>\$ 607,493</b>	<b>\$ 554,802</b>	<b>\$ 502,111</b>	<b>\$ 677,386</b>	<b>\$ 677,386</b>	<b>\$ -</b>







