

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**MAY 24 3021**

**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 **Monday, May 24, 2021, at 9:00 a.m.**, Call-In Number, (346) 248-7799 US (Houston) US (Houston), Meeting ID: 923 8695 6674 Passcode: 775912 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/92386956674?pwd=dVRTTIQ1NmRxa1NGUlp6NGVTVW03UT09>

Meeting ID: 923 8695 6674

Passcode: 775912

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. 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. Projects Committee – Gauge – Infrastructure Assessment Study,
  - b. Parks Committee – Place Making Charette.
6. Discuss meeting schedule including date and time of next meeting for **June 21, 2021, at 9:00 a.m.**
7. Convene in Executive Session pursuant to section 551.087, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.
8. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.
9. Adjourn.

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

<https://bracewell.sharefile.com/d-s5f4db36809304c95a6d37fe46b69d242>



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Ralph De Leon  
Administrator for the Zone

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THREE

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

April 19, 2021

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, on the 19<sup>th</sup> day of April 2021, via telephonic communication in accordance with Section 418.016 of the Texas Government Code, as amended, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Also present were Council Member Karla Cisneros, Derek Sellers, Anderson Stoute, and Brian Jackson of the City of Houston; Loius Garcia of METRO; Chris McCall of University of Houston Downtown; Clark Lord of Bracewell LLP; Ralph De Leon of TIFWorks LLC; Muhammed Ali and Derek St. John of Gauge Engineering; Melissa Morton of The Morton Accounting Services; and Monica Aizpurua of Binkley & Barfield Inc. There were no members of the public that were present, telephonically at the meeting.

- 1. Establish quorum and call to order.** Director Bustamante, acting in his role as Vice Chairman performed a roll call and noted that a quorum was present. He called the meeting to order at 9:02 a.m. Director Reyes joined the meeting soon after and resumed role as Chairman.
- 2. Public Comments.** There were no public comments.
- 3. Approve Minutes from last meeting.** The Board considered approval of the minutes of April 1, 2021. Following discussion, upon a motion made by Director Bustamante, and seconded by Director Ortiz and approval of the Minutes were passed by unanimous vote.

4. **Financial and bookkeeping matters, including Financial Report and payment of bills.** Ms. Morton provided an overview of the Financial Statements, Investment Report, and the Unpaid Bills Report. After review and discussion Director Ortiz motioned to accept the Financial Report and authorize payment of Invoices, which was seconded by Director Quiles and passed by unanimous vote.
5. **Fiscal Year 2022 Annual Operating Budget of the Authority and 5-Year CIP Budget of the Zone.** Mr. De Leon provided an overview of planned Fiscal Year 2022 expenditures included in the draft Budget including provisions for the Harris County Precinct 2 Grant and provisions for a web site for the Zone. After review and discussion Director Bustamante motioned to accept the Fiscal Year 2022 Annual Operating Budget of the Authority and 5-Year CIP Budget of the Zone and authorize submittal to the City, which was seconded by Director Zamarripa and passed by unanimous vote.
6. **Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, or other regarding development in the Zone and implementation of the Project Plan and Reinvestment Zone Financing Plan including:** Mr. Ali provided an update on the Infrastructure Assessment Study and provide updates regarding the drainage analysis and various mobility projects underway by other public entities and outlined recommended potential steps by the Authority to obtain further benefit from the project with regards to improved safety and enhanced mobility within the boundaries of the Zone. **N.P. White Oak Apartments;** and No action was taken. **Amendment of Developer Agreement for CR V Hardy Yards;** Mr. Lord described the purpose of the Amended Agreement including provisions related to the release of increment liens. Mr. De Leon provided an overview of remarks provided by the developer related to the draft Amendment. Upon review and discussion by the Board, Director Large motioned to adopt the Amended Developer Agreement in a substantially completed form, authorize Mr. Lord to assist the developer and the City with further revisions and authorize the Chairman of the Board to execute the final form of Agreement, which was seconded by Director Zamarripa and passed by unanimous vote. **Letter Adrian Garcia, Commissioner Precinct Two; Partnership Grant Application.** Mr. De Leon reported that the Authority has successfully applied and been awarded the Harris County Precinct Two Matching Grant for the Pickney Hike and Bike Trail.
7. **Convene in Executive Session pursuant to section 551.087, Texas Government Code, to discuss economic development matters of the Zone.** No executive session was necessary.
8. **Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.**
9. **Adjourn.** After discussion, Director Large moved to adjourn the meeting at 10:35 a.m., which was seconded by Director Bustamante 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

DRAFT

TAB

FOUR

12:08 PM

05/18/21

## HARDY/NEAR NORTHSIDE TIRZ # 21

### Unpaid Bills Detail

As of May 18, 2021

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Type	Date	Num	Memo	Open Balance
<b>Bracewell LLP</b>				
Bill	04/30/2021	21906052	General Legal through April 30, 2021	3,008.00
Total Bracewell LLP				3,008.00
<b>Gauge Engineering LLC</b>				
Bill	05/13/2021	1467	Capital Improvement Plan Development through 5.7.21	33,989.03
Bill	05/13/2021	1468	Main Street Ped/Bike Improvements through 5.7.21	18,852.50
Total Gauge Engineering LLC				52,841.53
<b>TIFWorks, LLC</b>				
Bill	05/18/2021	20	General Consulting Services April 14 through May 18, 2021	2,437.50
Total TIFWorks, LLC				2,437.50
<b>TOTAL</b>				<b>58,287.03</b>

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# BRACEWELL

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

May 04, 2021  
Invoice: 21906052  
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel

For Services Through April 30, 2021

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
04/09/21	Review Hardy Yards development agreement and begin drafting third amendment	Mary Buzak	1.00	536.00	536.00
04/12/21	Draft third amendment to Hardy Yards development agreement	Mary Buzak	0.50	536.00	268.00
04/13/21	Revise Cypress development agreement amendment; handle agenda	Clark Stockton Lord	1.50	400.00	600.00
04/19/21	Prepare for and attend board meeting.	Clark Stockton Lord	2.00	400.00	800.00
04/20/21	Review developer's revisions to Hardy Yards development agreement third amendment; email comments to C Lord regarding same	Mary Buzak	0.50	536.00	268.00
04/22/21	Discussion with C Lord regarding developer's revisions to Hardy Yards development agreement third amendment	Mary Buzak	0.25	536.00	134.00
04/23/21	Email correspondence with C Lord re: developer's requested revisions to third amendment to Hardy Yards development agreement; draft email response to developer regarding same; draft email to auditor re: agreed upon procedures report	Mary Buzak	0.75	536.00	402.00
<b>Total Fees</b>					<b>\$ 3,008.00</b>

# BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

Invoice: 21906052

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	3.00	536.00	1,608.00
Clark Stockton Lord	Partner	3.50	400.00	1,400.00
<b>Total Summary of Fees</b>		<b>6.50</b>		<b>\$ 3,008.00</b>

**Total Fees, Expenses and Charges on This Invoice**

**\$ 3,008.00**

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 21906052

Matter No: 0037619.000001

Total Fees	\$ 3,008.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 3,008.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 3,008.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 3,008.00</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:**21906052**

### 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/>



Gauge Invoice Summary 05/2021										
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	-	-	\$ 10,000.00	\$ 1,705.00		\$ 8,295.00	\$ -	0%	Hourly
2	Capital Improvement Plan Development	-	1467	\$ 250,000.00	\$ 150,060.39	\$ 33,989.03	\$ 99,939.61	\$ -	0%	Lump Sum
3	Main Street Ped/Bike Improvements	T-2104	1468	\$ 55,000.00	\$ 37,080.00	\$ 18,852.50	\$ 17,920.00	\$ -	0%	Lump Sum
<b>Total Invoice Summary</b>				<b>\$ 315,000.00</b>	<b>\$ 188,845.39</b>	<b>\$ 52,841.53</b>	<b>\$ 126,154.61</b>	<b>\$ -</b>	<b>0%</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 1467  
Date 05/13/2021

Project 1082 TO #2 - TIRZ 21 - CIP

Professional Services Provided Through May 07, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Drainage Analysis</b>	121,555.00	87.22	87,946.50	106,015.25	15,539.75	18,068.75
<b>Mobility Analysis</b>	59,340.00	53.70	24,073.00	31,867.00	27,473.00	7,794.00
<b>CIP Planning</b>	44,230.00	0.00	0.00	0.00	44,230.00	0.00
<b>Mgmt &amp; QA/QC</b>	23,320.00	51.17	3,870.00	11,932.50	11,387.50	8,062.50
<b>Expenses</b>	1,555.00	15.80	181.86	245.64	1,309.36	63.78
<b>Total</b>	<b>250,000.00</b>	<b>60.02</b>	<b>116,071.36</b>	<b>150,060.39</b>	<b>99,939.61</b>	<b>33,989.03</b>

Invoice total **33,989.03**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1467	05/13/2021	33,989.03	33,989.03				
	<b>Total</b>	<b>33,989.03</b>	<b>33,989.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

*I certify the above to be true and correct*

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

**Pre-Billing Worksheet**

**1082 TO #2 - TIRZ 21 - CIP**

**Drainage Analysis**

Phase Status: Active

**Fee Billing**

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	121,555.00	503.75	72	87,946.50	15		18,068.75
<b>Subtotal</b>	<b>121,555.00</b>	<b>503.75</b>	<b>72</b>	<b>87,946.50</b>	<b>0.00</b>	<b>15</b>	<b>18,068.75</b>

**WIP Included In Fee**

Billing Type: Percent Complete

Billing Cutoff: 05/07/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

**Labor**

WIP Status: Billable

Project Manager

Heather Goodpasture

Project Management	03/15/2021	1.00	150.00	150.00
Project Management	03/16/2021	1.00	150.00	150.00
Project Management	03/17/2021	3.00	150.00	450.00
Project Management	03/18/2021	4.00	150.00	600.00
Project Management	03/19/2021	4.00	150.00	600.00
<i>Infrastructure Meeting</i>				
Project Management	03/22/2021	0.50	150.00	75.00
Project Management	03/30/2021	3.00	150.00	450.00
Project Management	04/01/2021	4.00	150.00	600.00
Project Management	04/05/2021	1.00	150.00	150.00
Project Management	04/06/2021	1.00	150.00	150.00
Project Management	04/08/2021	2.00	150.00	300.00
Project Management	04/09/2021	1.00	150.00	150.00
Project Management	04/13/2021	2.00	150.00	300.00
Project Management	04/15/2021	1.50	150.00	225.00
Project Management	04/16/2021	0.50	150.00	75.00
Project Management	04/20/2021	0.50	150.00	75.00
Project Management	04/22/2021	3.00	150.00	450.00
Project Management	04/26/2021	1.00	150.00	150.00
Project Management	04/27/2021	2.50	150.00	375.00
Project Management	04/28/2021	2.00	150.00	300.00
Project Management	04/29/2021	0.50	150.00	75.00
Project Management	04/30/2021	2.00	150.00	300.00
Project Management	05/03/2021	2.00	150.00	300.00
Project Management	05/04/2021	1.50	150.00	225.00
	<b>Subtotal</b>	<b>44.50</b>		<b>6,675.00</b>

Graduate Engineer

Ashley B. Buckmaster

Production	04/02/2021	3.00	100.00	300.00
<i>Update exhibit based on comments</i>				
Production	04/05/2021	1.00	100.00	100.00
<i>Exhibit Updates</i>				
	<b>Subtotal</b>	<b>4.00</b>		<b>400.00</b>

Sami Malas

Production	03/30/2021	5.25	90.00	472.50
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**Pre-Billing Worksheet**

**1082 TO #2 - TIRZ 21 - CIP**

**Drainage Analysis**

Phase Status: Active

**WIP Included In Fee**

**Billing Cutoff: 05/07/2021**

**To Bill**

**Billing Type: Percent Complete**

Date	Units	Rate	Amount
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Units	Amount
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**Labor**

WIP Status: Billable

Graduate Engineer

Sami Malas

Production	04/01/2021	7.75	90.00	697.50
Production	04/02/2021	3.75	90.00	337.50
Production	04/05/2021	1.00	90.00	90.00
Production	04/13/2021	6.25	90.00	562.50
Production	04/14/2021	3.75	90.00	337.50
Production	04/15/2021	9.00	90.00	810.00
Production	04/16/2021	4.00	90.00	360.00
Production	04/19/2021	4.00	90.00	360.00
Production	04/20/2021	1.25	90.00	112.50
Production	04/21/2021	3.25	90.00	292.50
Production	04/22/2021	6.00	90.00	540.00
Production	04/26/2021	5.75	90.00	517.50
Production	04/27/2021	7.50	90.00	675.00
Production	04/28/2021	3.75	90.00	337.50
Production	04/29/2021	5.25	90.00	472.50
Production	04/30/2021	8.00	90.00	720.00
Production	05/03/2021	7.75	90.00	697.50
Production	05/04/2021	7.50	90.00	675.00
Production	05/05/2021	3.00	90.00	270.00
Production	05/07/2021	6.50	90.00	585.00

Subtotal **110.25** **9,922.50**

Tori Weber

Production	03/16/2021	2.00	100.00	200.00
Production	03/18/2021	4.00	100.00	400.00
Production	03/19/2021	1.00	100.00	100.00

Subtotal **7.00** **700.00**

Hydrologist

Kelly H. Hay

Production	03/18/2021	1.25	165.00	206.25
Production	03/29/2021	1.00	165.00	165.00

Subtotal **2.25** **371.25**

Labor total **168.00** **18,068.75**

**Phase Summary**

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
<b>Labor</b>	121,555.00	76,842.50	63	87,946.50	72	33,608.50	28	18,068.75	15
<b>Total</b>	121,555.00	76,842.50	63	87,946.50	72	33,608.50	28	18,068.75	15

**Pre-Billing Worksheet**

**1082 TO #2 - TIRZ 21 - CIP**

**Mobility Analysis**

Phase Status: Active

**Fee Billing**

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	24,180.00	14.00	47	11,473.00	9		2,280.00
Consultant	35,160.00		36	12,600.00	16		5,514.00
<b>Subtotal</b>	<b>59,340.00</b>	<b>14.00</b>	<b>41</b>	<b>24,073.00</b>	<b>0.00</b>	<b>13</b>	<b>7,794.00</b>

**WIP Included In Fee**

Billing Type: Percent Complete

Billing Cutoff: 05/07/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

**Labor**

WIP Status: Billable

Principal

Muhammad M. Ali

Project Management	04/18/2021	1.00	215.00	215.00
Project Management	04/19/2021	1.00	215.00	215.00
Project Management	04/21/2021	1.00	215.00	215.00
Project Management	04/28/2021	1.00	215.00	215.00
Project Management	05/04/2021	2.00	215.00	430.00
<b>Subtotal</b>		<b>6.00</b>		<b>1,290.00</b>

Project Manager

Karam M. Qaddo

Production	04/23/2021	5.00	165.00	825.00
Production	04/27/2021	0.50	165.00	82.50
Production	04/30/2021	0.50	165.00	82.50
<b>Subtotal</b>		<b>6.00</b>		<b>990.00</b>
<b>Labor total</b>		<b>12.00</b>		<b>2,280.00</b>

**Consultant**

WIP Status: Billable

Traffic Engineers Inc.

Traffic Consultant

	03/31/2021			5,514.00
<b>Subtotal</b>				<b>5,514.00</b>
<b>Consultant total</b>				<b>5,514.00</b>

**Phase Summary**

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
<b>Labor</b>	24,180.00	5,290.00	22	11,473.00	47	12,707.00	53	2,280.00	9 2,280.00
<b>Consultant</b>	35,160.00	19,872.00	57	12,600.00	36	22,560.00	64	5,514.00	16 5,514.00
<b>Total</b>	59,340.00	25,162.00	42	24,073.00	41	35,267.00	59	7,794.00	13 7,794.00

**Mgmt & QA/QC**

Phase Status: Active

**Fee Billing**

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	23,320.00	18.00	17	3,870.00	35		8,062.50
<b>Subtotal</b>	<b>23,320.00</b>	<b>18.00</b>	<b>17</b>	<b>3,870.00</b>	<b>0.00</b>	<b>35</b>	<b>8,062.50</b>



**Pre-Billing Worksheet**

**1082 TO #2 - TIRZ 21 - CIP**

**Mgmt & QA/QC**

Phase Status: Active

**WIP Included In Fee**

**Billing Cutoff: 05/07/2021**

**To Bill**

**Billing Type: Percent Complete**

Date	Units	Rate	Amount
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Units	Amount
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**Labor**

WIP Status: Billable

Principal

Derek A. St. John

Project Management	03/18/2021	1.00	215.00	215.00
Project Management	03/19/2021	3.00	215.00	645.00
Project Management	03/22/2021	1.00	215.00	215.00
Project Management	03/24/2021	2.00	215.00	430.00
Project Management	03/26/2021	1.00	215.00	215.00
Project Management	03/29/2021	0.50	215.00	107.50
Project Management	03/30/2021	3.00	215.00	645.00
Project Management	03/31/2021	2.00	215.00	430.00
Project Management	04/01/2021	1.00	215.00	215.00
Project Management	04/02/2021	1.00	215.00	215.00
Project Management	04/05/2021	1.00	215.00	215.00
Project Management	04/06/2021	2.00	215.00	430.00
Project Management	04/09/2021	3.00	215.00	645.00
Project Management	04/19/2021	1.00	215.00	215.00
Project Management	04/20/2021	1.00	215.00	215.00
Project Management	04/22/2021	1.00	215.00	215.00
Project Management	04/27/2021	1.00	215.00	215.00
Project Management	05/03/2021	1.00	215.00	215.00

Subtotal **26.50** **5,697.50**

Muhammad M. Ali

Project Management	03/17/2021	1.00	215.00	215.00
Project Management	03/19/2021	2.00	215.00	430.00
Project Management	04/14/2021	2.00	215.00	430.00
Project Management	04/15/2021	1.00	215.00	215.00
Project Management	04/18/2021	1.00	215.00	215.00
Project Management	04/19/2021	1.00	215.00	215.00
Project Management	04/29/2021	1.00	215.00	215.00
Project Management	05/03/2021	2.00	215.00	430.00

Subtotal **11.00** **2,365.00**

Labor total **37.50** **8,062.50**

**Phase Summary**

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill	
<b>Labor</b>	23,320.00	12,362.50	53	3,870.00	17	19,450.00	83	8,062.50	35	8,062.50
<b>Total</b>	23,320.00	12,362.50	53	3,870.00	17	19,450.00	83	8,062.50	35	8,062.50

**Pre-Billing Worksheet**

**1082 TO #2 - TIRZ 21 - CIP**

**Expenses**

Phase Status: Active

**Fee Billing**

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
	1,555.00		12	181.86	4		63.78
<b>Subtotal</b>	<b>1,555.00</b>	<b>0.00</b>	<b>12</b>	<b>181.86</b>	<b>0.00</b>	<b>4</b>	<b>63.78</b>

**WIP Included In Fee**

Billing Type: Percent Complete

Billing Cutoff: 05/07/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

**Expense**

WIP Status: Billable

Sami Malas

Expense Report

Parking / Tolls 04/30/2021 3.50

Mileage - 2021 Rate 04/30/2021 38.00 0.56 21.28

Fees & Permits 04/30/2021 39.00

Subtotal **38.00** **63.78**

Expense total **38.00** **63.78**

**Phase Summary**

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
<b>Expense</b>	1,555.00	245.64	16	181.86	12	1,373.14	88	63.78	4 63.78
<b>Total</b>	1,555.00	245.64	16	181.86	12	1,373.14	88	63.78	4 63.78

**Invoice Summary**

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
<b>Labor</b>	213,285.00	94,495.00	44	103,289.50	48	109,995.50	52	28,411.25	28,411.25
<b>Expense</b>	1,555.00	245.64	16	181.86	12	1,373.14	88	63.78	63.78
<b>Consultant</b>	35,160.00	19,872.00	57	12,600.00	36	22,560.00	64	5,514.00	5,514.00
<b>Total</b>	250,000.00	114,612.64	46	116,071.36	46	133,928.64	54	33,989.03	33,989.03



801 Congress Street, Suite 325  
Houston, Texas 77002  
713-270-8145

Gauge Engineering  
3200 Wilcrest Drive, Suite 220  
Houston, TX 77042  
kdillard@gaugeengineering.com  
Muhammad Ali

Invoice number 13149  
Date 04/13/2021

Project **11840 GAUGE-TIRZ 21 MOBILITY PLANNING**

Professional services through 03/31/2021

**Invoice Summary**

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
<b>TASK 1: BASELINE CONDITIONS &amp; MOBILITY FACT BOOK</b>	13,320.00	95.00	12,654.00	9,324.00	666.00	3,330.00
<b>TASK 2: MOBILITY ASSESSMENT &amp; NETWORK PRIORITIZATION</b>	21,840.00	25.00	5,460.00	3,276.00	16,380.00	2,184.00
<b>Total</b>	<b>35,160.00</b>	<b>51.52</b>	<b>18,114.00</b>	<b>12,600.00</b>	<b>17,046.00</b>	<b>5,514.00</b>

Invoice total **5,514.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13046	01/19/2021	5,328.00			5,328.00		
13079	02/09/2021	7,272.00			7,272.00		
13149	04/13/2021	5,514.00	5,514.00				
	<b>Total</b>	<b>18,114.00</b>	<b>5,514.00</b>	<b>0.00</b>	<b>12,600.00</b>	<b>0.00</b>	<b>0.00</b>

Approved by:

Shaida Libhart

# Expense Report

Gauge Engineering

Thursday, May 13, 2021

Page 1

<b>Name:</b> Sami Malas	<b>Report Dates:</b>	<b>Report Amounts:</b>
<b>Description:</b>	<b>Begin Date</b> 4/1/2021	<b>Advance Amount</b> 0.00
<b>Notes:</b>	<b>End Date</b> 4/30/2021	<b>Total Amount</b> 63.78

Date	ID	Project Description	Phase	Expense Item	Payee	Units	Rate	Amount	Reference	Credit Card	Import	Prsnl
4/30/2021	1082	TO #2 - TIRZ 21 - CIP	Expenses	Mileage - 2021 Rate		38.00	0.5600	21.28			○	○
4/30/2021	1082	TO #2 - TIRZ 21 - CIP	Expenses	Parking / Tolls		0.00	0.0000	3.50			○	○
4/30/2021	1082	TO #2 - TIRZ 21 - CIP	Expenses	Fees & Permits		0.00	0.0000	39.00	COH records drawing fees		○	○
<b>Total:</b>								<b>63.78</b>				
<b>Advance:</b>								<b>0.00</b>				
<b>Credit Card:</b>								<b>0.00</b>				
<b>Personal:</b>								<b>0.00</b>				
<b>Net Due:</b>								<b>63.78</b>				

\_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

Approval:	Name	Approved
Accounting:	Muhammad M. Ali	05/10/21

## Payment Confirmation - Public Information Requests

The convenience fee is non-refundable.

Please keep a record of your Confirmation Number, or [print](#) this page for your records.



**Confirmation Number:** CHFHPW000018867

Confirmation Date (ET): **Apr-30-2021 12:40:01 PM**

### Your Payment Detail

Payment Amount: **\$39.00**

Convenience Fee: **\$0.90**

Total Payment Amount: **\$39.90**

Scheduled Payment Date: **Apr-30-2021**

Amount Due: **\$39.00**

Reference Number: **9332**

Invoice Number: **smalas@gaugeengineering.com**

### Your Account Detail

**Cardholder Name\*:** Sami Malas

Credit Card or Debit Card Number: **XXXXXXXXXXXX6881**

Credit Card or Debit Card Type: **Visa Debit**

### Your Credit/Debit Card Billing Information

**Billing Street Address 1\*:** 1 Hermann Museum Circle Dr

Billing Street Address 2: **#3054**

Billing Street Address 3:

**Billing City\*:** Houston

**Billing State\*:** TX

**Billing Zip Code\*:** 77004

**Billing Country\*:** United States

**E-mail Address\*:** **smalas@gaugeengineering.com**

Please keep a record of your Confirmation Number, or [print](#) this page for your records.



**OK**

**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 1468  
Date 05/13/2021

Project 1083 TO #3 - MAIN STREET TECH MEMO

Professional Services Provided Through May 07, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Preliminary Engineering</b>	55,000.00	67.42	18,227.50	37,080.00	17,920.00	18,852.50
Total	55,000.00	67.42	18,227.50	37,080.00	17,920.00	18,852.50

Invoice total **18,852.50**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1468	05/13/2021	18,852.50	18,852.50				
	Total	18,852.50	18,852.50	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:  
Frost Bank  
Routing No.: 114000093  
Account No.: 560048747

**Pre-Billing Worksheet**

**1083 TO #3 - Main Street Tech Memo**

**Preliminary Engineering**

Phase Status: Active

**Fee Billing**

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	55,000.00	111.50	33	18,227.50	34		18,852.50
<b>Subtotal</b>	<b>55,000.00</b>	<b>111.50</b>	<b>33</b>	<b>18,227.50</b>	<b>0.00</b>	<b>34</b>	<b>18,852.50</b>

**WIP Included In Fee**

Billing Type: Percent Complete

Billing Cutoff: 05/07/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

**Labor**

WIP Status: Billable

Principal

Muhammad M. Ali

Project Management	04/27/2021	1.00	215.00	215.00
Project Management	04/28/2021	1.00	215.00	215.00
<b>Subtotal</b>		<b>2.00</b>		<b>430.00</b>

Project Manager

Karam M. Qaddo

Production	04/05/2021	1.00	165.00	165.00
Production	04/06/2021	0.50	165.00	82.50
Production	04/07/2021	1.00	165.00	165.00
Production	04/08/2021	1.50	165.00	247.50
Production	04/09/2021	2.00	165.00	330.00
Production	04/12/2021	1.00	165.00	165.00
Production	04/15/2021	1.50	165.00	247.50
Production	04/16/2021	1.50	165.00	247.50
Production	04/19/2021	3.00	165.00	495.00
Production	04/19/2021	1.00	165.00	165.00
Production	04/20/2021	2.00	165.00	330.00
Production	04/21/2021	2.00	165.00	330.00
Production	04/21/2021	1.00	165.00	165.00
Production	04/22/2021	2.00	165.00	330.00
Production	04/22/2021	1.00	165.00	165.00
Production	04/26/2021	1.00	165.00	165.00
Production	04/26/2021	1.00	165.00	165.00
Production	04/27/2021	1.00	165.00	165.00
Production	04/28/2021	1.00	165.00	165.00
Production	04/29/2021	1.00	165.00	165.00
Production	04/29/2021	0.50	165.00	82.50
Production	04/30/2021	1.00	165.00	165.00
Production	04/30/2021	0.50	165.00	82.50
Production	05/03/2021	1.00	165.00	165.00
Production	05/03/2021	0.50	165.00	82.50
Production	05/04/2021	1.00	165.00	165.00
Production	05/04/2021	1.00	165.00	165.00
Production	05/05/2021	1.00	165.00	165.00
Production	05/06/2021	1.00	165.00	165.00
Production	05/07/2021	2.00	165.00	330.00

**Pre-Billing Worksheet**

**1083 TO #3 - Main Street Tech Memo**

**Preliminary Engineering**

Phase Status: Active

**WIP Included In Fee**

**Billing Cutoff: 05/07/2021**

**To Bill**

**Billing Type: Percent Complete**

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

Units	Amount
-------	--------

**Labor**

WIP Status: Billable

Project Manager

Subtotal **36.50** **6,022.50**

Graduate Engineer

Shayan Sharifian

Production	04/26/2021	8.00	100.00	800.00
Production	04/27/2021	8.00	100.00	800.00
Production	04/28/2021	8.00	100.00	800.00
Production	04/29/2021	8.00	100.00	800.00
Production	04/30/2021	8.00	100.00	800.00

Subtotal **40.00** **4,000.00**

Senior Designer

Michael Guthrie

Production	04/19/2021	8.00	140.00	1,120.00
Production	04/20/2021	4.00	140.00	560.00
Production	04/21/2021	4.00	140.00	560.00
Production	04/22/2021	8.00	140.00	1,120.00
Production	04/26/2021	8.00	140.00	1,120.00
Production	04/27/2021	8.00	140.00	1,120.00
Production	04/28/2021	8.00	140.00	1,120.00
Production	04/29/2021	8.00	140.00	1,120.00
Production	04/30/2021	4.00	140.00	560.00

Subtotal **60.00** **8,400.00**

Labor total **138.50** **18,852.50**

**Phase Summary**

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	55,000.00	36,984.50	67	18,227.50	33	36,772.50	67	18,852.50	34 18,852.50
<b>Total</b>	<b>55,000.00</b>	<b>36,984.50</b>	<b>67</b>	<b>18,227.50</b>	<b>33</b>	<b>36,772.50</b>	<b>67</b>	<b>18,852.50</b>	<b>34 18,852.50</b>

**Invoice Summary**

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	55,000.00	36,984.50	67	18,227.50	33	36,772.50	67	18,852.50	18,852.50
Expense									
Consultant									
<b>Total</b>	<b>55,000.00</b>	<b>36,984.50</b>	<b>67</b>	<b>18,227.50</b>	<b>33</b>	<b>36,772.50</b>	<b>67</b>	<b>18,852.50</b>	<b>18,852.50</b>





TAB

FIVE A

# PROGRESS REPORT

MAY 2021

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



## **TASK ORDER #1: ON-CALL CONTRACT**

### **Activities This Period:**

- N/A

## **TASK ORDER #2: CAPITAL IMPROVEMENT PLAN DEVELOPMENT**

### **Activities This Period:**

- Drainage Analysis:
  - Obtained record drawings and utilized GIMs to better understand the other public utilities in the roadway corridors.
  - Finishing up conflict resolution analysis for utilities to make sure the projects are constructable.
  - Updated inundation exhibits for each of the trunkline options for restricted and full conveyance solutions for the 100-year event.
  - Currently confirming the trunkline sizes
  - Conducting a high-level impact analysis for the full conveyance solution.
- Mobility Analysis:
  - Developed initial project recommendations in 4 categories:
    - Responding/Adapting/Capturing the Opportunity of Mega Projects
    - Improving Transit Corridors and Creating Walkable TOD Opportunities
    - Improving Key Streets
    - Multimodal Safety & Accessibility Program
  - Began developing project profiles and cost estimates

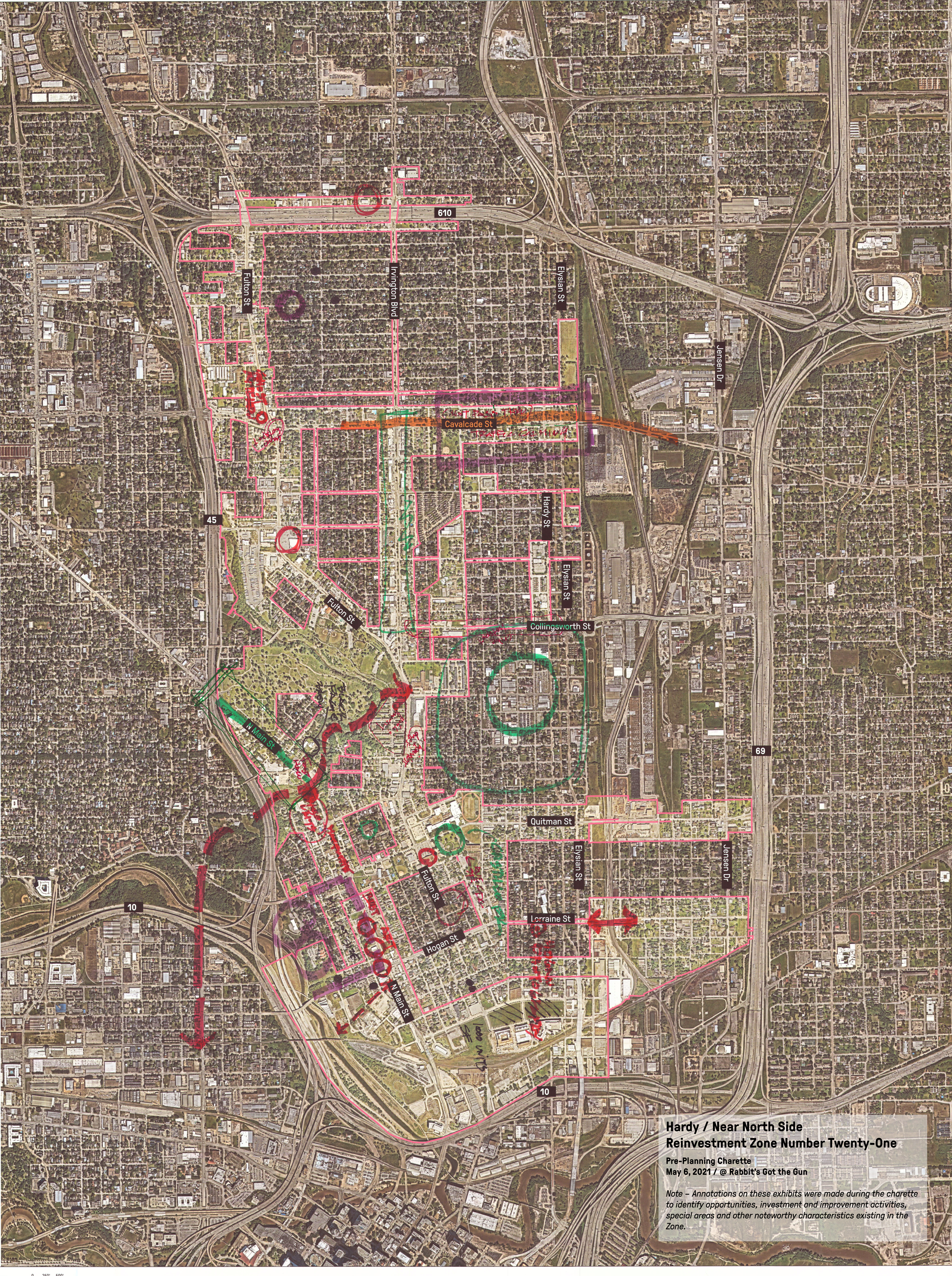
## **TASK ORDER #3: MAIN STREET PED/BIKE IMPROVEMENTS**

### **Activities This Period:**

- Finalized roadway schematic for preferred typical section.
- Developed a planning level cost estimate for the preferred typical section.
- Developed draft tech memo with DCR documentation

TAB

FIVE B



**Hardy / Near North Side  
Reinvestment Zone Number Twenty-One**

Pre-Planning Charette  
May 6, 2021 / © Rabbit's Got the Gun

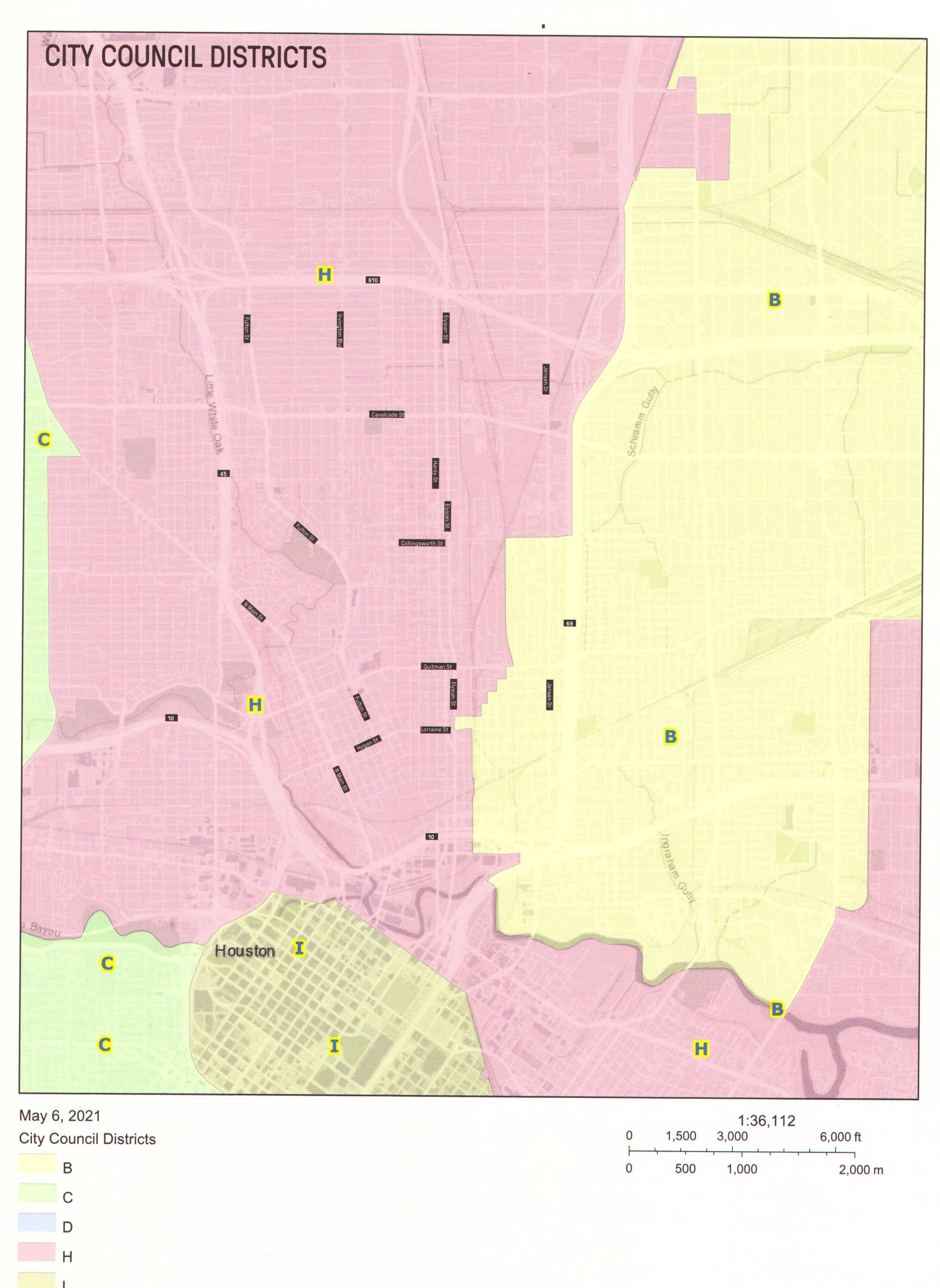
*Note – Annotations on these exhibits were made during the charette to identify opportunities, investment and improvement activities, special areas and other noteworthy characteristics existing in the Zone.*



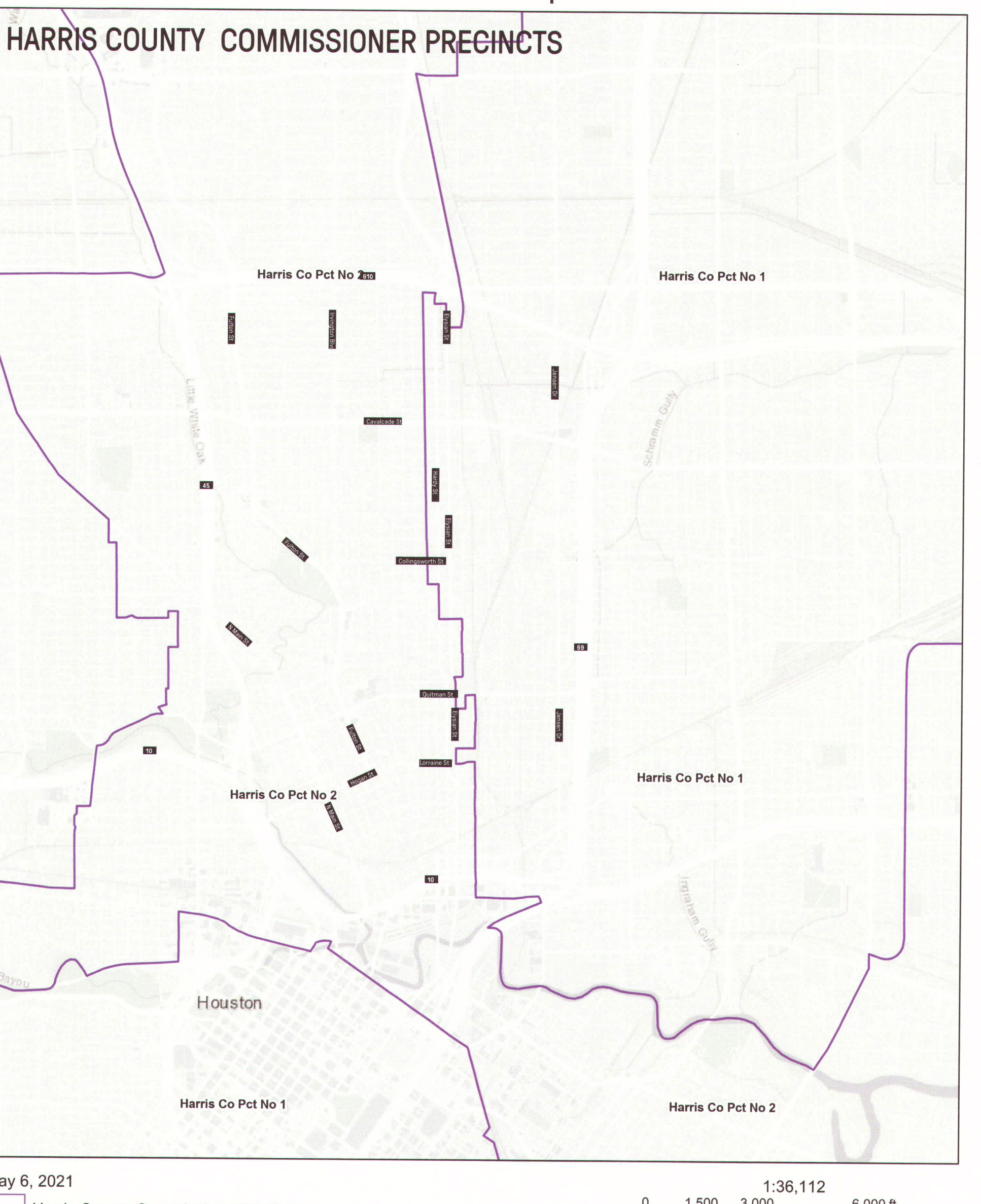
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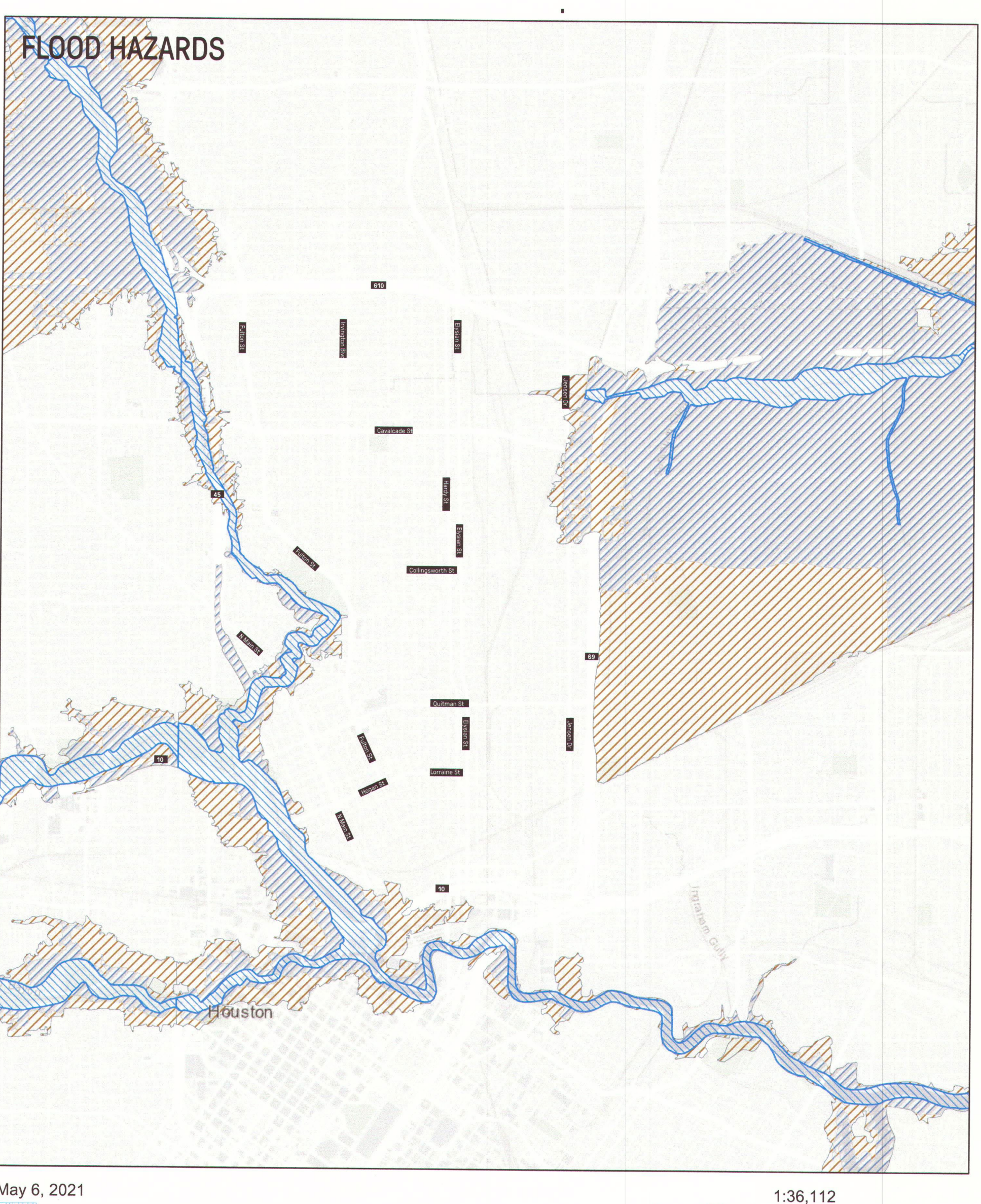
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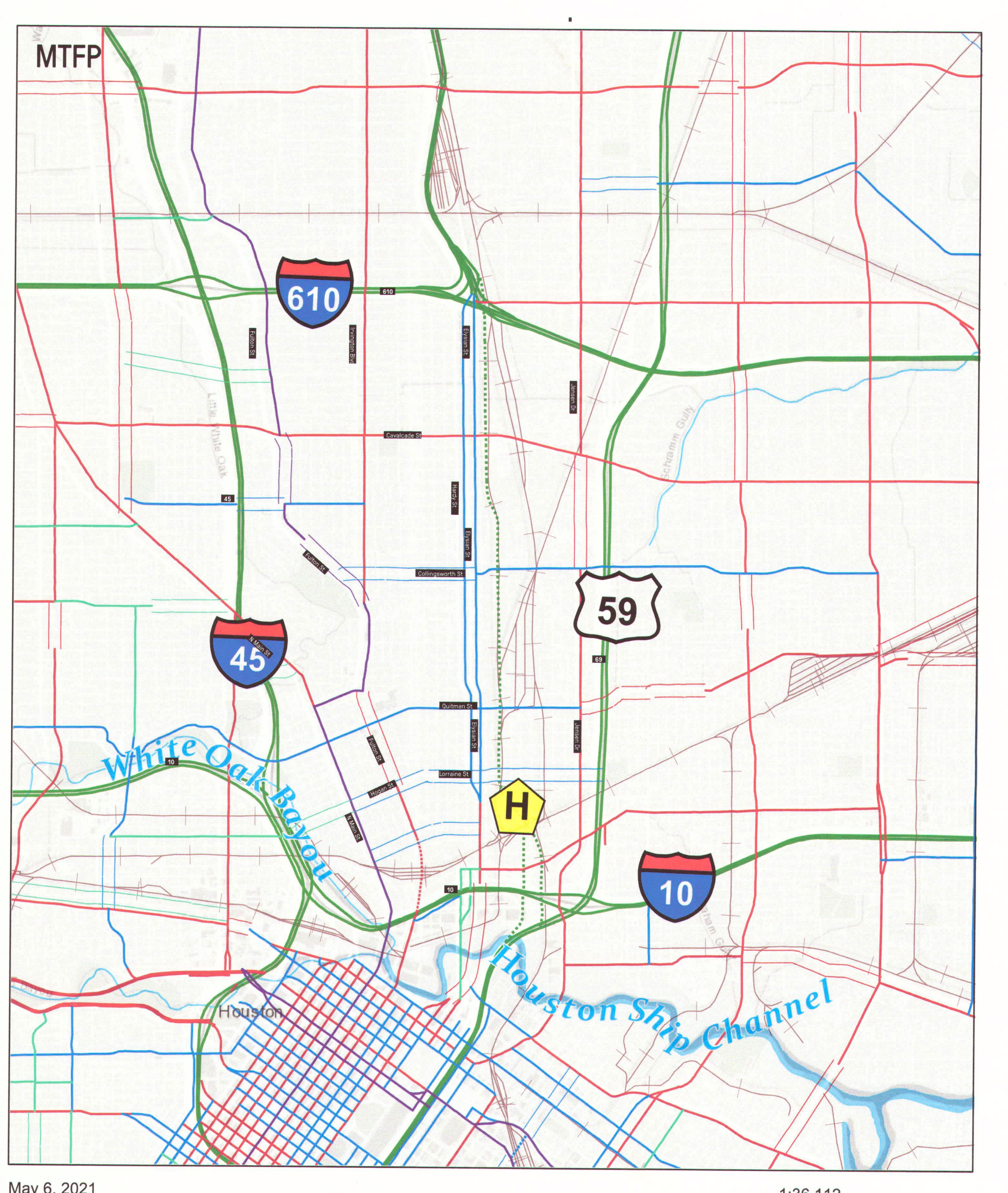
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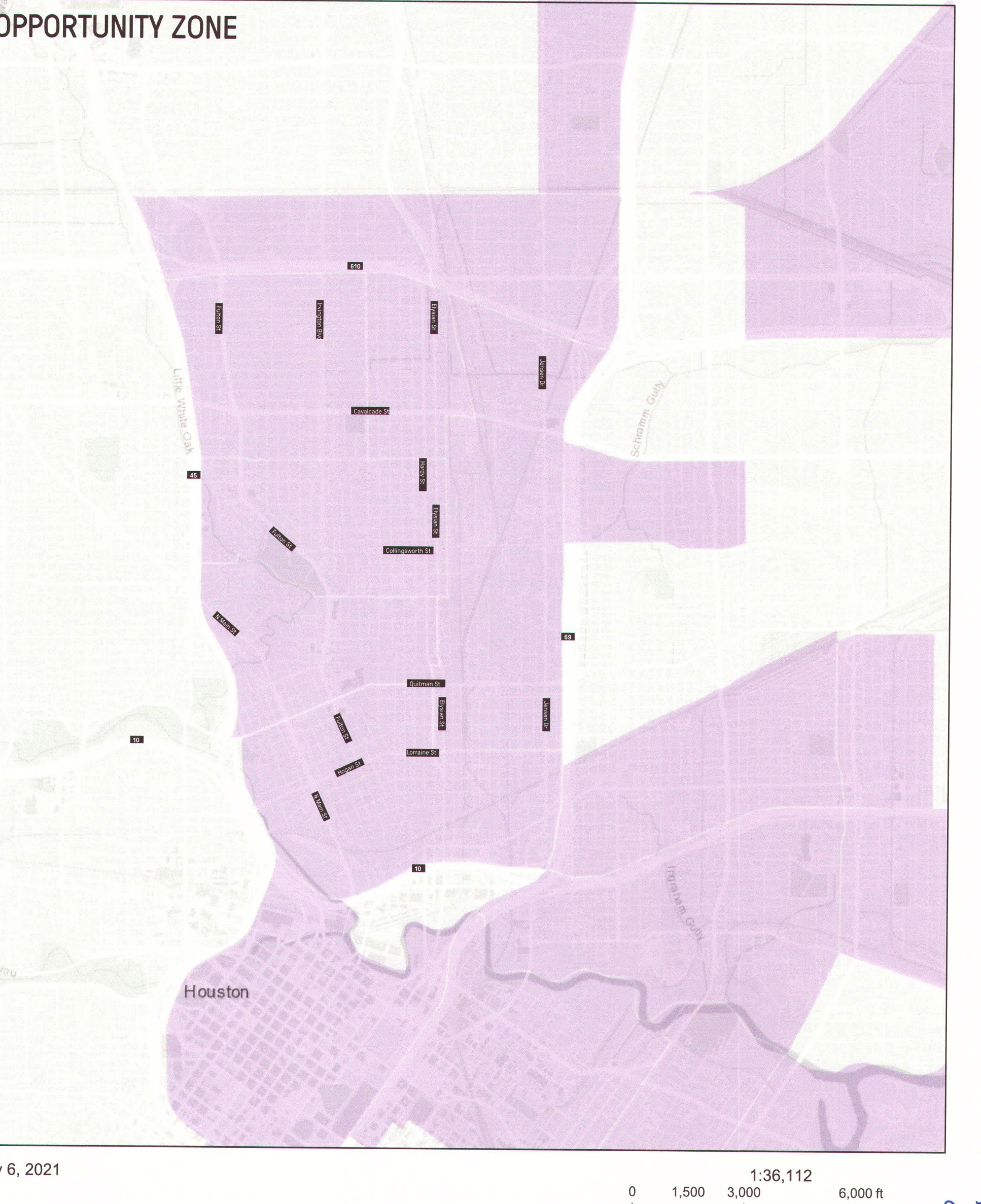
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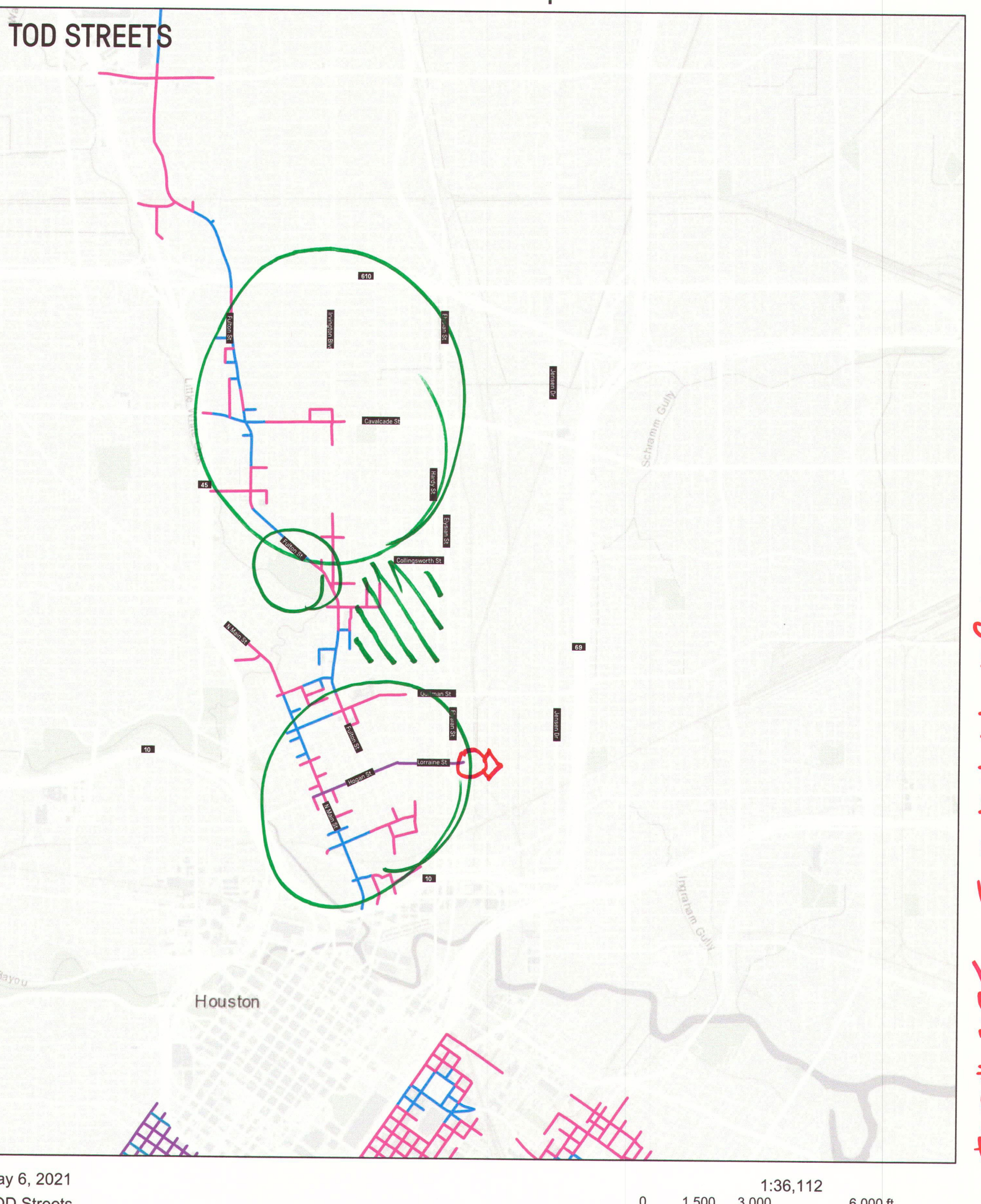
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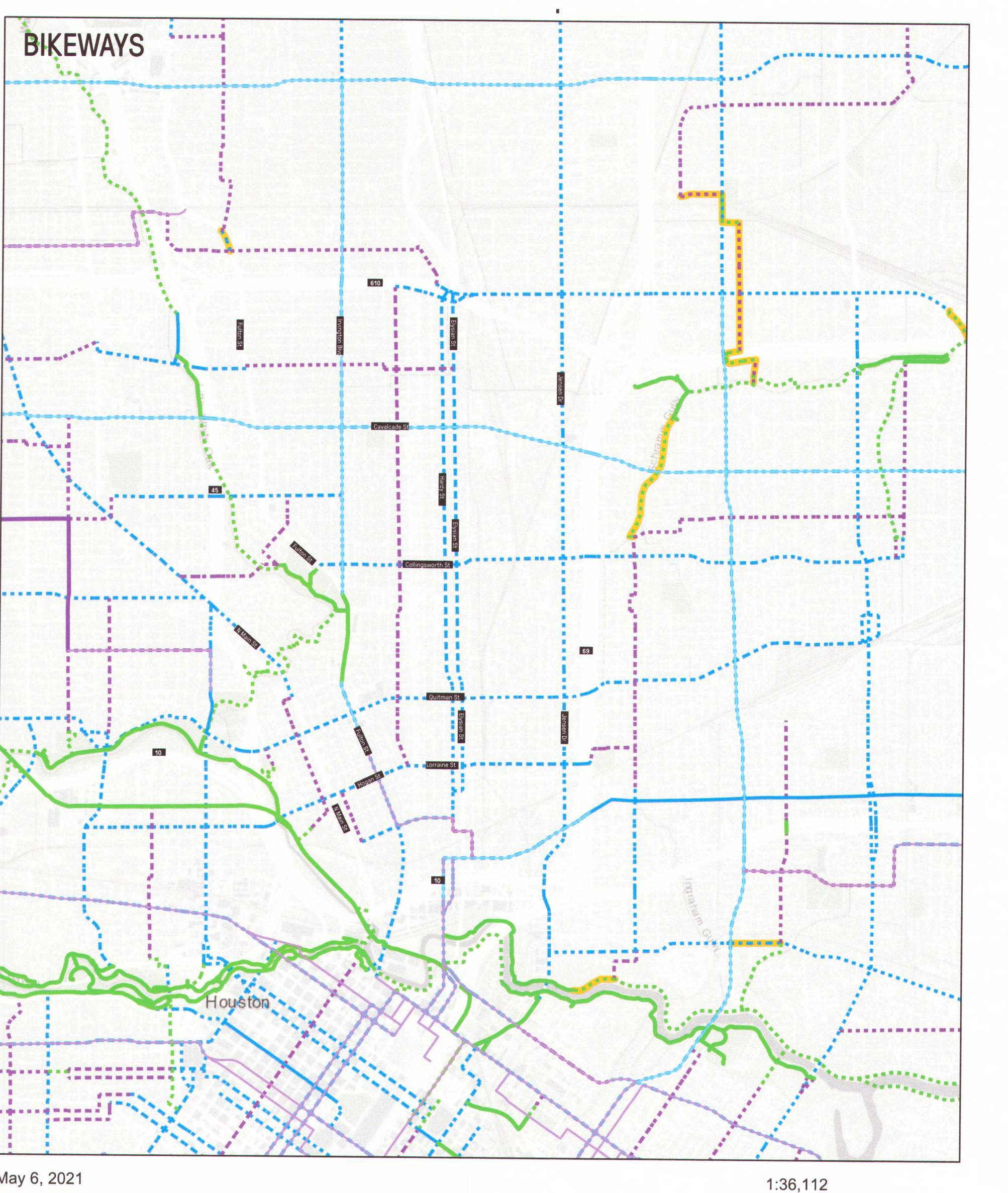
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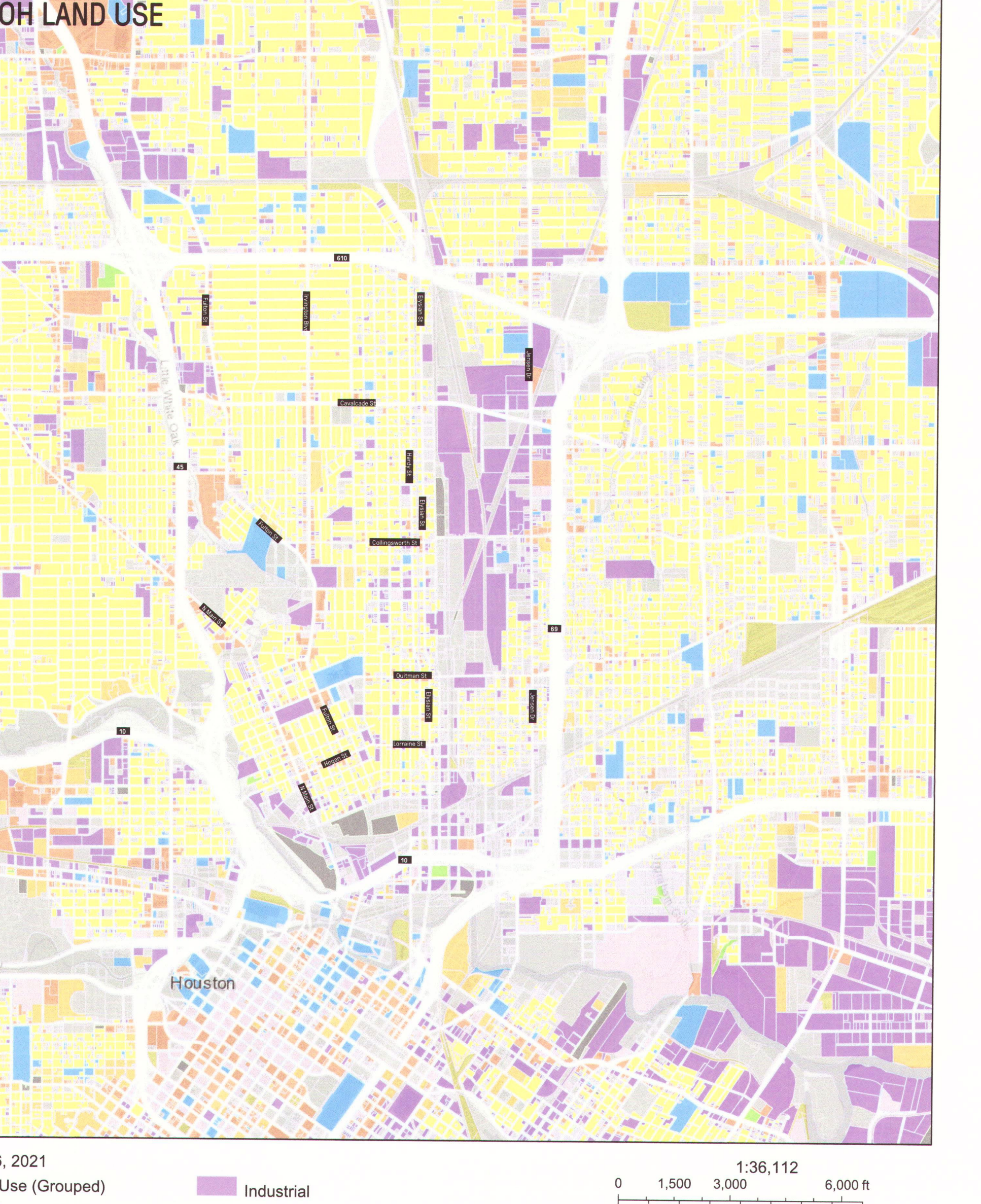
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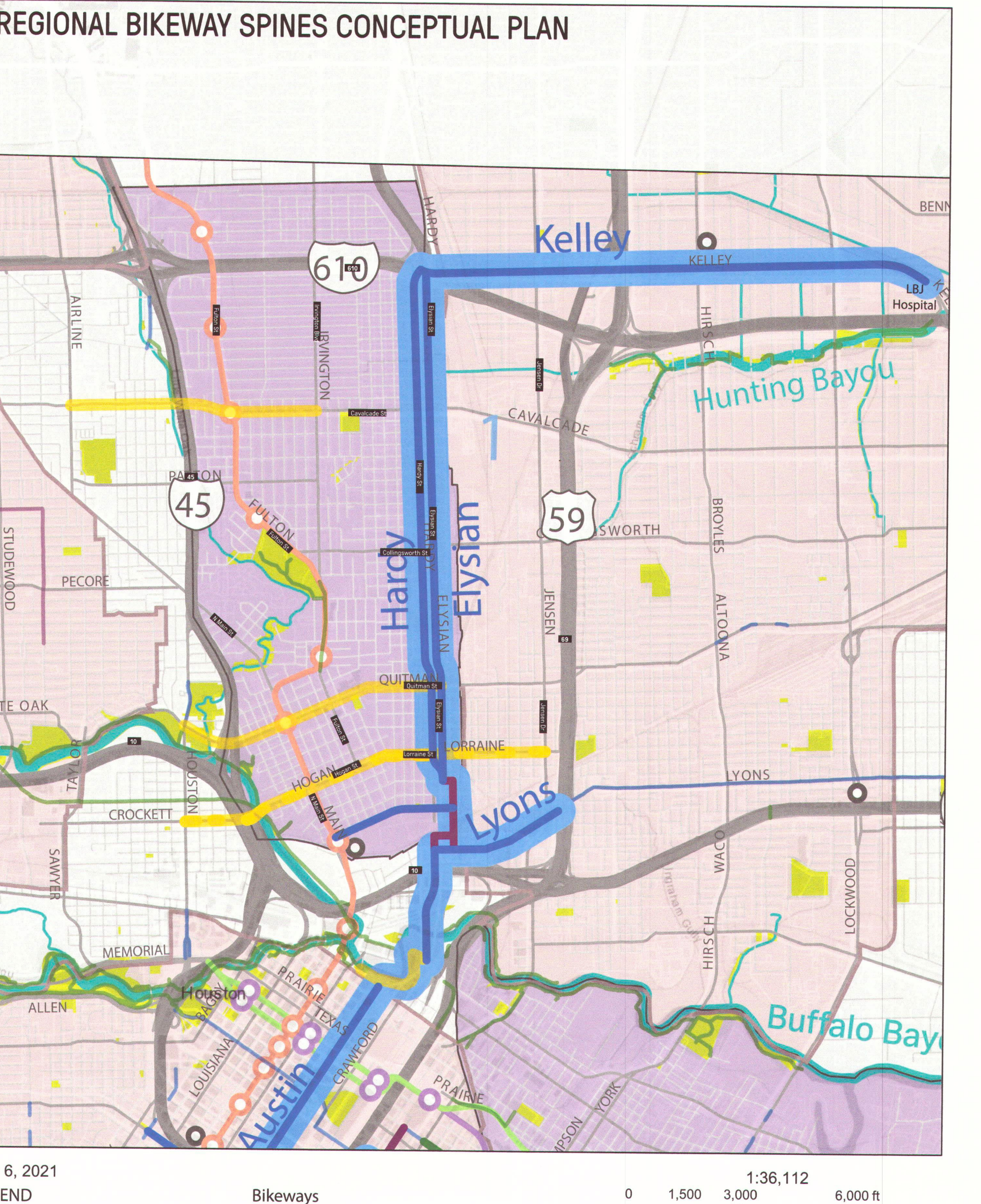
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City of Houston, HFR, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, EPA, NPS

**Hardy / Near North Side Reinvestment Zone Number Twenty-One**  
**Pre-Planning Charette**  
**May 6, 2021 / @ Rabbit's Got the Gun**

*Note - Annotations on these exhibits were made during the charette to identify opportunities, investment and improvement activities, special areas and other noteworthy characteristics existing in the Zone.*

*Handwritten notes:*  
 \*Hwy - 3 lanes x 2 lanes.  
 \*bike speed.  
 ALEXANDER BEN  
 alexanderben@capital.com  
 DANIIL REN  
 daniel@capital.com

*Red handwritten note:*  
 TRUCK SIZE - 5 @ 150' WIDE