

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

JUNE 28, 2023

BOARD PACKET

REINVESTMENT ZONE NUMBER

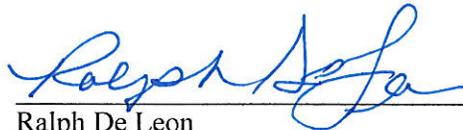
TWENTY-ONE

CITY OF HOUSTON, TEXAS

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
AND
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING**

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), will hold a joint meeting, open to the public, on **June 28, 2023**, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report and payment of bills.
5. Adopt Fiscal Year 2024 Annual Operating Budget of the Authority and the Fiscal Year 2024 thru Fiscal Year 2028 Capital Improvement Project Budget of the Zone.
6. Ordinance 2022-1005 Enlarging the Boundaries of the Zone, and Ordinance 2022-1006 Approving the Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One.
7. Facilities Extension Agreement for Distribution of Voltage Facilities with CenterPoint Energy.
8. Harris County Precinct Two Partnership Capital Improvement Project Grant Inter-Local Agreement.
9. Gauge Engineering, Task Order No. 4 -Supplement No. 2, related to redesign needed for vehicular connection to South Street, Pinckney Trail (T-2105).
10. SWA Task Order No. 3, Amendment No. 1, related to miscellaneous drawings and visualization, and Task Order No. 4, related to Street Trees Phase 2 (T-2109).
11. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
 - a. Infrastructure Committee:
 - i. Pinckney Trail Project (T-2105).
 - b. Parks Committee:
 - i. Request for funding Greater Northside Management District for On-Street Bikeway and Sidewalks Quitman Street Project.
 - ii. Street Tree Planting Phase 2 Plan.
12. 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.
13. Reconvene in Open Session and authorize appropriate action.
14. Discuss meeting schedule including date and time of next meeting for **September 27, 2023, at 9:00 a.m.**
15. Adjourn.



Ralph De Leon
Administrator for the Zone

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

TAB

THREE

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

January 25, 2023

The joint meeting of the Board of Directors (the “Board”) of the Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, on the 25th day of January 2023, 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 and Director Cavazos were present, thus constituting a quorum.

Also present were; Carlos Espinoza y Sanchez of the Greater Northside Management District; Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Muhammad Ali and Lydia Mares of Gauge Engineering; Michael Robinson of the SWA Group and Chris Palis of Burton Accounting, P.L.L.C.

- 1. Establish quorum and call to order.** Director Reyes performed a roll call. Upon establishment of a quorum, Director Reyes called the meeting to order at 9:02 a.m.
- 2. Public Comments.** There were no public comments.
- 3. Approve Minutes from last meeting.** The Board considered approval of the minutes of November 30, 2022. Following discussion, upon a motion made by Director Bustamante, 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 current Invoices with the Board. After review and discussion Director Large motioned to accept the Financial Report, and authorize payment of current invoices, which was seconded by Director Bustamante, and which passed by unanimous vote.
- 5. Phase 1 Tree Planting Project (T-2109) with Trees for Houston.** Mr. De Leon reported that provisions had been included in the adopted FY23-FY27 CIP Plan of the

Zone for street tree planting within the boundaries of the Zone; and that the Infrastructure Committee had been working with Trees for Houston (“TFH”) in the preparation of FY23’s proposed tree planting consisting of the install of (108) 30g trees, to be planted on Cavalcade Street and Irvington Street including maintenance and 2-years truck watering by TFH. After review and discussion Director Large motioned to approve the Planting Plans and related TFH Invoice in the amount of \$38,000, which was seconded by Director Bustamante, and which passed by unanimous vote.

6. **Gauge Engineering Task Order No. 4 Supplement No. 1, for utility services at Pinckney Trail Connection (T-2105).** Ms. Mares reported that it has been determined that existing CenterPoint Energy facilities located on the Pinckney Street right-of-way would need to be relocated as part of the site preparation needed for the construction of the Pinckney Trail and that Gauge Engineering would be coordinating with Harris County and CenterPoint Energy on the matter. As such the Infrastructure Committee recommended an amendment to Gauge Task Order No. 4, to provide needed engineering services. After review and discussion Director Bustamante motioned to accept Supplement No. 1 to Gauge Task Order No. 4, which was seconded by Director Large and which passed by unanimous vote.
7. **Gauge Engineering Task Order No. 7 for Hogan/Lorraine Street Improvements (T-2107) – Design Concept Report/Preliminary Engineering Report.** Item was tabled, no action was taken.
8. **Resolution approving Harris County Precinct Two Partnership Projects Grant Application for Hogan/Lorraine Streetscape Improvements (T-2107) Design Concept Report/Preliminary Engineering fees and expenses.** Mr. De Leon reported the Infrastructure Committee had been working on preparation of a Harris County Precinct Two Partnership Projects Grant Application related to a Houston Public Works DCR (“Design Concept Report”) needed for the Hogan/Lorraine Streetscape Improvement Project (T-2107). Requirements of the application included the submitting entity adopt a Resolution approving of the application. After review and discussion Director Ortiz motioned to adopt the Resolution and authorize the Chairman to execute the Grant Application, which was seconded by Director Large, and which passed by unanimous vote.
9. **Presentations reports or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:**
 - a. **Parks Committee:**
 - i. **METRO Parklets Elevation and Plan Views:**
 1. **Fulton Street at English Street,**
 2. **Fulton Street at Beggs Street,**
 3. **Main Street at Boundary Street.**

Mr. De Leon presented various illustrative Elevations and Plan View Plans for the three METRO Parcels (T-2103) desired to be acquired by the Authority for use a public open green-space. Prepared by SWA and vetted through the Parks Committee, the Plans have been requested by METRO staff, needed for a presentation to the METRO Board of Directors.
10. **Convene in Executive Session pursuant to Sections 551.071-551.089 of the Texas**

Government Code 87, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations. The Board did not enter a closed executive session at this meeting.

11. Reconvene in Open Session and authorize appropriate action. The Board did not enter a closed executive session at this meeting.

12. Discuss meeting schedule including date and time of next meeting for Wednesday, March 22, 2023, at 9:00 a.m. Director Reyes noted the next Board meeting will be held on Wednesday, March 23, 2023.

13. Adjourn. After discussion, Director Ortiz moved to adjourn the meeting at 9:39 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.

Secretary

TAB

FOUR

Unpaid Bills Report
6/20/2023

Municipal Accounting Invoice	\$	6,000.00
TIFWorks Invoice	\$	4,000.00
Sub-Total Invoices This Period	\$	10,000.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Date	Invoice #
5/31/2023	82637

Description	Amount
<ul style="list-style-type: none">•Account transfer from previous CPA. Set up of Authority books and records•Meetings with Ralph DeLeon and Texas Capital Bank over account set up and transfers•Meetings with bank contacts to obtain access to accounts•Review and entering FY23 budgets•Reconciliation and monthly bookkeeping for the months of January – April•Attendance of meetings. January – April	6,000.00
Total	\$6,000.00

Total Outstanding Balance \$6,517.50

SINGLE SHEET OF PLAIN
COLORED PAPER



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 2414
 Date 05/16/2023

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

Professional Services Provided Through May 12, 2023

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	10,000.00	6,574.59	8,073.77	1,926.23	1,499.18
Total	10,000.00	6,574.59	8,073.77	1,926.23	1,499.18

Professional Fees

	Hours	Rate	Billed Amount
Principal Muhammad M. Ali Director of Utility Services	1.00	225.00	225.00
Lydia Mares	5.50	225.00	1,237.50
Professional Fees subtotal	6.50		1,462.50

Reimbursables

	Date	Units	Rate	Billed Amount
2023 Mileage Rate Lydia Mares				
	03/17/2023	30.00	0.655	19.65
	03/22/2023	26.00	0.655	17.03
	Subtotal			36.68
Reimbursables subtotal				36.68

Invoice total **1,499.18**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2414	05/16/2023	1,499.18	1,499.18				
	Total	1,499.18	1,499.18	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 77079

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 2412
 Date 05/16/2023

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through May 12, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	100.00	23,130.00	23,130.00	0.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00	0.00
Subtotal	107,762.50	100.00	107,762.50	107,762.50	0.00	0.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
Structural design - Retaining Wall Design - Kuo	11,550.00	75.00	8,662.50	8,662.50	2,887.50	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00	0.00
Utility Coordination	10,070.00	68.00	5,186.05	6,847.60	3,222.40	1,661.55
Subtotal	39,669.90	84.60	31,898.45	33,560.00	6,109.90	1,661.55
Expenses	350.00	100.00	350.00	350.00	0.00	0.00
Construction Phase Services	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	167,402.40	84.63	140,010.95	141,672.50	25,729.90	1,661.55

Invoice total **1,661.55**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2412	05/16/2023	1,661.55	1,661.55				
	Total	1,661.55	1,661.55	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 77079



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

Date: May 8, 2023
Invoice No: 194807
For Period: April
Project No: NNRT201
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO2 - UDG Ph 2

WORK PERFORMED:

Task 1: Streetscape Character: Cut Sheets.

Professional Services from April 1, 2023 to April 30, 2023

Fee

Total Fee Earned	50,000.00		
% Complete	30.00	Total Earned	15,000.00
		Previous Fee Billing	10,000.00
		Current Fee Billing	5,000.00
		Total Fee Earned	5,000.00
		Total Due this Invoice:	<u>\$5,000.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: May 24, 2023

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 – 100% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 95% Complete
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 95% Complete

2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)

- Task 1: Streetscape Character: Cut Sheets – 40% Complete
- Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
- Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete

3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 100% Complete
- Task 4: METRO Parklets: 100% Complete
- Task 5: Tree Master Plan: 100% Complete

END OF REPORT

INVOICE

Date: 5/16/2023
 Invoice # Number 73

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 4/17/2022 thru 5/17/2023	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
Total			\$4,000.00

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

SINGLE SHEET OF PLAIN
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BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

April 04, 2023
Invoice: 21954154
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through March 31, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
03/13/23	Revise January meeting minutes and March meeting agenda	Mary Buzak	0.75	400.00	300.00
03/14/23	Revise January meeting minutes and March meeting agenda	Mary Buzak	0.50	400.00	200.00
03/22/23	Prepare for and attend Board meeting	Clark Stockton Lord	2.50	400.00	1,000.00
Total Fees					\$ 1,500.00

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
Clark Stockton Lord	Partner	2.50	400.00	1,000.00
Total Summary of Fees		3.75		\$ 1,500.00

Total Fees, Expenses and Charges on This Invoice **\$ 1,500.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21954154

Matter No: 0037619.000001

Total Fees	\$ 1,500.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 1,500.00
Total Current Billing on this Invoice	\$ 1,500.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 1,500.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account 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:**21954154**

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/>

INVOICE

Date: 4/24/2023
 Invoice # Number 72

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 3/17/2022 thru 4/17/2023	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
Total			\$4,000.00

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



Invoice

Date	Invoice #
3/24/2023	2397

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

Terms	Due Date
Net 30	4/23/2023

Serviced	Description	Time	Rate	Amount
1/31/2023	Accounting/CPA Services and Investment Officer - November, December and January	3	900.00	2,700.00
1/31/2023	Transition of accounting to new accountant	6.10748	125.00	763.44
1/31/2023	Drop off of checks to new accountant	1.267	125.00	158.38
1/31/2023	Mileage reimbursement for check drop off	35	0.655	22.93

Please Remit Payment to: The Morton Accounting Service 1125 Cypress Station Dr. Bldg H-4 Houston, TX 77090	Total	\$3,644.75
	Payments/Credits	\$0.00
	Balance Due	\$3,644.75
or via the Intuit payment link in the email.		

SINGLE SHEET OF PLAIN
COLORED PAPER



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

Date: March 13, 2023
Invoice No: 194067
For Period: February
Project No: NNRT101
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

WORK PERFORMED:
Meetings & Coordination.
Task 8: Final Guidelines.
Task 9: Perspective View and Sidewalk Assessment.

Professional Services from February 1, 2023 to February 28, 2023

Fee

Total Fee Earned	100,000.00		
% Complete	99.00	Total Earned	99,000.00
		Previous Fee Billing	98,000.00
		Current Fee Billing	1,000.00
		Total Fee Earned	1,000.00
		Total Due this Invoice:	<u>\$1,000.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES
PROJECTS: TIRZ #21 CIP
DATE: March 22, 2023

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 – 100% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 95% Complete
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 95% Complete

2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)

- Task 1: Streetscape Character: Cut Sheets – 30% Complete
- Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
- Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete

3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 100% Complete
- Task 4: METRO Parklets: 100% Complete
- Task 5: Tree Master Plan: 100% Complete

END OF REPORT



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

Date: March 13, 2023
Invoice No: 194068
For Period: February
Project No: NNRT201
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO2 - UDG Ph 2

WORK PERFORMED:
Meetings & Coordination.
Task 1: Cut Sheets.

Professional Services from February 1, 2023 to February 28, 2023

Fee

Total Fee Earned	50,000.00		
% Complete	20.00	Total Earned	10,000.00
		Previous Fee Billing	9,000.00
		Current Fee Billing	1,000.00
		Total Fee Earned	1,000.00
		Total Due this Invoice:	<u>\$1,000.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES
PROJECTS: TIRZ #21 CIP
DATE: March 22, 2023

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 – 100% Complete
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3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 100% Complete
- Task 4: METRO Parklets: 100% Complete
- Task 5: Tree Master Plan: 100% Complete

END OF REPORT

INVOICE

Date: 3/14/2023
 Invoice # Number 71

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 2/17/2022 thru 3/17/2023	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
Total			\$4,000.00

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

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

March 02, 2023
Invoice: 21952238
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000003 Meeting Services
For Services Through February 28, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
02/01/23	Coordinate with working group regarding project plan amendment; contact administrator regarding the same; review project plan amendments and provide review results to attorney.	Tiffany M. Ehmke	0.75	360.00	270.00
Total Fees					\$ 270.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	0.75	360.00	270.00
Total Summary of Fees		0.75		\$ 270.00

Total Fees, Expenses and Charges on This Invoice **\$ 270.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21952238

Matter No: 0037619.000003

Total Fees	\$ 270.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 270.00
Total Current Billing on this Invoice	\$ 270.00
Balance Forward	\$ 360.00
Please Remit Total Balance Due on this Invoice	\$ 630.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account 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:**21952238**

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
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

March 02, 2023
Invoice: 21952239
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through February 28, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
02/01/23	Email correspondence with T Ehmke re: 4th amendment to project plan	Mary Buzak	0.25	400.00	100.00
02/03/23	Review 4th amendment to project plan approved by City; prepare email to C Lord re: same	Mary Buzak	0.25	400.00	100.00
Total Fees					\$ 200.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	0.50	400.00	200.00
Total Summary of Fees		0.50		\$ 200.00

Total Fees, Expenses and Charges on This Invoice **\$ 200.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21952239

Matter No: 0037619.000001

Total Fees	\$ 200.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 200.00
Total Current Billing on this Invoice	\$ 200.00
Balance Forward	\$ 1,600.00
Please Remit Total Balance Due on this Invoice	\$ 1,800.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account 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:**21952239**

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P.O. Box 207486

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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 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 2278
 Date 03/14/2023

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

Professional Services Provided Through March 10, 2023

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	10,000.00	6,094.59	6,574.59	3,425.41	480.00
Total	10,000.00	6,094.59	6,574.59	3,425.41	480.00

Professional Fees

	Hours	Rate	Billed Amount
Project Engineer Taylor B. Risien	4.00	120.00	480.00
Invoice total			480.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2278	03/14/2023	480.00	480.00				
	Total	480.00	480.00	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 77079

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 2279
 Date 03/14/2023

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through March 10, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	100.00	23,130.00	23,130.00	0.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00	0.00
Subtotal	107,762.50	100.00	107,762.50	107,762.50	0.00	0.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
Structural design - Retaining Wall Design - Kuo	11,550.00	75.00	8,662.50	8,662.50	2,887.50	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00	0.00
Utility Coordination	10,070.00	51.50	0.00	5,186.05	4,883.95	5,186.05
Subtotal	39,669.90	80.41	26,712.40	31,898.45	7,771.45	5,186.05
Expenses	350.00	100.00	350.00	350.00	0.00	0.00
Construction Phase Services	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	167,402.40	83.64	134,824.90	140,010.95	27,391.45	5,186.05

Invoice total **5,186.05**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2279	03/14/2023	5,186.05	5,186.05				
	Total	5,186.05	5,186.05	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 77079

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 2280
Date 03/14/2023

Project 1142 TO #2/AMEND 1 - URBAN DESIGN
GUIDELINES SUPPORT

Professional Services Provided Through March 10, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Urban Design Guidelines - Support Effort	24,750.00	59.75	10,543.50	14,788.13	9,961.87	4,244.63
PM/QC/Proj Controls/Coordination	4,190.00	86.25	2,933.00	3,613.88	576.12	680.88
Expenses	460.00	27.00	82.80	124.20	335.80	41.40
Total	29,400.00	63.01	13,559.30	18,526.21	10,873.79	4,966.91

Invoice total **4,966.91**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2280	03/14/2023	4,966.91	4,966.91				
	Total	4,966.91	4,966.91	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 77079

SINGLE SHEET OF PLAIN
COLORED PAPER



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

Date: October 10, 2022
Invoice No: 192088
For Period: September
Project No: NNRT101
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

WORK PERFORMED:
Task 8: Final Guidelines.

Professional Services from September 1, 2022 to September 30, 2022

Fee

Total Fee Earned	100,000.00		
% Complete	92.00	Total Earned	92,000.00
		Previous Fee Billing	86,000.00
		Current Fee Billing	6,000.00
		Total Fee Earned	6,000.00
		Total Due this Invoice:	<u>\$6,000.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: October 24, 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
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 90% Complete
 - SWA continued development of Guidelines document.
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 50% Complete

2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)

- Task 1: Streetscape Character: Cut Sheets – 0% Complete
- Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
- Task 3: Final Plans & Guidelines: Cut Sheets – 0% Complete

3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

- Task 1: Fulton St MTFP Graphics: 100% Complete
- Task 2: Zone Expansion Graphics: 100% Complete
- Task 3: Hogan/Lorraine Street Schematics: 70% Complete
 - SWA prepared multiple alternative street cross sections and is developing schematic-level plans for the entire street length for two options.

END OF REPORT



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

Date: February 10, 2023
Invoice No: 193685
For Period: February
Project No: NNRT201
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO2 - UDG Ph 2

WORK PERFORMED:
Task 1: 25% Complete.

Professional Services from February 1, 2023 to February 28, 2023

Fee

Total Fee Earned	50,000.00		
% Complete	18.00	Total Earned	9,000.00
		Previous Fee Billing	7,500.00
		Current Fee Billing	1,500.00
		Total Fee Earned	1,500.00
		Total Due this Invoice:	<u>\$1,500.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES
PROJECTS: TIRZ #21 CIP
DATE: February 22, 2023

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 – 100% Complete
 - Task 7: Board Workshop #3 – 0% Complete
 - Task 8: Final Guidelines – 95% Complete
 - Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% Complete
2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
 - Task 1: Streetscape Character: Cut Sheets – 25% Complete
 - Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
 - Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete
3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
 - Task 1: Fulton St MTFP Graphics: 100% Complete
 - Task 2: Zone Expansion Graphics: 100% Complete
 - Task 3: Hogan/Lorraine Street Schematics: 100% Complete
 - Task 4: METRO Parklets: 100% Complete
 - SWA submitted final parklets documentation.
 - Task 5: Tree Master Plan: 100% Complete
 - SWA submitted final tree plans documentation.

END OF REPORT



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

Date: February 10, 2023
Invoice No: 193686
For Period: February
Project No: NNRT202
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

WORK PERFORMED:

Task 4: METRO Parklets: 100% Complete

Task 5: Tree Master Plan: 100% Complete

Professional Services from February 1, 2023 to February 28, 2023

Fee

Total Fee Earned	50,000.00		
% Complete	82.00	Total Earned	41,000.00
		Previous Fee Billing	38,000.00
		Current Fee Billing	3,000.00
		Total Fee Earned	3,000.00
		Total Due this Invoice:	<u>\$3,000.00</u>

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
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES
PROJECTS: TIRZ #21 CIP
DATE: February 22, 2023

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 – 100% Complete
 - Task 7: Board Workshop #3 – 0% Complete
 - Task 8: Final Guidelines – 95% Complete
 - Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% Complete
2. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
 - Task 1: Streetscape Character: Cut Sheets – 25% Complete
 - Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
 - Task 3: Final Plans & Guidelines: Cut Sheets – 10% Complete
3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
 - Task 1: Fulton St MTFP Graphics: 100% Complete
 - Task 2: Zone Expansion Graphics: 100% Complete
 - Task 3: Hogan/Lorraine Street Schematics: 100% Complete
 - Task 4: METRO Parklets: 100% Complete
 - SWA submitted final parklets documentation.
 - Task 5: Tree Master Plan: 100% Complete
 - SWA submitted final tree plans documentation.

END OF REPORT

INVOICE

Date: 2/15/2023
 Invoice # Number 70

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 1/17/2022 thru 2/17/2023	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
Total			\$4,000.00

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

TAB

FIVE

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2023):	\$ 900,375,564
	Current Taxable Value (TY2022):	\$ 865,745,735
	Acres:	1,492.11
	Administrator (Contact):	Ralph De Leon
	Contact Number:	(832) 978-5910

N A R R A T I V E	Zone Purpose:
	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 6/30/22)	Variance	
P R O J E C T	Capital Projects:			
	Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,166,287	\$ 84,525,713
	Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
	Public Utility Improvements	147,884,000	-	147,884,000
	Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
	Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-	
	-	-	-	
	Total Capital Projects	\$ 534,724,000	\$ 13,166,287	\$ 521,557,713
P L A N	Affordable Housing	32,920,000	2,556,586	30,363,414
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	1,700,000	-	1,700,000
	Administration Costs/ Professional Services	5,200,000	1,316,988	3,883,012
	Creation Costs	-	-	-
	Total Project Plan	\$ 574,544,000	\$ 17,039,861	\$ 557,504,139

	Additional Financial Data	FY2023 Budget	FY2023 Estimates	FY2024 Budget
D E B T	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/22	Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,199,357	\$ 4,105,008	\$ 4,015,497
	Developer Agreement - Offsite Improvements	\$ 1,387,946	\$ 1,119,415	\$ 649,483
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimates	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 931,760	\$ 943,047	\$ 1,697,045
Beginning Balance	\$ 931,760	943,047	1,697,045
City tax revenue	\$ 1,625,233	\$ 2,228,856	\$ 2,501,322
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 1,625,233	2,228,856	2,501,322
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 137	\$ 11,726	\$ 7,000
Other Interest Income	\$ 137	\$ 11,726	\$ 7,000
	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant	\$ 275,000	\$ -	\$ 456,000
Grant Proceeds	\$ 275,000	\$ -	\$ 456,000
	\$ 550,000	\$ -	\$ 500,000
Proceeds from Bank Loan	\$ 550,000	\$ -	\$ 500,000
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 3,382,130	3,183,629	5,161,367

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimates	FY2024 Budget
EXPENDITURES			
Accounting	\$ 12,000	\$ 10,194	\$ 12,000
Administration Salaries & Benefits	\$ 50,000	\$ 53,257	\$ 55,000
Auditor	\$ 10,000	\$ 10,250	\$ 11,000
Tax Advisor	\$ 15,000	\$ 12,964	\$ 15,000
Insurance	\$ 1,300	\$ 1,249	\$ 1,300
Office Expense	\$ 4,000	\$ 1,782	\$ 4,000
TIRZ Administration and Overhead	\$ 92,300	89,695	98,300
Engineering Consultants	\$ 50,000	\$ 21,718	\$ 50,000
Legal	\$ 35,000	\$ 16,652	\$ 35,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 100,000	\$ 31,250	\$ 50,000
Program and Project Consultants	\$ 185,000	69,620	\$ 135,000
Management consulting services	\$ 277,300	159,315	233,300
Capital Expenditures (See CIP Schedule)	\$ 919,000	\$ 109,993	\$ 1,554,000
TIRZ Capital Expenditures	\$ 919,000	109,993	1,554,000
Hardy Yards/Cypress - OnSite	\$ 57,687	94,349	89,511
Hardy Yards/Cypress - OffSite	\$ 302,855	268,531	469,932
Developer / Project Reimbursements	\$ 360,542	\$ 362,880	\$ 559,443
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,556,842	632,189	2,346,743
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 81,262	\$ 111,443	\$ 125,066
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 541,744	\$ 742,952	\$ 833,774
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 623,006	854,395	958,840
Total Budget	\$ 2,179,848	1,486,584	3,305,583
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,202,282	1,697,045	1,855,784
Ending Fund Balance	\$ 1,202,282	1,697,045	1,855,784
Total Budget & Ending Fund Balance	\$ 3,382,130	\$ 3,183,629	\$ 5,161,367

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY24 - FY28 Total	Cumulative Total (To Date)
			Through 2022	Projected 2023	2024	2025	2026	2027	2028			
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	\$ -	6,500	12,000	-	-	-	-	-	12,000	18,500
H	T-2104	2600 - 3500 Block Main PER	\$ 4,995	-	270,000	-	-	-	-	-	270,000	274,995
H	T-2105	Pickney Street Hike and Bike Trail	\$ 132,443	9,993	700,000	-	-	-	-	-	700,000	842,436
H	T-2106	ADA Compliant Sidewalks and related pedestrian	\$ -	23,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000	398,000
H	T-2107	Hogan/Lorraine Corridor Schematic Design	\$ -	20,000	372,000	-	-	-	-	-	372,000	392,000
H	T-2199	Concrete Panel & Sidewalk Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	125,000
H	T-2108	UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic Design	\$ -	-	-	-	-	-	-	-	-	-
H	T-2109	Street Trees	\$ -	50,500	100,000	25,000	25,000	25,000	25,000	25,000	200,000	250,500
H	T-2110	Burnett Street Dedicated Bike Lane PER	\$ -	-	-	50,000	-	-	-	-	50,000	50,000
0	T-0012	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0013	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-0014	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
Totals			\$ 152,438	109,993	1,554,000	\$ 175,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 2,104,000	\$ 2,366,431

* NOTE:

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY24 - FY28 Total	Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028			
TIRZ Funds	152,438	109,993	1,098,000	175,000	125,000	125,000	125,000	1,648,000	1,910,431	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	456,000	-	-	-	-	456,000	456,000	
Other	-	-	-	-	-	-	-	-	-	
Project Total	152,438	109,993	1,554,000	175,000	125,000	125,000	125,000	2,104,000	2,366,431	

Project:	METRO Parcel Acquisition and Planning	City Council District	Key Map:		WBS.:	T-2103		
		Location:	H	Geo. Ref.:				
		Served:	ALL	Neighborhood:				
Description:	METRO owned remnant parcels remain after construction of light rail line on Fulton Street and Main Street.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Various Parcels located adjacent to Light Rail Stops, which will provide a non-vehicular safe haven with pedestrian amenities for transit users and open green space for the community.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	5,000	6,500	-	-	-	-	-	\$ 6,500	\$ 6,500
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	4,000	-	12,000	-	-	-	-	\$ 12,000	\$ 12,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	4,000	-	12,000	-	-	-	-	\$ 18,500	\$ 18,500
Total Allocations		\$ -	\$ 9,000	\$ 6,500	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 18,500	\$ 18,500
Source of Funds											
TIRZ Funds		-	9,000	6,500	12,000	-	-	-	-	\$ 18,500	\$ 18,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 9,000	\$ 6,500	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 18,500	\$ 18,500

Project: 2600 - 3500 Block Main PER	City Council District		Key Map:		WBS.:	T-2104	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: 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.	Operating and Maintenance Costs: (\$ Thousands)						
		2024	2025	2026	2027	2028	Total
Justification: Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	4,995	-	-	-	-	-	-	-	\$ -	\$ 4,995
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
Total Allocations		\$ 4,995	\$ -	\$ -	270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000	\$ 274,995
Source of Funds											
TIRZ Funds		4,995	-	-	270,000	-	-	-	-	\$ 270,000	\$ 274,995
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 4,995	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000	\$ 274,995

*NOTE:

Project: Pickney Street Hike and Bike Trail	City Council District		Key Map:		WBS.:	T-2105		
	Location:	H	Geo. Ref.:					
	Served:	H	Neighborhood:					
Description:	Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems.		Operating and Maintenance Costs: (\$ Thousands)					
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.							
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	132,443	-	9,993	-	-	-	-	-	\$ -	\$ 142,436
4	Construction	-	550,000	-	640,000	-	-	-	-	\$ 640,000	\$ 640,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
Total Allocations		\$ 132,443	\$ 550,000	\$ 9,993	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 842,436
Source of Funds											
TIRZ Funds		132,443	275,000	9,993	425,000	-	-	-	-	\$ 425,000	\$ 567,436
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	275,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 132,443	\$ 550,000	\$ 9,993	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 842,436

Project:	ADA Compliant Sidewalks and related pedestrian and bicycle safety improvements.	City Council District		Key Map:		WBS.:	T-2106	
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:	ADA compliant sidewalks, ramps, and related pedestrian/bicycle safety infrastructure <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	The community has not had meaningful or safe pedestrian zones in decades. Fire hydrants, traffic signal control boxes, telephone poles block ADA compliant block throughout the area.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	5,000	23,000	-	-	-	-	-	\$ -	\$ 23,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	20,000	-	17,000	17,000	17,000	17,000	17,000	\$ 85,000	\$ 85,000
4	Construction	-	68,000	-	55,000	55,000	55,000	55,000	55,000	\$ 275,000	\$ 275,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	7,000	-	3,000	3,000	3,000	3,000	3,000	\$ 15,000	\$ 15,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	7,000	-	3,000	3,000	3,000	3,000	3,000	\$ 15,000	\$ 15,000
Total Allocations		\$ -	\$ 100,000	\$ 23,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000	\$ 398,000
Source of Funds											
TIRZ Funds		-	100,000	23,000	75,000	75,000	75,000	75,000	75,000	\$ 375,000	\$ 398,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 23,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000	\$ 398,000

Project:	Hogan/Lorraine Corridor Schematic Design	City Council District		Key Map:		WBS.:	T-2107	
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:	Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					-	

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	15,000	20,000	362,000	-	-	-	-	\$ 362,000	\$ 382,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	75,000	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
Total Allocations		\$ -	\$ 100,000	\$ 20,000	\$ 372,000	\$ -	\$ -	\$ -	\$ -	\$ 372,000	\$ 392,000
Source of Funds											
TIRZ Funds		-	100,000	20,000	191,000	-	-	-	-	\$ 191,000	\$ 211,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	181,000	-	-	-	-	\$ 181,000	\$ 181,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 20,000	\$ 372,000	\$ -	\$ -	\$ -	\$ -	\$ 372,000	\$ 392,000

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

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	2,000	2,000	-	-	-	-	-	\$ -	\$ 2,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	10,500	10,500	-	-	-	-	-	\$ -	\$ 10,500
4	Construction	-	34,500	38,000	100,000	25,000	25,000	25,000	25,000	\$ 200,000	\$ 238,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 47,000	\$ 50,500	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 200,000	\$ 250,500
Source of Funds											
TIRZ Funds		-	47,000	50,500	100,000	25,000	25,000	25,000	25,000	\$ 200,000	\$ 250,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 47,000	\$ 50,500	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 200,000	\$ 250,500

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

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Source of Funds											
TIRZ Funds		-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000

Project:	Concrete Panel & Sidewalk Replacement Program	City Council District		Key Map:		WBS.:	T-2199	
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:	Street and/or sidewalk maintenance program.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Mobility improvements to extend life of roads.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000
Source of Funds											
TIRZ Funds		-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000

TAB

SIX

City of Houston, Texas, Ordinance No. 2022-1005

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 2003-1258, passed and adopted December 17, 2003, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Hardy/Near Northside area; and

WHEREAS, pursuant to Code Section 311.007, the City may enlarge the boundaries of an existing reinvestment zone, subject to the limitations provided by Code Section 311.006; and

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 2019-993, passed and adopted December 4, 2019; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding to the Zone approximately 41 acres of additional territory, including the Houston Farmers Market and nearby parcels (collectively, the "Additional Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; and

WHEREAS, the City Council finds that the Additional Area is located wholly within the corporate limits of the City; and

WHEREAS, the City Council finds that the Additional Area meets the requirements of Code Section 311.005(a)(1) because the Additional Area substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic and social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the deterioration of site or other improvements and defective or inadequate sidewalk and street layout; and

WHEREAS, not more than thirty percent (30%) of the property in the enlarged Zone, excluding property that is publicly owned, is used for residential purposes as described in Code Section 311.006(a)(1); and

WHEREAS, the total appraised value of taxable real property in the enlarged Zone and in existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City as described in Section 311.006(a)(2)(A) of the Code; and

WHEREAS, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are adopted as a part of this Ordinance.

Section 2. Boundary Enlargement. That the City, acting in accordance with the provisions of Chapter 311 of the Texas Tax Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge the Zone by adding the area described in **Exhibit A** and depicted on the map in **Exhibit B**, which are attached hereto and incorporated by reference.

Section 3. Effective Date of Enlargement. That the boundaries of the Zone shall be enlarged as of the effective date of this Ordinance.

Section 4. Tax Increment Base for Added Territory. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 2003-1258 and Ordinance No. 2019-993, and shall also include the tax increment base attributable to the Additional Area added to the Zone by this Ordinance, which tax increment base shall be determined as of January 1 of the year in which this Ordinance becomes effective.

Section 5. Severability. That, if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 14th day of December, 2022.

APPROVED this _____ day of _____, 2022.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 20 2022.

AT J. Alonzo
City Secretary

DocuSigned by:

Andrea Taylor

(Prepared by Legal Department _____)
(JN:jn December 5, 2022) Assistant City Attorney
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(LD-RE-0000000692)

Meeting 12/14/2022

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
Absent on personal business		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
 Date: 12/20/2022

Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-ONE

J. Austin Survey
Abstract No. 1
Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)
TIRZ 21 Annexation
Page No. 1 of 5

1 FISCAL YEAR 2023 ANNEXATION FOR TAX INCRMENT REINVESTMENT ZONE
2 NUMBER TWENTY-ONE, (HARDY NEAR/NORTHSIDE ZONE), CITY OF HOUSTON,
3 HARRIS COUNTY, TEXAS:
4

5 This description is comprised of being a 41.57 acre (1,810,816 square feet) tract of land situated
6 in the J. Austin Survey, Abstract No. 1, Harris County, Texas, Said 41.57 acre of land being
7 more particularly described by metes and bounds as follows:
8

9 BEGINNING at a point at intersection of southerly line of IH 610 (ROW varies) recorded in
10 the Harris County Clerk File (H.C.C. F.) No. B205690 of Official Public Record Of Real
11 Properties of Harris County (O.P.O.R.P.H.C.) and north line of E 28th Street (50' wide) as
12 recorded in the City of Houston (COH) Ordinance No. 4-3473, same being the northeasterly
13 corner of Unrestricted Reserve A, Block 1 of Greensheet Addition, Replat No. 1, a subdivision
14 recorded in the Film Code (F.C.) No. 689377 of Harris County Map Record (H.C.M.R.);
15

16 THENCE, South 87° 26' 06" West along the common line of said Greensheet Addition and E
17 28th Street at a distance of 201.95 feet passing northwest corner of intersection of said E 28th
18 Street and Tabor Street (50' wide) recorded in Volume (Vol.) 26, Page (Pg.) 29 of H.C.M.R.
19 and northeast corner of Lot 7, Block 1 of Sylvester Gardens, a subdivision recorded in Vol.
20 26, Pg. 29 of H.C.M.R. and continuing for a total distance of 306.16 feet to a point being the
21 northwest corner of the said Lot 7, Block 1 and an interior corner of the said Greensheet
22 Addition, and also being a corner of the herein described tract;
23

24 THENCE, South 03° 24' 46" East along the east line of said Greensheet Addition and west
25 line of said Sylvester Gardens at a distance of 349.75 feet to a point on the north line of
26 Sylvester Road (40 feet wide) recorded in Vol. 5, Pg. 11, H.C.M.R., the same point also being
27 the southwest corner of Lot 1 of said Block 1, Sylvester Gardens and an interior corner of
28 said Greensheet Addition and a corner of the herein described tract;
29

30 THENCE, North 87° 09' 10" East along the north line of said Sylvester Road and south line
31 of said Sylvester Gardens passing at a distance of 98.20 feet the southeast corner of said Lot 1
32 and northwest corner of intersection of said Sylvester Road and Tabor Street (40 feet wide),
33 recorded in Vol. 5, Pg 11 of H.C.M.R. and continuing for a total distance of 148.20 feet to
34 northeast corner of said Sylvester Road and Tabor Street, the same also being a corner of the
35 herein described tract;
36

37 THENCE, South 03° 01' 24" East along the east line of a said Tabor Street a distance of
38 412.98 feet to southeast corner of said Tabor Street and Samuel Street (40' wide) recorded in
39 Vol. 5, Pg. 11, H.C.M.R., the same also being a corner of the herein described tract;
40

41 THENCE, South 86° 58' 36" West at 40 feet crossing the said Tabor Street and along the
42 south line of said Samuel Street and north line of Lot 1 & Lot 12 of Block 2 of Sapp
43 Gardens, a subdivision recorded in Vol. 5, Pg. 11 of H.C.M.R., at a distance of 240 feet
44 passing the northwest corner of said Lot 12 and southeast corner of said Samuel Street and

J. Austin Survey
Abstract No. 1
Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)
TIRZ 21 Annexation
Page No. 2 of 5

45 Angeline Street (40 feet wide) recorded in Vol. 5, Pg. 11 of H.C.M.R, at a distance of 280
46 feet passing the southwest corner of said Samuel Street and Angeline Street and northeast
47 corner of Lot 1 of Block 4 of Said Sapp Gardens, and continuing along Lot 1 and Lot 12 of
48 said Block 4, Sapp Gardens for a total distance of 480.00 feet to the southeast corner of Lula
49 Street (40 feet wide) recorded in Vol. 5, Pg. 11 of H.C.M.R and said Samuel Street and
50 northwest corner of said Lot 12, the same also being a corner of the herein described tract;

51
52 THENCE, South 03° 01' 24" East along the common line of said Lula Street and Block 4 at a
53 distance of 300.00 feet passing the northeast corner of Service Street (40 feet wide) recorded
54 in Vol. 5, Pg. 11 of H.C.M.R and said Lula Street and continuing for a total distance of
55 340.00 feet crossing the said Service Street to a point on the south line of said Service Street,
56 the same also being a corner of the herein described tract;

57
58 THENCE, South 86° 58' 36" West along the south line of said Service Street for a distance of
59 380.00 feet to an angle point, the same also being an angle point of the herein described tract;

60
61 THENCE, North 86° 37' 44" West continuing along the south line of said Service Street for a
62 distance of 715.17 feet to the southeast corner of Airline Drive (variable width of 70 feet to
63 75 feet with additional random dedications of up to 5 feet as shown on various plats), the
64 same being the northwest corner of a called 0.47 acre tract conveyed to Golden Coast, Inc. as
65 recorded in H.C.C.F. No. T466147, O.P.R.O.R.P.H.C and being also a corner of the herein
66 described tract;

67
68 THENCE, South 02° 36' 09" East along the east line of said Airline Drive, a distance of
69 310.86 feet to the northwest corner of Link Road (55 feet wide as shown on F.C. No. 523173,
70 H.C.M.R.) and said Airline Drive and the same being the southwest corner of a called 0.9278
71 acre tract conveyed to JGR Texas Investments, LLC as recorded in H.C.C.F. No. W951063,
72 O.P.R.O.R.P.H.C and being also a corner of the herein described tract;

73
74 THENCE, South 82° 48' 53" East along the northerly line of said Link Road (variable width
75 of 50 feet to 55 feet with additional random dedications of up to 5 feet on either side as
76 referenced in various plats) at a distance of 289.46 feet passing the northwest corner of
77 intersection of Eastman Street (40 feet side, as shown in Vol. 687, Pg. 530, H.C.M.R.), at a
78 distance of 329.55 feet passing the northeast corner of the said intersection, at a distance of
79 1448.80 feet passing northwest corner of said Link Road and Tabor Street, at a distance of
80 1,489.43 feet passing northeast corner of said intersection, at a distance of 2,033.92 feet
81 passing the westerly line of Little White Oak Bayou, at a distance of 2,487.28 feet passing
82 the easterly line of said Little White Oak Bayou and continuing for a total distance of
83 2,621.68 feet to a point on the westerly line of IH 45 (variable width) at intersection with
84 said Link Road, the same also being an angle point of the herein described tract;

85
86 THENCE, South 84° 10' 08" East across the said IH 45 for a distance of 350.00 feet to the
87 easterly line of said IH 45 at intersection with northerly line of said Link Road, the same
88 point also being a corner of the herein described tract;

J. Austin Survey
Abstract No. 1
Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)
TIRZ 21 Annexation
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89
90 THENCE, South 06° 36' 10" East along the said east line of IH 45 for a distance of 55.03 feet
91 to a point at intersection with southerly line of said Link Road, the same also being the
92 southeast corner of the herein described tract;

93
94 THENCE, North 83° 34' 59" West across the said IH 45 for a distance of 360.00 feet to the
95 westerly line of said IH 45 at intersection with southerly line of said Link Road, the same
96 point also being an angle point of the herein described tract;

97
98 THENCE, North 82° 48' 53" West along the southerly line of said Link Road at a distance of
99 124.33 feet passing the easterly line of said Little White Oak Bayou, at a distance of 466.58
100 feet passing the westerly line of said Little White Oak Bayou, at a distance of 528.42 feet
101 passing northeast corner of said Link Road and End Street, at a distance of 595.99 feet
102 passing northwest corner of the said intersection, at a distance of 999.05 feet passing the
103 northeast corner of Walton Street (50 feet wide as shown in Vol. 24, Pg. 58, H.C.M.R.) and
104 said Link Road, passing at a distance of 1,049.49 feet northwest corner of the said
105 intersection, passing at a distance of 1,271.74 feet northeast corner of said Link Road and
106 Tabor Street, passing at a distance of 1,321.73 feet the northwest corner of the said
107 intersection, passing at a distance of 1,562.61 feet northeast corner of Northwood Street (50
108 feet wide as shown in City of Houston Drawing No. 9056, F.C. No. 523173 of H.C.M.R.),
109 passing at a distance of 1,613.28 feet and continuing for a total distance of 2,616.10 feet to
110 the southeast corner of intersection of said Airline Drive (70' wide) and Link Road, same
111 also being the northwest corner of Unrestricted Reserve 'A', Block 1 of E. Flores Estate, a
112 plat recorded under F.C. No. 523173, H.C.M.R. and an angle point of the herein described
113 tract;

114
115 THENCE, South 87° 23' 51" West across the said Airline Drive for a distance of 70.00 feet to
116 west line of said Airline Drive and east line of Unrestricted Reserve A, Block 1 of Golden
117 Coast Place recorded in F.C. No. 628155, the same also being the southwest corner of the
118 herein described tract;

119
120 THENCE, North 02° 36' 09" West along the west line of said Airline Drive and east line of
121 said Golden Coast Place for a distance of 38.87 feet to the northeast corner of said Golden
122 Cost Place, the same also being a corner of the herein described tract;

123
124 THENCE, South 87° 30' 17" West along the north line of said Golden Coast Place and south
125 line of Airline Drive for a distance of 5.00 feet to the west line of said Airline Drive and east
126 line of Unrestricted Reserve A of Block 1 of Airline Retail recorded in F.C. No. 692274,
127 H.C.M.R. for a corner of the herein described tract;

128
129 THENCE, North 02° 36' 09" West along the common line of said Airline Drive and said
130 Airline Retail for a distance of 205.06 feet to southeast corner of Gibbs Street (60' feet wide
131 as recorded in the Vol 3, Pg 43 of H.C.M.R.) and said Airline Drive and northeast corner of
132 the said Airline Retail, the same also being a corner of the herein described tract;

J. Austin Survey
Abstract No. 1
Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)
TIRZ 21 Annexation
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133
134 THENCE, North 63° 37' 00" East along north line of said Airline Drive for a distance of 5.46
135 feet for a corner, the same also being a corner of the herein described tract;
136
137 THENCE, North 02° 36' 09" West along the west line of said Airline Drive at a distance of
138 60.98 feet passing the northwest corner of Link Road (45 feet wide, as shown on F.C. No.
139 605608, H.C.M.R.), passing at a distance of 401.68 feet the southeast corner of Aurora Street
140 (55 feet wide as per Vol. 492, Pg. 216 & Vol. 495, Pg. 150 of H.C.D.R.) and said Airline
141 Drive, passing at a distance of 471.68 feet the northwest corner of the said Aurora Street and
142 Airline Drive, and continuing for a total distance of 631.39 feet to the southwest corner of E
143 26th Street (60 feet wide as per Vol. 492, Pg. 216 & Vol. 495, Pg. 150 of H.C.D.R, F.C. No.
144 680140, 410020, H.C.M.R.) and said Airline Drive, the same also being an angle point of the
145 herein described tract;
146
147 THENCE, North 11° 46' 05" West across the said intersection of E. 26th Street and Airline
148 Drive for a distance of 87.96 feet to a point for beginning of a curve to the left, the same also
149 being the northeast corner of said intersection, southeast corner of Restricted Reserve A,
150 Block 1 of Sunset Heights Extension, a subdivision recorded in the F.C. No. 680140,
151 H.C.M.R. and as well being an angle point of the herein described tract;
152
153 THENCE, along the west line of said Airline Drive and east line of said Sunset Heights
154 Extension, being a curve turning to the left with an angle of 01° 45' 25", having a radius of
155 2,457.00 feet, and whose long chord bears North 08° 04' 06" West-75.34 feet for an arc
156 distance of 75.34 feet to the northeast corner of said Sunset Heights Extension at northwest
157 corner of Sylvester Road (45 feet wide, Vol. 5, Pg. 11, H.C.M.R. & F.C. No. 554039,
158 H.C.M.R.) and said Airline Drive, the same also being a corner of the herein described tract;
159
160 THENCE, North 87° 09' 10" East across the intersection, at a distance of 80.48 feet passing
161 the northeast corner of said Airline Drive and Sylvester Road and southwest corner of East
162 Sunset Height, a subdivision recorded in Vol. 572, Pg. 225, H.C.D.R. along the south line of
163 said East Sunset Heights and north line of said Sylvester Road passing at a distance of 390.47
164 feet northwest corner of Eastman Street (50 feet wide, Vol. 572, Pg. 225, H.C.D.R.) and said
165 Sylvester Drive, passing at a distance of 440.47 feet northeast corner of said Eastman Street
166 and Sylvester Road, the same being the southwest corner of Block 1 of Eastman Landing
167 recorded in F.C. No. 675826, H.C.M.R., and along the north line of said Sylvester Road and
168 south line of said Eastman Landing at a distance of 540.47 feet passing the southeast corner
169 of the said Eastman Landing, the same along being the southwest corner of Jewish Cemetery
170 Tract and continuing along the north line of said Sylvester Street and south line of said Jewish
171 Cemetery Tract for a total distance of 697.07 feet to the southeast corner of the said Jewish
172 Tract and southwest corner of a called 2.6867 acre tract conveyed to Moda Investments, Ltd
173 and recorded in H.C.C.F. No. 20070471231, O.P.R.O.R.P.H.C., the same also being a corner
174 of the herein described tract;
175

J. Austin Survey
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Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)
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176 THENCE, North 03° 02' 28" West along the east line of said Jewish Cemetery Tract and west
177 line of said called 2.6867 acre tract for a distance of 747.87 feet to the south line of said IH
178 610, the same also being the common corner of said Jewish Cemetery Tract and said called
179 2.6867 acre tract and the most northerly northwest of the herein described tract;

180
181 THENCE, North 86° 56' 04" East, along the south line of said IH 610 a distance of 232.25
182 feet to the beginning of a non-tangential curve turning to the right;

183
184 THENCE, along said curve turning to the right through an angle of 20° 29' 10", having a
185 radius of 1,114.42 feet, and whose long chord bears South 76° 35' 25" East-396.34 feet for an
186 arc distance of 398.46 feet to a point of intersection with a non-tangential line;

187
188 THENCE, South 67° 40' 33" East along south line of said IH 610 a distance of 254.79 feet to
189 the beginning of a curve turning to the right;

190
191 THENCE, along said curve turning to the right through an angle of 04° 57' 13", having a
192 radius of 1,145.92 feet, and whose long chord bears South 65° 11' 52" East-99.04 feet for an
193 arc distance of 99.07 feet to a point of intersection with a non-tangential line;

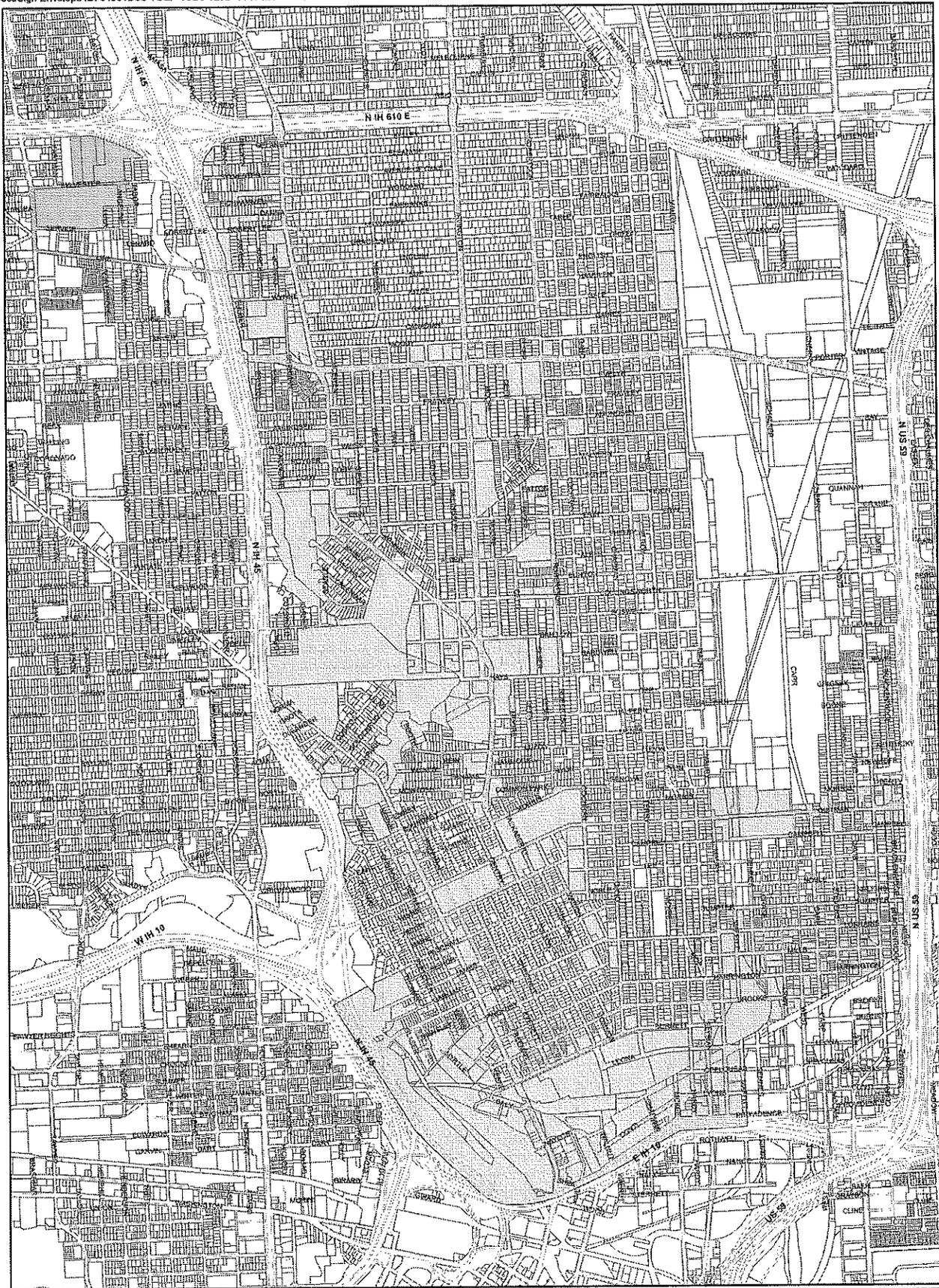
194
195 THENCE, South 62° 22' 53" East along the south line of said IH 610, a distance of 69.19 feet
196 to an angle point of the herein described tract;

197
198 THENCE, South 55° 55' 41" East, along the south line of said IH 610 a distance of 69.22 feet
199 to the beginning of a non-tangential curve turning to the right;

200
201 THENCE, along said curve turning to the right through 04° 35' 52", having a radius of
202 1,145.92 feet, and whose long chord bears South 53° 15' 43" East-91.93 for an arc distance of
203 91.95 feet to the POINT OF BEGINNING and containing 41.57 acre (1,810,816 square feet)
204 of land, more or less.

Exhibit B

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-ONE



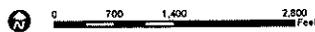
Legend

-  Proposed Annexation
-  Hardy/Near Northside
-  HCAD Parcels
-  Pavement

Note: Acreages include Parcels and ROW.

Existing TIRZ: 1,450.2 Acres
 Proposed: 41.8 Acres

**City of Houston
 Hardy/Near Northside
 Proposed Annexation**



Source: COHGIS Data, HGAC, Economic Development

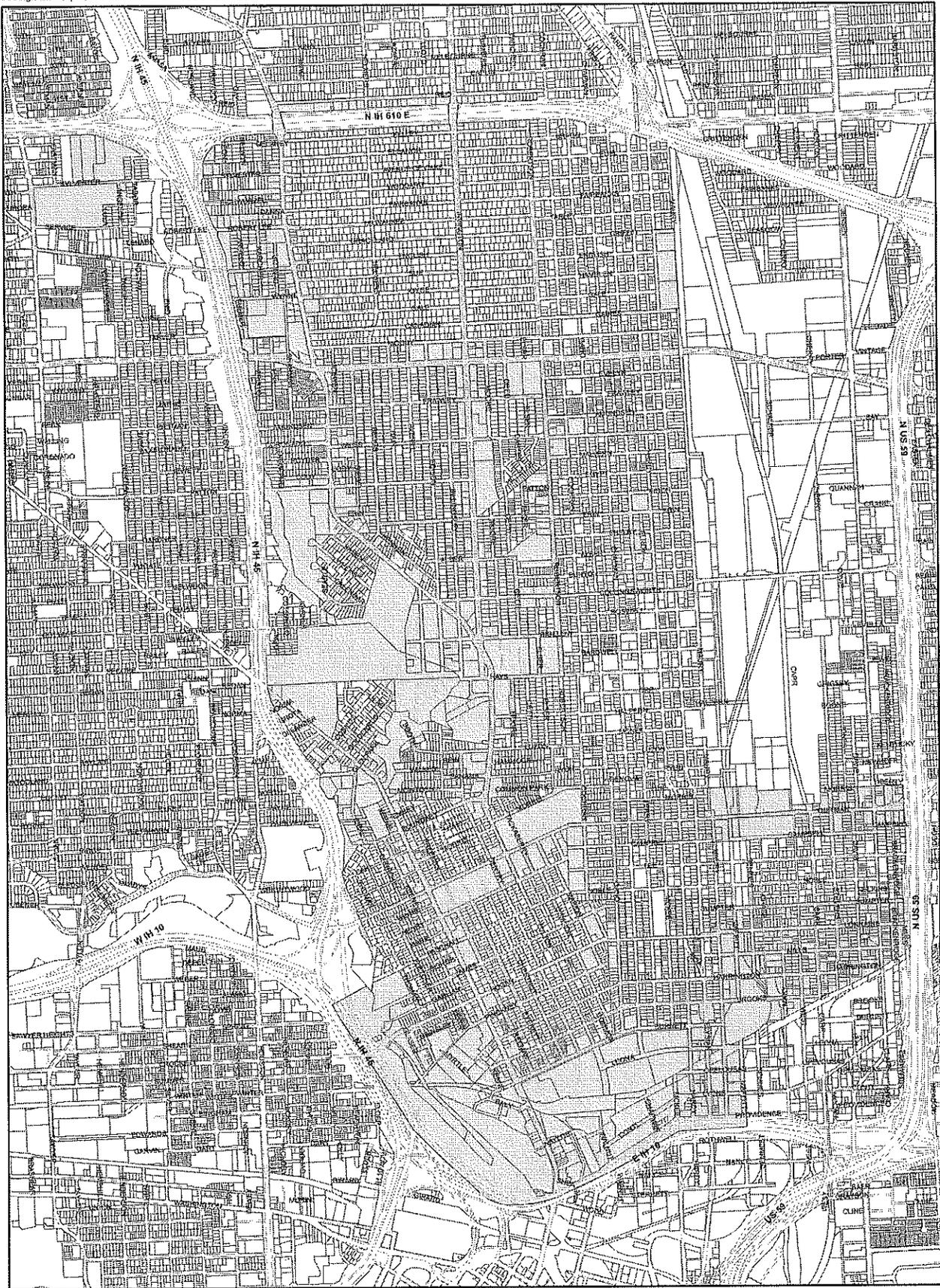
Date: December 2022

Reference: P125675_Hardy_Annexation

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**



Legend

-  Hardy/Near Northside
-  HCAD Parcels
-  Pavement

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,450.2 Acres
As Enlarged: 1,492 Acres

City of Houston Hardy/Near Northside As Enlarged



Source: COHGIS Data, HGAC, Economic Development

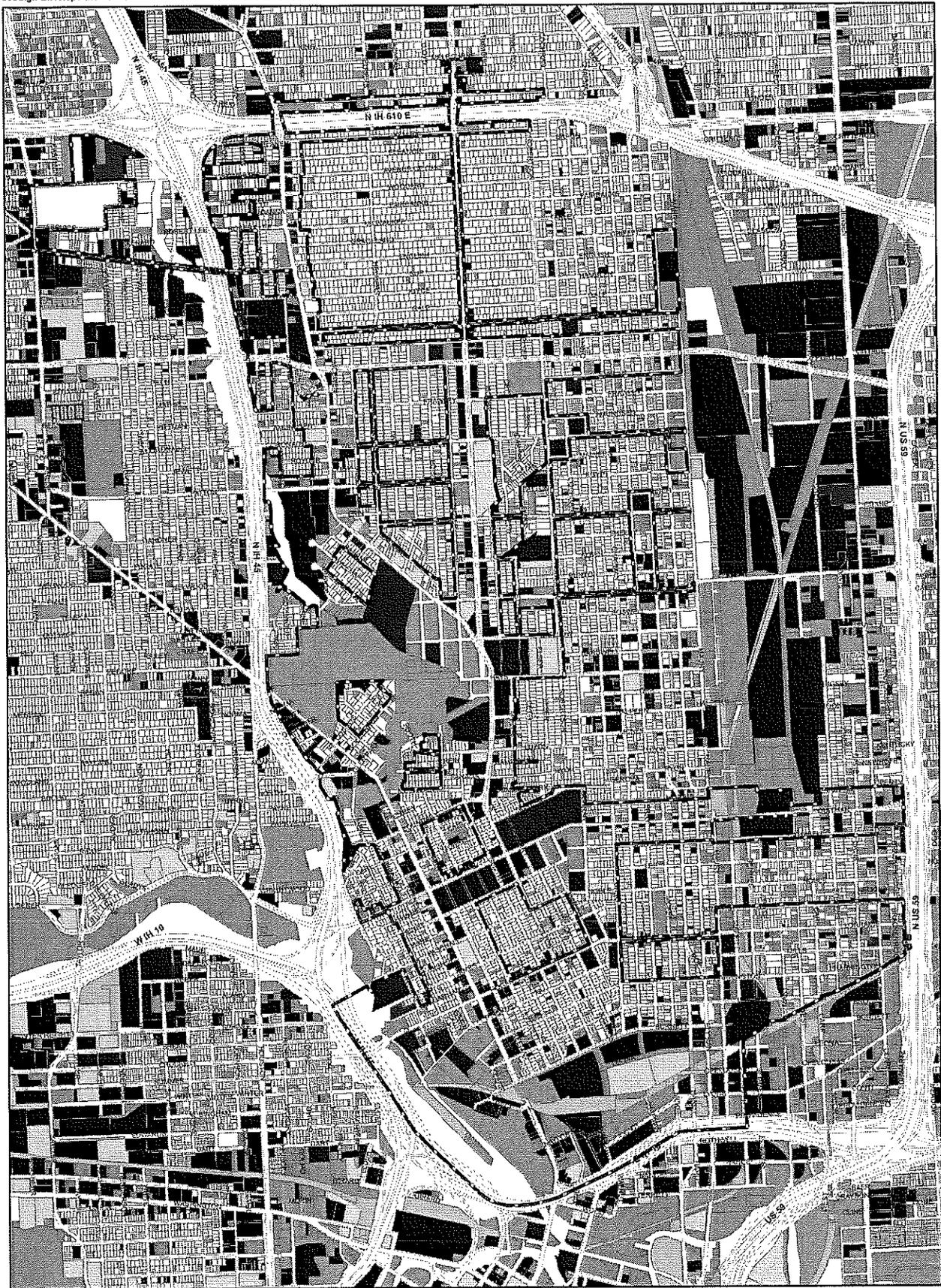
Date: December 2022

Reference: PJ25675_Hardy_Enlarged

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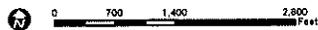


PLANNING & DEVELOPMENT DEPARTMENT



Hardy/Near Northside	
Land Use	
	Single-Family Residential
	Multi-Family Residential
	Commercial
	Office
	Industrial
	Public & Institutional
	Transportation & Utility
	Park & Open Spaces
	Agriculture Production
	Undeveloped
	Unknown

City of Houston
Hardy/Near Northside
Existing Landuse



Source: COHGIS Data, HGAC, Economic Development

Date: December 2022
 Reference: PJ25675_Hardy_Landuse

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

SINGLE SHEET OF PLAIN
COLORED PAPER

City of Houston, Texas, Ordinance No. 2022-1006

AN ORDINANCE APPROVING THE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLAN; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 2003-1258, passed and adopted December 17, 2003, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Hardy/Near Northside area; and

WHEREAS, by Ordinance No. 2008-1212, passed and adopted December 30, 2008, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

WHEREAS, Chapter 311 of the Code authorizes the Zone Board to adopt an amendment to the Plan, which amendment becomes effective upon approval by the City Council; and

WHEREAS, the Zone Board has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City Council pursuant to Ordinance No. 2009-1272 on December 9, 2009, Ordinance No. 2012-710 on August 15, 2012, and Ordinance No. 2019-994 on December 4, 2019 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

WHEREAS, the Zone Board, at its December 9, 2022 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fourth Amended Plan"), and has recommended the Fourth Amended Plan for approval by the City Council; and

WHEREAS, the City has previously enlarged the boundaries of the Zone by Ordinance No. 2019-993, passed and adopted December 4, 2019, and Ordinance No. 2022-1005, passed and adopted December 14, 2022¹; and

¹ Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Twenty-One, City of Houston, Texas, to be inserted by the City Secretary.

WHEREAS, the Fourth Amended Plan includes the implementation and continuation of projects for the enlarged Zone; and

WHEREAS, before the Zone Board may implement the Fourth Amended Plan, the City Council must approve the Fourth Amended Plan; and

WHEREAS, pursuant to Section 311.011 of the Code, a public hearing on the Fourth Amended Plan is required to be held prior to its approval by City Council; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the Fourth Amended Plan on December 14, 2022; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amended Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Fourth Amended Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

WHEREAS, the City desires to approve the Fourth Amended Plan; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are adopted as part of this Ordinance.

Section 2. Approval of the Fourth Amended Plan. That the Plan is hereby amended by adding "Part E" to the Plan, which is attached to this Ordinance as **Exhibit A**. The Fourth Amended Plan is hereby determined to be feasible and is approved.

The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amended Plan.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Severability. That, if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 14th day of December, 2022.

APPROVED this _____ day of _____, 2022.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 28 2022.

Pat J. Hensel
City Secretary

(Prepared by Legal Department _____)
(JN:jn November 28, 2022) *Ondrea Saylor*
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor) Assistant City Attorney
(LD-RE-0000000691)

Meeting 12/14/2022

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
Absent on personal business		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 12/20/2022

Exhibit A

PART E

FOURTH AMENDED PROJECT PLAN AND
REINVESTMENT ZONE FINANCING PLAN FOR
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS,**

HARDY NEAR NORTHSIDE ZONE

Fourth Amended
Project Plan and Reinvestment Zone Financing Plan

December 9, 2022

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
HARDY/NEAR NORTHSIDE ZONE
Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
HARDY/NEAR NORTHSIDE ZONE
PART E – FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Amended December 9, 2022

Introduction:

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone (“Zone”) was created by Ordinance No. 2003-1258 on December 17, 2003, for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions, deteriorated infrastructure and facilitate the remediation of a brownfield site into a new mixed-used residential community.

Section One:

The Part A Plan:

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on December 30, 2008, by Ordinance No. 2008-1212. The Part A Plan called for the redevelopment of a former 43-acre Union Pacific rail yard site and the North Main Street area in general. The Part A Plan also included provisions for the development of affordable housing and transit-oriented mixed-use developments. In addition, on May 27, 2009, by Ordinance No. 2009-432, the City and the Zone entered into an Affordable Housing Agreement which provided for a portion of the City’s tax increment revenue, per Exhibit 9 of the Part A Plan be returned to the City to use for affordable housing in and around the area of the Zone.

The Part B Plan:

On November 10, 2009, by Resolution No. 2009-0032, the City approved the creation of the Hardy/Near Northside Redevelopment Authority (“Authority”). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A Plan. On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, the City by Ordinance 2012-0710, adopted a second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan (Part C Plan). The Part C Plan restates the goals and objectives of the Part A and Part B Plans and provided for enhancements in the 326.1

acres of the Zone covered by the Part A and Part B Plans. In addition, the Part C Plan included provisions for an extension of the duration of the Zone, to December 31, 2040.

The Part D Plan:

On December 4, 2019, by Ordinance 2019-993 the City annexed an additional 1,154.52 acres of land into the Zone for a total Zone area of 1,478.62 acres. On the same day, by Ordinance 2019-994, the City adopted the Third Amended Plan (Part D Plan), which restated the goals and objectives of the Part A, Part B, and Part C Plans. Provisions included in the Part A, Part B, Part C and Part D Plans provide for the design and construction of roadways and street projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems.

Section Two:

The Zone and the City now desire to further amend the Zone Project Plan and Financing Plan as further described herein (the "Part E Plan"). The Part E Plan combined collectively with prior Plans, will provide the necessary tools needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and encourage the sound growth of residential, retail, and commercial development within the Zone. The Part E Plan anticipates the annexation of an additional 41.4 acres in and around and adjacent to certain major thoroughfares including Link Road, Sylvester Road, Airline Drive and the North Loop.

The Part E Plan:

Goals: Public improvements proposed in the Part E Plan related to the goals of the Original and amended Plans and are as follows:

Goal 1: Create pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities:

Streetscape enhancements required to create an environment to stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps, will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the community and to adjacent districts.

Goal 2: Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities:

Public infrastructure, regional trail systems and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors.

Goal 3: Expand pedestrian-attractive retail developments:

Providing base-level retail functionality is essential to the continued expansion of residential projects in the area through the implementation of enhanced pedestrian amenities with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, and public art.

Goal 4: Metropolitan Transit Authority (METRO) Initiatives and complementing the revitalization activities proposed to occur along the METRO North Corridor Alignment:

METRO funding of public transit systems can be complemented by Zone activities including the funding of streetscape upgrades, right-of-way acquisition, and provisions for parking to serve retail needs. The METRO Solutions North Corridor alignment located within the Zone includes a proposed Burnett Plaza Intermodal Terminal. The planned facility would provide for light rail, bus services, carpool, and bicycle and pedestrian modes of transportation. This METRO program, when executed, will significantly impact economic development within the Zone and facilitate the construction of transit-oriented development. A primary goal of the Part C Plan is to maximize the positive economic impacts of the METRO initiatives.

Goal 5: Cultural and Public Facilities; Affordable Housing:

Increasing public and cultural facilities and affordable housing for current residents is an important public policy goal of the Part E Plan. Zone funds will be leveraged with private, public, and non-profit developers to integrate affordable housing into proposed redevelopment projects within the City. These projects, along with improved infrastructure, additional fire, police, library, and public health facilities, and cultural and community centers, will improve security and enhance the quality of life for existing and new residents and businesses in the Zone.

Goal 6: Infrastructure Improvements:

Public streets and public utility systems are needed to create an environment that will stimulate private investment in retail, residential, multi-family, and commercial developments. Construction of key streets and utility systems will enhance the level of service in the area, improve functionality, replace aged facilities, and improve aesthetics. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TXDOT, METRO, and others as needed, and where possible will include elements not included by those programs. Attention will be focused on leveraging TIRZ funds through the funding of elements not addressed by the capital improvement programs of sister agencies.

A. PROJECT PLAN

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, parks and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): Non-project costs reflect, in part, costs of the Greater Near Northside Management District, and the portion of their annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications. Additional public infrastructure costs primarily associated with transportation and mobility projects are to be incurred by the Texas Department of Transportation, METRO, Harris County Toll Road Authority, Harris County Precinct Two and the City of Houston.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the TIRZ (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including a Survey of Housing Demand conducted by CDS Market Research in 1999, the Northside Village Economic Redevelopment Plan conducted by the City of Houston Planning Department in 2001, and the Planned Development Relative to Total Market Demand Study conducted by CDS Market Research in 2003. Exhibits 2, 3 and 9a, constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Part E Plan estimates total project costs of \$351,000,000. The TIRZ and the City find and determine that the Part A, Part B, Part C, Part D Plans, and Part E Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred; Approval of Issuance by the Authority (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by or on behalf of the Zone will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available and shall be in the amount of the Project Costs, plus the costs of issuance. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with

developers and other entities for grant funding and partnerships. Tax Year 2003 was the base year of the Original area of the Zone, Tax Year 2018 is the base year for the 2019 Annexed Area of the Zone. As outlined in Exhibits 2, 3, and 4, approximately \$69,681,669 million in increment is estimated to be generated over the remaining life of the Zone, and available for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.55083/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The certified appraised value for Tax Year 2022 in the Zone, as of August, 2022, is \$1,006,496,559. Base year values are computed with regard to the original Zone, and annexations, in accordance with Texas Tax Code §311.012.

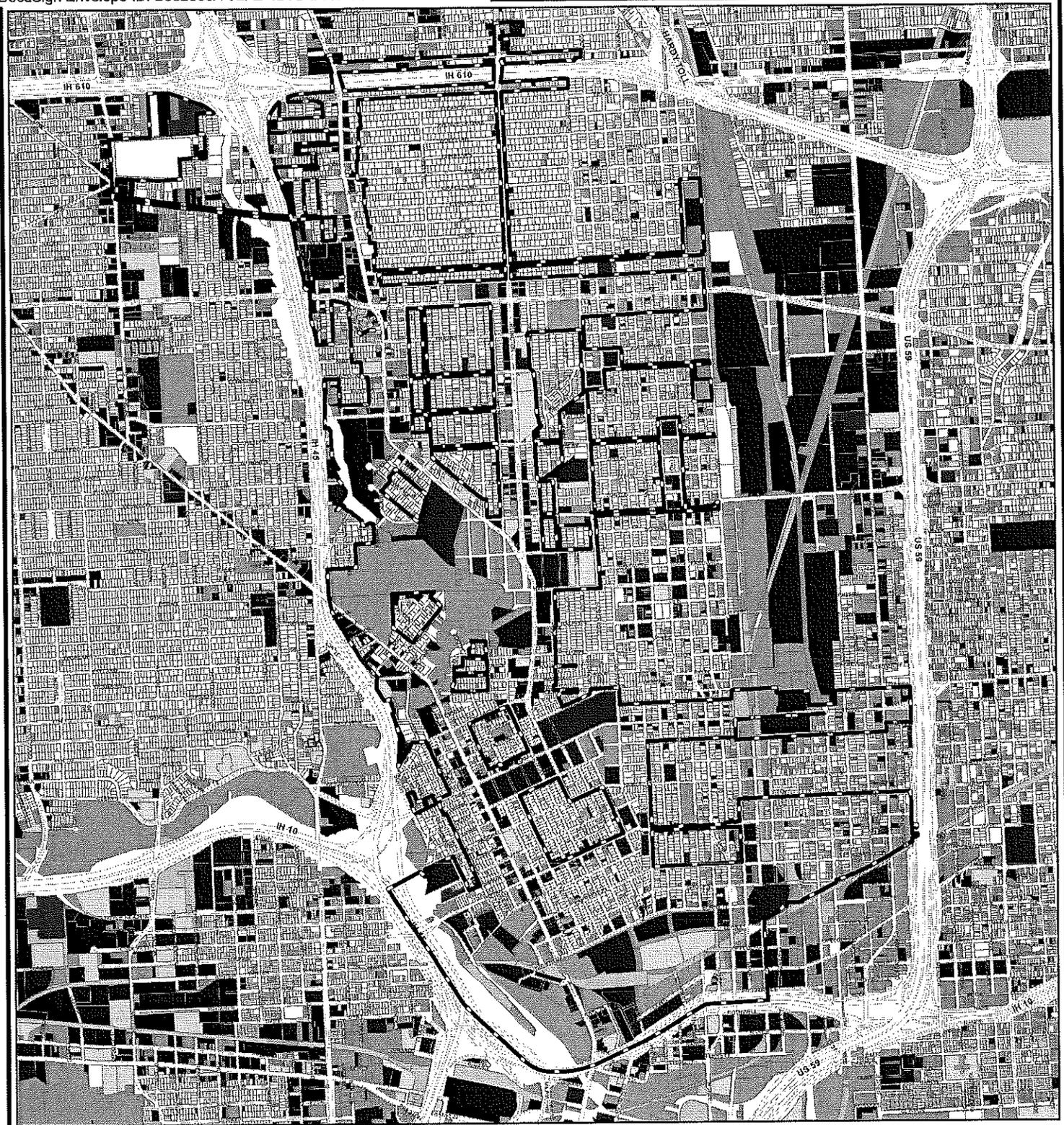
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2, 3 and 4.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 17, 2003, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure then what was originally projected, by Ordinance 2012-0710, adopted by the City on August 15, 2012, and in accordance with Texas Tax Code §311.007(c) the termination date of the Zone was extended to December 31, 2040, as part of the Part C Plan.

MAPS AND EXHIBITS

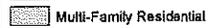
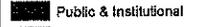
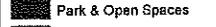
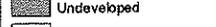
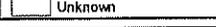
Project Cost Amendments: The following table includes the approved project cost for the Parts A, B, C & D Plans and the changes made to those budgets through this Part E Amendment:

	Estimated Costs 2008 Plan - Part A	Estimated Costs 2009 Plan - Part B	Estimated Costs 2012 Plan - Part C	Estimated Costs 2019 Plan - Part D	Estimated Costs 2022 Plan - Part E	Total Costs	Cost Through 06/30/2022	Remaining Costs
Infrastructure Improvements:								
Roadway and Sidewalk Improvements - Parts A, B, C & D	\$ 16,000,000	\$ 21,692,000	\$ -	\$ 60,000,000	\$ -	\$ 97,692,000		
Roadway, Sidewalk and Landscape Improvements								
Roadway and Sidewalk - Part E								
Roadway, Sidewalk and Bridge Improvements								
Total Roadway, Sidewalks and Bridges - Parts A, B, C, D & E	\$ 16,000,000	\$ 21,692,000	\$ -	\$ 60,000,000	\$ -	\$ 200,000,000	\$ 13,166,287	\$ 284,525,713
Public Utility Improvements - Parts A, B, C & D	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ -	\$ 47,884,000		
Public Utility Improvements								
Public Utility Improvements - Part E								
Public Utility Improvements								
Total Public Utility Improvements - Parts A, B, C, D & E	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ -	\$ 100,000,000	\$ -	\$ 147,884,000
Total Infrastructure Improvements - Parts A, B, C, D & E	\$ 16,000,000	\$ 23,621,000	\$ 5,955,000	\$ 100,000,000	\$ 300,000,000	\$ 445,576,000	\$ -	\$ 432,409,713
Other Project Costs:								
Parks and Recreational Facilities Improvements - Parts A, B, C & D	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ -	\$ 29,328,000		
Parks, Plazas and Public Space Improvements								
Parkland Recreational Facilities Improvements - Part E								
Parks, Plazas and Public Space Improvements								
Total Parks and Recreational Facilities Improvements - Parts A, B, C, D & E	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ 50,000,000	\$ 79,328,000	\$ -	\$ 79,328,000
Land Acquisition - Parts A, B, C & D	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ -	\$ 9,820,000		
Land Assembly, Site Preparation, Environmental Remediation								
Land Acquisition - Part E								
Land Assembly, Site Preparation, Environmental Remediation								
Total Land Acquisition - Parts A, B, C, D & E	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ -	\$ 9,820,000	\$ -	\$ 9,820,000
Zone Creation, Operations and Financing Costs - Parts A, B, C & D	\$ 2,200,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 4,200,000		
Zone Creation and Administration								
Financing Costs	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000		
Zone Creation, Operations and Financing Costs - Part E								
Zone Creation and Administration								
Total Creation, Operations and Financing Costs - Parts A, B, C, D & E	\$ 3,900,000	\$ -	\$ -	\$ 2,000,000	\$ 1,000,000	\$ 6,900,000	\$ 1,316,988	\$ 5,583,012
Affordable Housing Costs - Parts A, B, C & D	\$ 5,000,000	\$ 12,500,000	\$ 7,420,000	\$ 8,000,000	\$ -	\$ 32,920,000		
Affordable Housing								
Affordable Housing Costs - Part E								
Affordable Housing								
Total Affordable Housing Costs - Parts A, B, C, D & E	\$ 5,000,000	\$ 12,500,000	\$ 7,420,000	\$ 8,000,000	\$ -	\$ 32,920,000	\$ 2,556,586	\$ 30,363,414
Total Other Project Costs - Parts A, B, C, D & E	\$ 8,900,000	\$ 18,760,000	\$ 10,308,000	\$ 132,000,000	\$ 351,000,000	\$ 541,624,000	\$ 17,039,861	\$ 527,140,725
PROJECT PLAN TOTAL	\$ 24,900,000	\$ 42,381,000	\$ 16,263,000	\$ 140,000,000	\$ 351,000,000	\$ 987,200,000	\$ 17,039,861	\$ 959,550,438



Legend

Land Use

-  Single-Family Residential
 -  Multi-Family Residential
 -  Commercial
 -  Office
 -  Industrial
 -  Public & Institutional
 -  Transportation & Utility
 -  Park & Open Spaces
 -  Agriculture Production
 -  Undeveloped
 -  Unknown
-  Hardy/Near Northside Boundary

**City of Houston Hardy/Near
Northside Proposed and
Existing Land Uses**



Source: COHGIS Data, HCAD, Economic Development

Date: December 9, 2022

Reference: PJ25671_Landuse

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXHIBIT 2: TIRZ 21 Hardy/Near Northside Net Revenue Schedule
Net Revenue

TY	Increment Revenue			
	City Original Area	City 2019 Annexed Area	City 2022 Annexed Area	Total Increment Revenue
2022	\$ 705,819	\$ 443,769	\$ -	\$ 1,149,588
2023	\$ 751,658	\$ 595,730	\$ 9,495	\$ 1,356,883
2024	\$ 799,788	\$ 755,290	\$ 19,465	\$ 1,574,542
2025	\$ 850,325	\$ 922,827	\$ 29,933	\$ 1,803,085
2026	\$ 903,389	\$ 1,098,741	\$ 40,924	\$ 2,043,054
2027	\$ 959,106	\$ 1,283,451	\$ 52,465	\$ 2,295,022
2028	\$ 1,017,609	\$ 1,477,396	\$ 64,584	\$ 2,559,589
2029	\$ 1,079,037	\$ 1,681,039	\$ 77,308	\$ 2,837,384
2030	\$ 1,143,537	\$ 1,894,863	\$ 90,668	\$ 3,129,068
2031	\$ 1,211,262	\$ 2,119,379	\$ 104,696	\$ 3,435,337
2032	\$ 1,282,372	\$ 2,355,121	\$ 119,426	\$ 3,756,919
2033	\$ 1,357,039	\$ 2,602,649	\$ 134,892	\$ 4,094,580
2034	\$ 1,435,438	\$ 2,862,555	\$ 151,132	\$ 4,449,125
2035	\$ 1,517,758	\$ 3,135,455	\$ 168,183	\$ 4,821,396
2036	\$ 1,604,193	\$ 3,422,000	\$ 186,087	\$ 5,212,281
2037	\$ 1,694,951	\$ 3,722,873	\$ 204,887	\$ 5,622,711
2038	\$ 1,790,246	\$ 4,038,790	\$ 224,626	\$ 6,053,661
2039	\$ 1,890,306	\$ 4,370,502	\$ 245,352	\$ 6,506,160
2040	\$ 1,995,369	\$ 4,718,800	\$ 267,114	\$ 6,981,283
	\$ 23,989,203	\$ 43,501,229	\$ 2,191,236	\$ 69,681,669

EXHIBIT 2A: TIRZ 21 Revenue and Transfer Schedule
Net Revenue

Tax Year	Increment Revenue						Net Revenue (Total Increment Revenue less Transfers)
	Original Area	2019 Annexed Area	2022 Annexed Area	Total	Less City Admin Fees (City Only)	Less City Affordable Housing (City Only)	
	City	City	City	Total City All Areas			
2022	\$ 705,819	\$ 443,769	\$ -	\$ 1,149,588	\$ 57,479	\$ 199,383	\$ 892,726
2023	\$ 751,658	\$ 595,730	\$ 9,495	\$ 1,356,883	\$ 67,844	\$ 212,591	\$ 1,076,448
2024	\$ 799,788	\$ 755,290	\$ 19,465	\$ 1,574,542	\$ 78,727	\$ 226,394	\$ 1,269,421
2025	\$ 850,325	\$ 922,827	\$ 29,933	\$ 1,803,085	\$ 90,154	\$ 240,818	\$ 1,472,113
2026	\$ 903,389	\$ 1,098,741	\$ 40,924	\$ 2,043,054	\$ 102,153	\$ 255,890	\$ 1,685,012
2027	\$ 959,106	\$ 1,283,451	\$ 52,465	\$ 2,295,022	\$ 114,751	\$ 271,641	\$ 1,908,630
2028	\$ 1,017,609	\$ 1,477,396	\$ 64,584	\$ 2,559,589	\$ 127,979	\$ 288,101	\$ 2,143,508
2029	\$ 1,079,037	\$ 1,681,039	\$ 77,308	\$ 2,837,384	\$ 141,869	\$ 305,302	\$ 2,390,212
2030	\$ 1,143,537	\$ 1,894,863	\$ 90,668	\$ 3,129,068	\$ 156,453	\$ 323,276	\$ 2,649,339
2031	\$ 1,211,262	\$ 2,119,379	\$ 104,696	\$ 3,435,337	\$ 171,767	\$ 342,059	\$ 2,921,511
2032	\$ 1,282,372	\$ 2,355,121	\$ 119,426	\$ 3,756,919	\$ 187,846	\$ 361,688	\$ 3,207,385
2033	\$ 1,357,039	\$ 2,602,649	\$ 134,892	\$ 4,094,580	\$ 204,729	\$ 382,200	\$ 3,507,651
2034	\$ 1,435,438	\$ 2,862,555	\$ 151,132	\$ 4,449,125	\$ 222,456	\$ -	\$ 4,226,668
2035	\$ 1,517,758	\$ 3,135,455	\$ 168,183	\$ 4,821,396	\$ 241,070	\$ -	\$ 4,580,326
2036	\$ 1,604,193	\$ 3,422,000	\$ 186,087	\$ 5,212,281	\$ 260,614	\$ -	\$ 4,951,667
2037	\$ 1,694,951	\$ 3,722,873	\$ 204,887	\$ 5,622,711	\$ 281,136	\$ -	\$ 5,341,575
2038	\$ 1,790,246	\$ 4,038,790	\$ 224,626	\$ 6,053,661	\$ 302,683	\$ -	\$ 5,750,978
2039	\$ 1,890,306	\$ 4,370,502	\$ 245,352	\$ 6,506,160	\$ 325,308	\$ -	\$ 6,180,852
2040	\$ 1,995,369	\$ 4,718,800	\$ 267,114	\$ 6,981,283	\$ 349,064	\$ -	\$ 6,632,219
	\$ 23,989,203	\$ 43,501,229	\$ 2,191,236	\$ 69,681,669	\$ 3,484,083	\$ 3,409,343	\$ 62,788,242

TAB

SEVEN

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8038

6.3 AGREEMENTS AND FORMS

6.3.1 FACILITIES EXTENSION AGREEMENTS

6.3.1.1 FACILITIES EXTENSION AGREEMENT FOR DISTRIBUTION VOLTAGE FACILITIES

This Facilities Extension Agreement for Distribution Voltage Facilities is entered into by and between Near Northside Redevelopment Authority, herein called "Retail Customer" and CenterPoint Energy Houston Electric, LLC, herein called "Company" (hereinafter referred to as Agreement) for the extension of Company's Delivery System distribution voltage facilities, including temporary facilities (hereinafter referred to as facilities extension or extension), as described herein.

This Agreement covers the facilities extension to Retail Customer location at 1701 South Street, Houston, TX 77009

The Company agrees to accept payment of \$53,950.00 Dollars to be paid by the Retail Customer, as a Non-Refundable Construction Payment in connection with the Retail Customer request to extend Company facilities to the above described location as follows: Cost for relocating the poles into the standard loction in the ROW per customer request.

- Unless otherwise stated by Company in writing, the Non-Refundable Construction Payment amount above is valid for twelve months.

In consideration of said Non-Refundable Payment, to be paid to Company by Retail Customer prior to commencement of construction, Company agrees to install and operate lines and equipment necessary to distribute electric service to the identified location under the following General Conditions:

- Company shall at all times have title to and complete ownership and control over facilities installed by Company.
- Retail Customer must make satisfactory payment arrangements (if payment is required to extend Company facilities) and sign and return this Agreement before Company can proceed with the requested extension.

CenterPoint Energy Houston Electric, LLC
Applicable: Entire Service Area

CNP 8038

- Extension of service facilities is contingent on acquisition of all necessary easements and rights of way.

If the facilities extension requested by Retail Customer calls for construction of underground Delivery System facilities at distribution voltages, Retail Customer must also agree to Company’s additional specifications and terms and conditions determined by Company for the construction of underground electric service facilities.

The Company’s Tariff for Retail Delivery Service, on file with the Public Utility Commission of Texas, is incorporated into this Agreement, including without limitation Sections 5.2.1 (limitation of liability), 5.2.4 (force majeure), and 5.2.6 (disclaimer of warranties) thereof.

Nothing herein contained within this Agreement shall be construed as a waiver or relinquishment by Company of any right that it has or may hereafter have to discontinue service for or on account of default in the payment of any bill owing or to become owing thereafter for any other reason or cause stated in Company’s Tariff.

This Agreement shall not be binding upon Company unless and until it is signed by an authorized representative of the Company.

CenterPoint Energy Houston Electric, LLC

Retail Customer

By Joseph Kubeczka
Joseph Kubeczka

(name printed or typed)

By _____

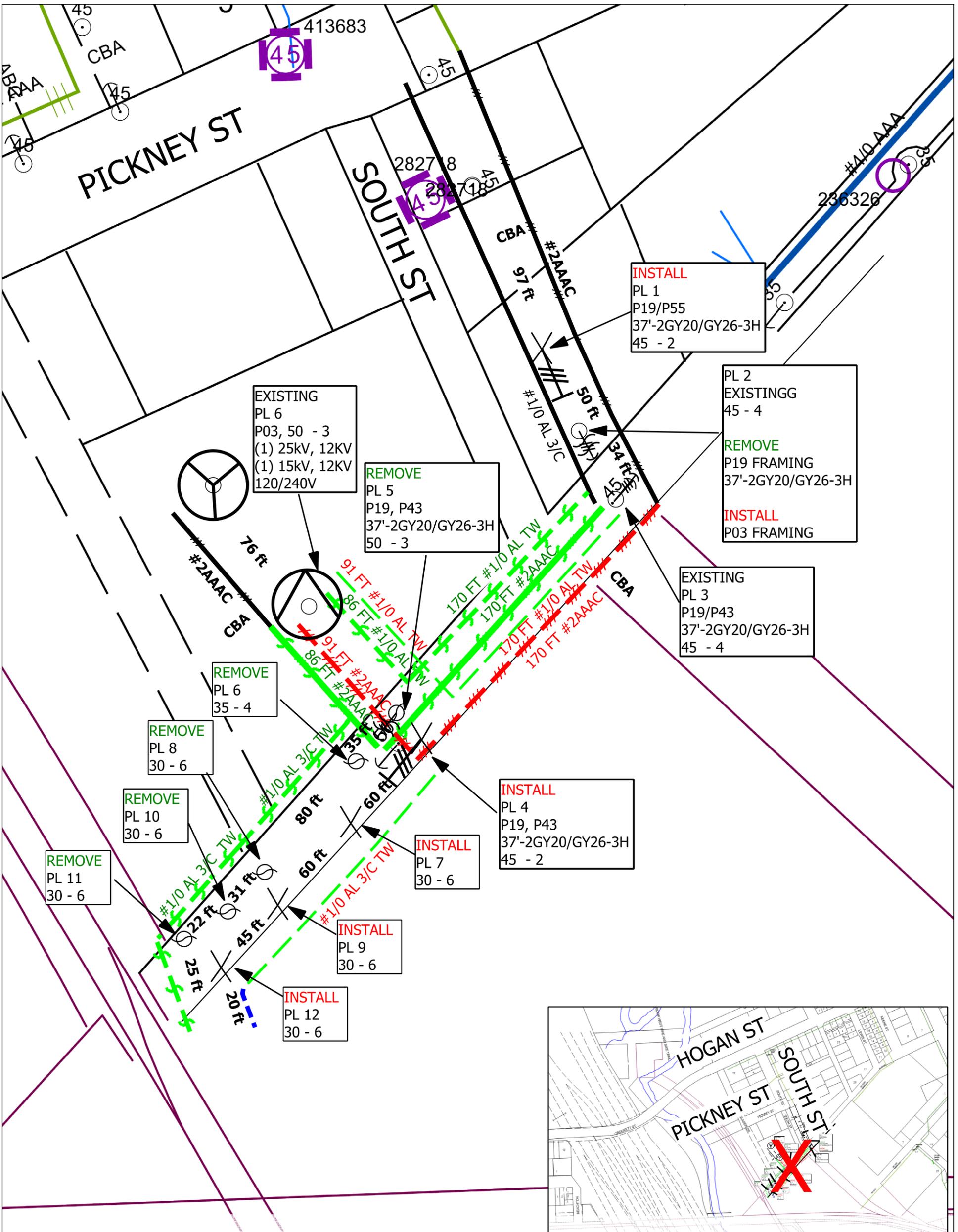
(name printed or typed)

Title Service Consultant

Title _____

Date 02/09/2023

Date _____



Safety Forward **CENTERPOINT ENERGY**

NOTES: CNP TO RELOCATE OVH INTO ROW. CNP TO INSTALL 5 POLES, #2AAAC, AND #1/0 AL 3/C.
 CNP TO REMOVE 5 POLES, #2AAAC, AND #1/0 AL 3/C



WORK ORDER #	MAIN WORK CENTER	ORDER TYPE	MAINT ACCT TYPE	FUNCTIONAL LOCATION
106494219	Bellaire	HDC2	93	DIS-041555-OVH
CONSULTANT: Joseph Kubeczka Jr		KEY MAP	GLN	CIRCUIT ID NUMBER
PHONE NUMBER	MOBILE NUMBER	493G	5458110107	NS08
713-945-4269	281-520-6333	DATE REQUESTED	FIELD TECH	FIELD COMPLETION DATE
ADDRESS: 1701 South Street, Houston, TX 77009		02/09/2023		
			SCALE: 1" = 50	DDS DESIGN



Please make check payable to:
CenterPoint Energy

Attn: **BEL PAC**

4300 Bissonnet Blvd.
Bellaire, TX 77401

INVOICE

Customer Info:

2/9/23

Name:	Near Northside Redevelopment Authority				
Address:	1701 South Street				
City:	Houston	State:	TX	Zip:	77009
Phone:	832-654-9090				
Email:	jmares@gaugeengineering.com				
CNP Representative:	Joseph Kubeczka	Phone:	713-945-4269		

	Description	W/O #	Total
1	Cost for Relocation	106494219	\$53,950.00
2			
3			
4			
5			
			\$53,950.00

PLEASE MAIL PAYMENT TO THE ABOVE ADDRESS.
Processing of check may be delayed without the return of this invoice.

Make all checks payable to: *CenterPoint Energy*

Please send a copy of this invoice along with the check. Charges good for 1 year from date of invoice.

Payment is required prior to release of construction work order

If you have any questions concerning this invoice, please contact your CNP Representative at number above.

Thank you for using CenterPoint Energy

TAB

EIGHT



**ADRIAN
GARCIA**
COMMISSIONER

Partnership Project Request Form Capital Improvement Project

Requesting Agency Information	
Requesting Agency	
Requesting Agency Point Of Contact	
First Name	
Last Name	
Title	
Phone Number	
Email Address	
Physical Address	

Request Summary	
Project Type (Select One)	Street, Drainage, Sidewalk, Traffic Improvements, Parks, Planning Studies, Others
Estimated Project Cost	
Funding Commitment by Requesting Entity	
Funding Requested From Precinct 2	
Alternative Requests from Precinct 2 other than funding	
Other Funding Source/Funding Partners	
Proposed Project Start Date	

Project Information Data

A. Project Description

B. Funding Commitment and Agency Priority

C. Master Plan Element

D. Flooding Threat/Safety/ Traffic Improvements

E. Level of Protection/Level of Service/ Connectivity

F. Project Area

G. Ancillary Benefits

H. Level of Partner Participation

I. Operations and Maintenance Cost to Harris County

The City of Houston currently maintains Hogan Street and Lorraine Street and will continue to do so upon completion of the project. Further, at this time no amenities above the level of maintenance the City of Houston normally provides to City roadway and streets are anticipated. However, the NNRA will work through the Greater Northside Management District for perpetual maintenance of amenities, above what the City will maintain if any are incorporated into the final design of the project.

There are no anticipated maintenance costs to Harris County or Harris County Precinct Two.

Signature of the Applicant/Applicants Agent:

A handwritten signature in blue ink, appearing to be 'ED REYES', is written over a large blue checkmark.

Name and Title: ED REYES, CHAIRMAN OF THE BOARD

Date: 1/25/2023

TAB

NINE

TASK ORDER NO. 4 – Supplemental No. 2



June 20th, 2023

Ed Reyes, Chairman
Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewell, LLP and Tifworks
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Re: Proposal for design revisions per Harris County Pct 2 request – Pinckney Trail Connection

Dear Mr. Reyes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for the design revision efforts related to the already permitted 10-ft concrete multi-use Pinckney trail construction plans, per Harris County Pct 2 request. The construction plans have already been approved by City of Houston, Harris County and Houston Parks Board, but new signatures and resubmittals may be required due to revisions.

We propose to perform this work for a lump sum amount of **\$19,145.00**. A detailed breakdown of the scope items and fee can be found under Exhibit "A" and "B". A portion of this work is already underway to minimize delays to the project. Please feel free to contact me at (832) 318-8800 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", written over a horizontal line.

Muhammad Ali, P.E.
Principal

Accepted for
Hardy/Near Northside Redevelopment Authority/TIRZ 21

Signature _____ Date _____

Attachments:
Exhibit A – Scope
Exhibit B – Level-of-Effort

Print _____

TASK ORDER NO. 1 – AMENDMENT NO. 1



May 17th, 2023

Ed Reyes, Chairman
Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewell, LLP and Tifworks
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Re: Proposal to Provide On-Call Engineering Consulting Services to Hardy/Near Northside Redevelopment Authority TIRZ 21

Dear Ms. Reyes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for on-call engineering consulting services. Gauge will provide support services as requested and authorized by the Board of Directors or as directed by the Administrator. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed **\$10,000**, at the rates shown on the attached rate sheet, Exhibit A. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", written over a horizontal line.

Muhammad Ali, P.E.
Principal

Accepted for
Hardy/Near Northside Redevelopment Authority/TIRZ 21

Signature

Date

Attachments:
Exhibit A –Hourly Rate Schedule

Print

Accepted for
City of Houston

Signature

Date

Print



Exhibit A

	Classification	Rate per Hr.
1	Principal	\$275
2	Sr. Project Manager	\$225
3	Project Manager	\$175
4	Construction Manager	\$170
5	Senior Project Engineer	\$165
6	Project Engineer	\$150
7	GIS Specialist	\$130
8	Graduate Engineer	\$120
9	Senior Designer	\$115
10	Inspector	\$110
11	Project Administrator	\$110
12	CADD Tech	\$90
13	Administrative Assistant	\$85
14	Clerical	\$65

SINGLE SHEET OF PLAIN
COLORED PAPER

EXHIBIT A
SCOPE OF SERVICES
PINCKNEY TRAIL CONNECTION
WBS No. N-T21010-0001-3
DESIGN REVISIONS PER HARRIS COUNTY PCT 2 REQUESTS

The Pinckney Trail Connection consists of approximately 850 feet of 10' concrete multi-use trail along City of Houston right-of-way from the White Oak Bayou Greenway to the intersection of Fletcher Street and Pinckney Street. The project will provide a dedicated pedestrian and bicycle pathway from the community to the White Oak Bayou Greenway, thus safely connecting the neighborhood to the existing regional hike and bike trail network along White Oak Bayou, Buffalo Bayou, and the MKT Trail.

Harris County Pct 2 has requested, through TIRZ 21, design revisions on the final submittal of the plan set. These requests include widening the existing driveway at South St into the property to the south, adjusting the location of a proposed storm sewer facility and reevaluating the location of the proposed CenterPoint Energy electric pole with the adjacent property owner. Requests will be implemented, and the plan set updated as required.

I. DESIGN REVISIONS (Final)

A) Storm Sewer Design

- a) Revise storm sewer plan and profile sheets
- b) Revise storm sewer lateral sheets

B) Trail Design

- a) Revise trail plan and profile sheets
- b) Revise pavement markings sheet

C) Project Management/Specs/Agencies & Team Coordination/Quantities/Misc

- a) Site visit and data collection
- b) Quantities and cost estimate update

D) Utility Coordination

- a) Utility coordination with utility owners
- b) Exhibits for utility discussions on pole relocations
- c) Field visits
- d) Coordination with private property owner
 - a. Agreement on location of new CNP pole in easement
- e) COH Private Utility Letters to utility owners & utility signatures
- f) Continuing with relocation reimbursement agreement with CNP electric.

EXHIBIT B
 PINCKNEY TRAIL CONNECTION
 WBS No. N-T21010-0001-3
 SUPPLEMENTAL No 2 REQUESTED DESIGN REVISIONS - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS	PROJ MGR	SR PROF ENGINEER	GRAD ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. STORM SEWER DESIGN							
1 Storm Sewer Plan & Profile - (2 Sheets)	1	4	16	8		29	\$3,670.00
2 Storm Sewer Lateral Sheets (1 Sheet)	1	4	12	4		21	\$2,770.00
<i>Total</i>	2	8	28	12	0	50	\$6,440.00
B. TRAIL DESIGN							
1 Trail Plan and Profile Shts (2 Shts - 1":40')	1	4	16	8		29	\$3,670.00
2 Pavement Markings Sheet (1 Sheet)	1	1	4	2		8	\$1,075.00
<i>Total</i>	2	5	20	10	0	37	\$4,745.00
C. PROJ MGMT/SPECS/AGENCIES & TEAM COORDINATION/QUANTITIES/MISC							
1 Site Visit and Data Collection		4	4			8	\$1,160.00
2 Quantities and Cost Estimate (including updated all costs to current prices)	1	4	6			11	\$1,620.00
<i>Total</i>	1	8	10	0	0	19	\$2,780.00
D. UTILITY ENGINEERING INVESTIGATION							
1 Utility coordination with utility owners	4	2	2			8	\$1,420.00
2 Exhibits			2			2	\$250.00
3 Field visits	4	2				6	\$1,170.00
4 Coordination with private property owners	2		4			6	\$920.00
5 COH Private Utility Letters to utility owners & utility signatures		1	2			3	\$415.00
6 Continue with reimbursement agreement with CNP electric & TIRZ	4	1				5	\$1,005.00
<i>Total</i>	14	6	10	0	0	30	\$5,180.00
TOTAL HOURS	19	27	68	22	0	136	
Contract Labor Rate	\$210.00	\$165.00	\$125.00	\$100.00	\$75.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$3,990.00	\$4,455.00	\$8,500.00	\$2,200.00	\$0.00		\$19,145.00

TAB

TEN

EXHIBIT A / TASK ORDER #3, AMENDMENT #1

TASK ORDER #3, AMENDMENT #1: MISCELLANEOUS DRAWINGS & VISUALIZATION

For Task Order #3, Amendment #1 for Near Northside Redevelopment Authority (“the Authority”), SWA will provide drawing / visualization services as requested by the Authority on a per-request basis. SWA shall submit a written sub-task authorization to include deliverables, schedule, and fees and receive approval from the Authority before proceeding. The professional fee of \$59,000 shall reflect a maximum, aggregate amount for Sub-Tasks in the Authority’s 2023-2024 fiscal year. Additional requests beyond the maximum fee by the Authority shall be the subject of a subsequent Task Order.

TOTAL – \$59,000 (Not-To-Exceed), including expenses (billed monthly on percent completion per each approved sub-task)

SUMMARY:

Fiscal Year 2022-2023:

- Task Order #3, Fiscal Year 2022-2023, Task Order Total: \$50,000.00
- Task Order #3, Fiscal Year 2022-2023, Task Order Amount Authorized: \$41,000.00

Fiscal Year 2023-2024:

- Task Order #3, Amendment #1, Fiscal Year 2023-2024, Amended Task Order Total: \$100,000.00
- Task Order #3, Amendment #1, Fiscal Year 2023-2024, Task Order Amount Available: \$59,000.00

END OF DOCUMENT

Approved By:

Near Northside Redevelopment Authority

Date

SWA Group

Date

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EXHIBIT A / TASK ORDER #4

TASK ORDER #4: TREE PLANTING PLANS (CIP T-2109) for FY2023-2024

Purpose:

SWA will continue its street tree planting plans for the Near Northside Redevelopment Authority (“the Authority”) for major and minor thoroughfares and collector streets within the TIRZ #21 boundaries in accordance with CIP T-2109 for fiscal year 2023-2024.

Procedure:

To expand the street tree planting plans prepared by SWA for fiscal year 2022-2023, SWA will identify locations for supplemental street tree planting within the Zone boundaries on major and minor thoroughfares and collector streets, perform site visits to verify potential locations and site conditions, and prepare planting plans on annotated aerial base plans. SWA understands the current construction budget for street tree planting for FY 2023-2024 is \$25,000 (including design fees).

a. Deliverables:

- i. Coordination with TIRZ #21, Trees for Houston and City of Houston Urban Forestry
- ii. Coordination with TIRZ #21 Civil Engineer for utility map requests (AT&T and CenterPoint) to identify potential utility conflicts (Maps to be subsequently provided to Zone and Trees for Houston)
- iii. Preparation of base materials and existing conditions
- iv. Site visits to confirm existing conditions and prospective tree locations
- v. Plan with proposed tree species for Major and Minor Thoroughfares and Collector streets on aerial imagery

b. Schedule: July 2023-February 2024

c. Fee: \$5,500.00

Approved By:

Near Northside Redevelopment Authority

Date

SWA Group

Date



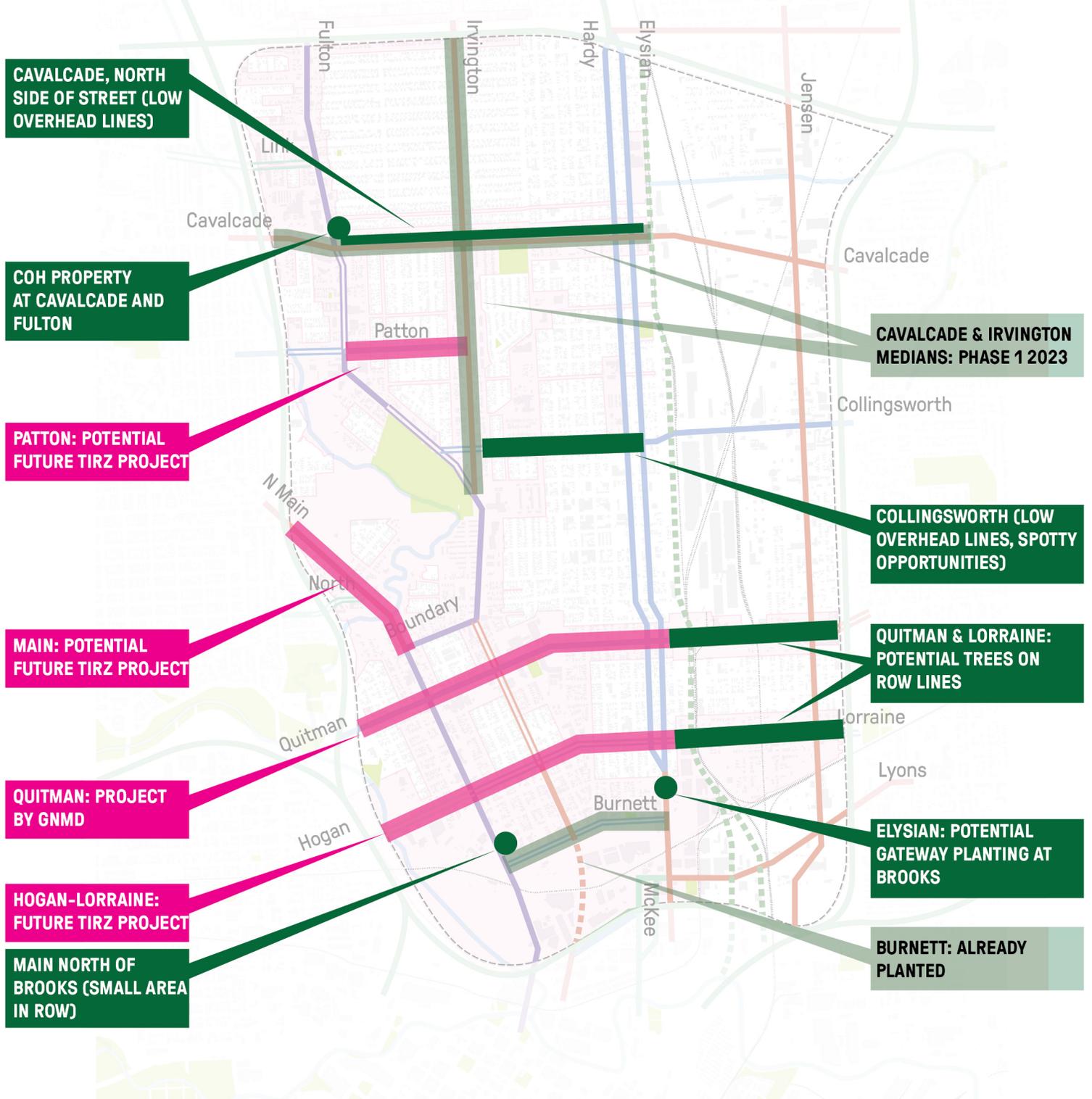
TAB 11

TIRZ #21: TREE PLANTING PHASE 2 OPPORTUNITIES

v. 230616



- POTENTIAL FUTURE CAPITAL IMPROVEMENT PROJECT
- ALREADY PLANTED OR PENDING PLANTING
- POTENTIAL PHASE 2 PLANTING LOCATIONS



Major Thoroughfare	Major Collector	Minor Collector	Freeway/Expressway	Transit Corridor
 Sufficient Width	 Sufficient Width	 Sufficient Width	 Sufficient Width	 Sufficient Width
 To Be Widened	 To Be Widened	 To Be Widened	 To Be Widened	 To Be Widened
 Proposed	 Proposed	 Proposed	 Proposed	 Proposed

