

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

February 8, 2016

**REINVESTMENT ZONE NUMBER TWENTY-ONE,
CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

AND

**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING**

TO: THE BOARD OF DIRECTORS OF THE HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone") to be held on **Monday, February 8, 2016, at 4:00 p.m., at 218 Joyce Street, Houston, Texas, 77009**, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Minutes of the previous meetings.
2. Presentation from TxDot.
3. Bookkeeper's Report, including:
 - a. payment of invoices.
4. Projects Report:
 - a. Agreement with Houston Parks Board--pedestrian pathways/hike and bike project.
 - b. Contract for Hardy Yards Improvements project Phases 1 and 2.
 - i. Contractor Pay Requests;
 - ii. Change Orders; and
 - iii. Report from Tifworks, LLC.
5. Capital improvements plan, economic development projects and Zone boundary extensions:
 - a. Resolution Adopting Third Amended Project Plan.
6. Executive Session – the Authority:
 - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
 - b. purchase, exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code § 551.072; and
 - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.
7. Executive Session – the Zone:
 - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
 - b. purchase exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code § 551.072; and
 - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.
8. Public comments.



Clark Stockton Lord
Attorney for the Authority and the Zone

MINUTES OF REGULAR MEETING

OF

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

January 11, 2016

The Board of Directors (the "Board") of Hardy/Near Northside Redevelopment Authority (the "Authority") convened in regular session, open to the public, at 1201 Naylor, Houston, Texas, 77002, on the 11th day of January 2016, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Assistant Secretary
Lloyd Burke	Vice Chair/Investment Officer
Sylvia Cavazos	Secretary
Richard Cantu	Assistant Secretary
Fernando Zamarripa	Assistant Secretary

and all of said persons were present except Directors Cantu and Burke, thus constituting a quorum.

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Dallas Anderson of Bentley, Bratcher & Associates, P.C.; Ross Lybrand of the City of Houston; Ralph De Leon of TIF Works; Ken Belanger of Cypress Real Estate Advisors and Luis Garcia of METRO.

DETERMINE QUORUM; CALL TO ORDER

Director Reyes noted that a quorum was present and called the meeting to order.

MINUTES OF PREVIOUS MEETINGS

The Board considered approval of the minutes of October 19, 2015. Following discussion, upon a motion made by Director Cavazos and seconded by Director Zamarripa, the Board voted unanimously to approve the minutes of October 19, 2015.

BOOKKEEPER'S REPORT

Mr. Anderson then presented the bookkeeper's report and invoices submitted for payment to the Board for review and approval. A copy of the bookkeeper's report is attached to these minutes.

Mr. Anderson next presented a new engagement letter with his firm that incorporates new accounting standards.

Following discussion on the bookkeeper's report, the invoices submitted for payment and the engagement letter with Bentley Bratcher and Associates, upon a motion made by Director

Cavazos and seconded by Director Zamarripa, the Board voted unanimously to approve the bookkeeper's report, the invoices submitted for payment and the engagement letter as presented.

AGREEMENT WITH HOUSTON PARKS BOARD

Mr. Lord reported that the Houston Parks Board is still working to see if the TIGER grant can be amended. The Board took no action on the matter.

CONTRACT FOR HARDY YARDS IMPROVEMENTS

The Board next discussed the contract for the Hardy Yards Improvements including the pay estimates and change orders for same. Mr. Lord informed the Board that Grantworks has reviewed all of the pay estimates and change orders and certified that everything has been performed in accordance with the requirements of the GLO and the City. He then presented a Resolution Authorizing Draw 6 on City of Houston/GLO Grant Proceeds. After review and discussion, Director Cavazos moved that the Board adopt the Resolution as presented, approve the pay estimates and change orders as presented and approve the draw on the contract for the Hardy Yards Improvements. Director Zamarripa seconded the motion and it carried by unanimous vote.

REPORT FROM TIFWORKS

Mr. De Leon then reported on the project construction coordination meetings held in connection with the Hardy Yards improvements contract.

CAPITAL IMPROVEMENTS PLAN, ECONOMIC DEVELOPMENT PROJECTS AND BOUNDARY EXTENSIONS

Mr. Lord reported that the proposed Project Plan Amendment most likely will be ready to approve at the February meeting. The Board took no action on the matter.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.087, CHAPTER 551, TEXAS GOVERNMENT CODE

The Board did not go into executive session.

I-45 TXDOT PROJECT

The Board discussed the possibility of having TxDot attend the next meeting to report on planned changes to I-45. Mr. De Leon stated that he would contact TxDot regarding same.

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

Secretary

Table of Documents

Bookkeeper's Report	1
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MINUTES OF REGULAR MEETING

OF

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON

January 11, 2016

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Secretary

HARDY/NEAR NORTHSIDE TIRZ # 21

Balance Sheet

As of February 8, 2016

	<u>Feb 8, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
BANK OF AMERICA	283,607.14
TEX POOL AC 7932300001	<u>652,839.44</u>
Total Checking/Savings	<u>936,446.58</u>
Total Current Assets	936,446.58
Fixed Assets	
CIP - Hardy Yards Phase 1 Imp.	7,661,286.95
Devel. Cost - Hike and Bike Tr	<u>123,022.07</u>
Total Fixed Assets	<u>7,784,309.02</u>
TOTAL ASSETS	<u><u>8,720,755.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	<u>4,556.06</u>
Total Current Liabilities	<u>4,556.06</u>
Total Liabilities	4,556.06
Equity	
*Fund Balance	7,677,155.23
Net Income	<u>1,039,044.31</u>
Total Equity	<u>8,716,199.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>8,720,755.60</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit Loss Budget vs. Actual
 July 1, 2015 through February 8, 2016

	Actual	Budget		
	July 1, 2015 - Feb 8, 2016	July 1, 2015 - Feb 8, 2016	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Grant Income - Construction	1,080,941.09	7,093,238.00	-6,012,296.91	15.24%
Interest on TexPool	336.22	162.00	174.22	207.54%
Interest on TIRZ revenue	0.00	170.00	-170.00	0.0%
Tax increments	0.00	185,329.00	-185,329.00	0.0%
Total Income	1,081,277.31	7,278,899.00	-6,197,621.69	14.86%
Gross Profit	1,081,277.31	7,278,899.00	-6,197,621.69	14.86%
Expense				
Program and Project Consultants				
Legal Consultants				
General Counsel Representation	3,941.02	25,000.00	-21,058.98	15.76%
Total Legal Consultants	3,941.02	25,000.00	-21,058.98	15.76%
Other Consultants	2,869.09	0.00	2,869.09	100.0%
Total Program and Project Consultants	6,810.11	25,000.00	-18,189.89	27.24%
TIRZ Administration Overhead				
Accounting Services	11,961.00	10,000.00	1,961.00	119.61%
Administrative Services	12,450.76	15,000.00	-2,549.24	83.01%
Audit Services	10,000.00	8,000.00	2,000.00	125.0%
Bank Charges	134.01	0.00	134.01	100.0%
Insurance - Liability	877.12	800.00	77.12	109.64%
Office Expense	0.00	75.00	-75.00	0.0%
Total TIRZ Administration Overhead	35,422.89	33,875.00	1,547.89	104.57%
Property Improvements	0.00	12,368,600.00	-12,368,600.00	0.0%
Total Expense	42,233.00	12,427,475.00	-12,385,242.00	0.34%
Net Ordinary Income	1,039,044.31	-5,148,576.00	6,187,620.31	-20.18%
Net Income	1,039,044.31	-5,148,576.00	6,187,620.31	-20.18%

HARDY/NEAR NORTHSIDE TIRZ #21

Profit & Loss Detail

July 1, 2015 through February 8, 2016

Type	Date	Num	Memo	Paid Amount
Ordinary Income/Expense				
Income				
Grant Income - Construction				
Deposit	11/10/2015		Grant income received to reimburse Cypress Advisors for payment of construction expenses requested on Draw #5	1,080,941.09
Total Grant Income - Construction				1,080,941.09
Interest on TexPool				
Deposit	07/31/2015		July 2015 Interest	34.90
Deposit	08/31/2015		August 2015 Interest	39.67
Deposit	09/30/2015		September 2015 Interest	45.60
Deposit	10/31/2014		October 2015 Interest	53.54
Deposit	11/30/2014		November 2015 Interest	59.22
Deposit	12/31/2014		December 2015 Interest Income	103.29
Total Interest on TexPool				336.22
Total Income				1,081,277.31
Gross Profit				1,081,277.31
Expense				
Program and Project Consultants				
Legal Consultants				
General Counsel Representation				
Bill	08/07/2015	21624241	General Counsel through July 31, 2015	360.00
Bill	09/11/2015	21627361	General Counsel through August 31, 2015	1,563.60
Bill	10/06/2015	21629431	General Counsel through September 30, 2015	540.00
Bill	11/04/2015	21631941	General Counsel through October 31, 2015	756.45
Bill	02/04/2016	21640408	General Counsel through January 31, 2016	720.97
Total General Counsel Representation				3,941.02
Total Legal Consultants				3,941.02
Other Consultants				
Bill	07/31/2015	2	Attend Jun B.M.; Attend Const. Prog. Mtgs	1,397.39
Bill	10/15/2015	3	Attend Const. Prog. Mtgs; Field reconnaissance	1,471.70
Total Other Consultants				2,869.09
Total Program and Project Consultants				6,810.11
TIRZ Administration Overhead				
Accounting Services				
Bill	08/06/2015	13030-001-005	Apr B.M.; Prep for and Attend May B.M.; Apr, May bkbp Prep for and Attend Aug B.M.; Aug & Sep bkbp; Prep draft	3,707.00
Bill	09/24/2015	13030-001-006	Fin. Stmt. for FY 2015 audit.	3,782.00
Bill	10/08/2015	13030-001-007	Prep draft Fin. Stmt. for FY 2015 audit; Assit auditors	1,434.00
Bill	10/16/2015	13030-001-008	Prep for Oct. B.M.; Assist auditors with FY 2015 audit.	957.00
Bill	11/06/2015	13030-001-009	Oct B.M.; Bank of America PIN Prep for subsequently canceled Nov. & Dec. B.M.; Oct &	531.00
Bill	01/06/2016	13030-001-0010	Nov bkbp	825.00
Bill	02/03/2016	13030-001-0011	Prep for and Attend Jan B.M.	725.00
Total Accounting Services				11,961.00

HARDY/NEAR NORTHSIDE TIRZ #21

Profit & Loss Detail

July 1, 2015 through February 8, 2016

Type	Date	Num	Memo	Paid Amount
Administrative Services				
Bill	08/07/2015	21624027	Meeting Services through July 31, 2015	1,559.82
Bill	09/11/2015	21627317	Meeting Services through August 31, 2015	2,551.56
Bill	10/06/2015	21629434	Meeting Services through September 30, 2015	1,277.98
Bill	11/04/2015	21631932	Meeting Services through October 31, 2015.	2,654.10
Bill	12/03/2015	21635150	Meeting Services through November 30, 2015.	1,170.05
Bill	01/07/2016	21637563	Meeting Services through December 31, 2015.	658.16
Bill	02/04/2016	21640410	Meeting Services through January 31, 2016	2,579.09
Total Administrative Services				<u>12,450.76</u>
Audit Services				
Bill	11/10/2015	300-20	FYE 06.30.15 Final Audit Billing	7,000.00
Bill	11/10/2015	300-20	FYE 06.30.15 Single Audit Billing	3,000.00
Total Audit Services				<u>10,000.00</u>
Bank Charges				
Check	09/15/2015	ACH	August 2015 Account Analysis Fee	87.41
Check	12/15/2015	ACH	November 2014 Account Analysis Fee	46.60
Total Bank Charges				<u>134.01</u>
Insurance - Liability				
Bill	12/01/2015	6754	2015 - 2016 FY Insurance Premiums	877.12
Total Insurance - Liability				<u>877.12</u>
Total TIRZ Administration Overhead				<u>35,422.89</u>
Total Expense				<u>42,233.00</u>
Net Ordinary Income				<u>1,039,044.31</u>
Net Income				<u><u>1,039,044.31</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of February 8, 2016

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Open Balance</u>	<u>Page(s)</u>
Bentley, Bratcher & Associates, P.C.					
	Bill	11/06/2015	13030-001-009	531.00	6
	Bill	02/03/2016	13030-001-0011	725.00	7
Total Bentley, Bratcher & Associates, P.C.				<u>1,256.00</u>	
BRACEWELL & GIULIANI, LLP					
	Bill	02/04/2016	21640408	720.97	8
	Bill	02/04/2016	21640410	2,579.09	9-11
Total BRACEWELL & GIULIANI, LLP				<u>3,300.06</u>	
TOTAL				<u><u>4,556.06</u></u>	



BENTLEY, BRATCHER & ASSOCIATES, P.C.

Certified Public Accountants

Hardy/Near Northside Redevelopment Authority
515 W. Greens Rd., Suite 710
Houston, TX 77067

Invoice Date: November 6, 2015

Invoice Number: 13030-001-009

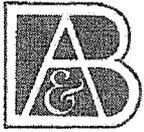
For professional services rendered through October 31, 2015 in connection with the following:

- ❖ Attend October Board meeting
- ❖ Post Board meeting procedures
- ❖ Communication with Board of America regarding PIN number

as well as miscellaneous advice and consultation related thereto

\$ 531

As a reminder, our invoices are due and payable within 30 days from the invoice date, noted above. Interest commences at the rate of 1.5% per month for any portion of a month the invoice is outstanding beyond this time period.



BENTLEY, BRATCHER & ASSOCIATES, P.C.

Certified Public Accountants

Hardy/Near Northside Redevelopment Authority
515 W. Greens Rd., Suite 710
Houston, TX 77067

Invoice Date: February 3, 2016
Invoice Number: 13030-001-0011

For professional services rendered through January 30, 2016 in connection with the following:

- ❖ Preparation for January Board meeting
- ❖ Attend January Board meeting
- ❖ Post Board meeting procedures

as well as miscellaneous advice and consultation related thereto

\$ 725

As a reminder, our invoices are due and payable within 30 days from the invoice date, noted above. Interest commences at the rate of 1.5% per month for any portion of a month the invoice is outstanding beyond this time period.

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 848566
Dallas, TX 75284-8566
713 223-2300
TAX ID 74-1024827

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Hardy/Near Northside Redevelopment Authority
c/o John R. Madsen
6750 West Loop South Freeway
Bellaire, Texas 77401-4108

February 4, 2016
Invoice: 21640410
B/A: 04674

Our Matter #: 037619.000003 For Services Through January 31, 2016
Meeting Services

			Hours	Rate/Hr	Amount
01/04/16	Discussions with C Lord regarding the agenda for the January meeting; review correspondence received by the Authority from TML regarding the status of the payment of the invoice for insurance	Deborah Russell	0.25	292.50	73.13
01/05/16	Prepare email to the Board and consultants transmitting the draft agenda for review and comment	Deborah Russell	0.25	292.50	73.13
01/05/16	Prepare resolution authorizing draw no. 6 on GLO funds	Deborah Russell	0.25	292.50	73.13
01/06/16	Discussions regarding preparation of the Board packets for the January Board meeting	Deborah Russell	0.25	292.50	73.13
01/07/16	Prepare email to L Rodriguez transmitting the agenda for the January meeting for posting; email correspondence with the bookkeeper regarding the financials for the January meeting; email correspondence with the bookkeeper regarding an addition to the agenda for the meeting; revise same; prepare email to the city transmitting the revised agenda; prepare email to the distribution group transmitting the agenda for the January meeting; email correspondence with GrantWorks to confirm any pay requests for the month	Deborah Russell	0.50	292.50	146.25
01/08/16	Prepare email to the Board regarding quorum for the meeting; prepare email to the agenda distribution list with a reminder of the change in meeting place; discussions regarding finalization of the board packets; prepare email	Deborah Russell	0.50	292.50	146.25

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

Bracewell LLP
ATTORNEYS AT LAW

Hardy/Near Northside Redevelopment Authority

February 4, 2016
Invoice: 21640410

			Hours	Rate/Hr	Amount
	to the bookkeeper regarding the engagement letter to be included in same; prepare email to the Board transmitting the link to the Board packet; meeting with C Lord regarding compliance with HB1295; prepare draft letter for distribution to consultants; discussions regarding transmittal of same				
01/11/16	Prepare for the board meeting; email correspondence with the bookkeeper regarding the wire transfer of draw no. 6 to the developer; travel to and attend the January board meeting	Deborah Russell	2.00	292.50	585.00
01/12/16	Email correspondence with R De Leon and TxDot regarding a presentation regarding the freeway expansion at the next Board meeting; prepare email to the Board regarding a presentation by TxDot at the February Board meeting; email correspondence regarding adding K Cisneros to the agenda distribution list; revise the list accordingly	Deborah Russell	0.25	292.50	73.13
01/15/16	Review email from R De Leon regarding the copies of landscape plans to include in the February Board packets; email correspondence from C Andrews requesting a copy of the minutes of the January meeting	Deborah Russell	0.25	292.50	73.13
01/19/16	Review the Summary of Claim Experience Report prepared by TML; print same and route for filing	Deborah Russell	0.25	292.50	73.13
01/20/16	Email correspondence from R De Leon requesting a copy of the board packet from the January meeting; transmit same as requested	Deborah Russell	0.25	292.50	73.13
01/21/16	Email from G Hill requesting to be added to the distribution list for the Authority; revise the distribution list accordingly	Deborah Russell	0.25	292.50	73.13
01/25/16	Conduct follow up from the January Board meeting; assemble attachments to minutes; filing in accordance with the Records Management Act requirements	Deborah Russell	0.50	292.50	146.25
01/26/16	Prepare the draft agenda for the February	Deborah Russell	0.25	292.50	73.13

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

Bracewell LLP
ATTORNEYS AT LAW

Hardy/Near Northside Redevelopment Authority

February 4, 2016
Invoice: 21640410

			Hours	Rate/Hr	Amount
	Board meeting				
01/27/16	Prepare the minutes of the January Board meeting; implement revisions to the agenda adding the resolution approving project plan	Deborah Russell	1.25	292.50	365.63
01/28/16	Perform follow up from the January Board meeting; assemble attachments to minutes; organize file	Deborah Russell	0.25	292.50	73.13
01/29/16	Discussions with C Lord regarding the draft agenda and the status of the amendment of the project plan	Deborah Russell	0.25	292.50	73.13

Summary of Fees

	Hours	Rate/Hr	Amount
Deborah Russell	7.75	292.50	2,266.94
Total	7.75	292.50	2,266.94

Total Fees for Professional Services **\$ 2,266.94**

Costs

Binding

		Amount
01/11/16	Binding BATCH 2885 GBC BINDINGS	16.20
01/11/16	Binding BATCH 2885 TABS	6.60
	<i>Total: Binding</i>	22.80

Reproductions

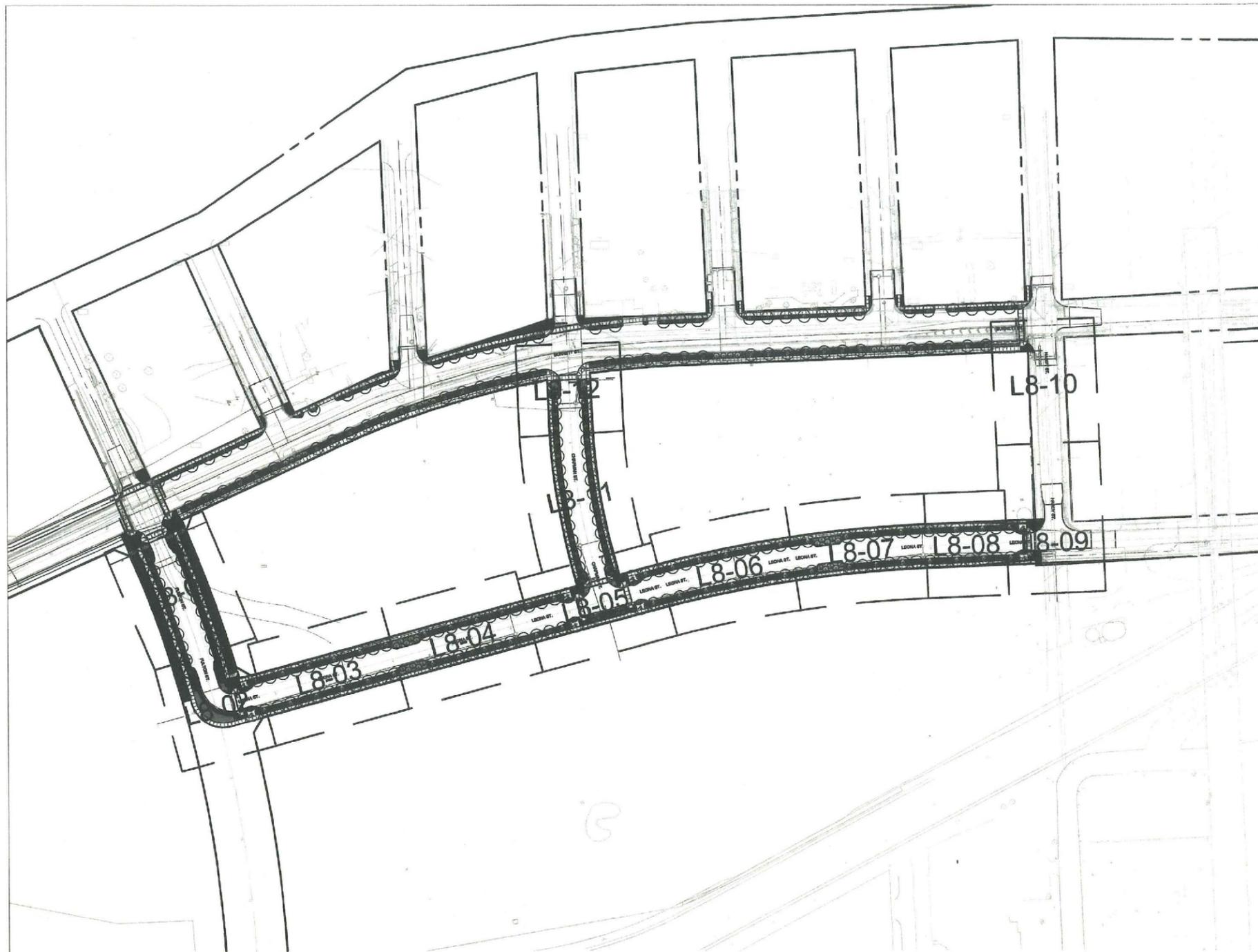
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Fees for Professional Services..... \$ 2,266.94

Costs 312.15

Total Current Billing for this Matter **\$ 2,579.09**

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
BN	Betula nigra	River Birch	3" caliper	As Shown
CE	Cercidium x 'Desert Museum'	Palo Verde	3" caliper (main leader)	As Shown
PM4	Platanus mexicana 4 in.	Mexican Sycamore	4" caliper	As Shown
PM6	Platanus Mexicana 6 in.	Mexican Sycamore	6" caliper	As Shown
QT	Quercus texana	Texas Red Oak	4" caliper	As Shown
PERENNIALS/SHRUBS				
AA	Agave Ovatifolia	Whale's Tongue Agave	15 GAL	36" o.c.
ABF	Agave 'Blue Flame'	Blue Flame Agave	15 GAL	As Shown
AM	Achillea millefolium var. occidentalis	White yarrow	1 GAL	12" o.c.
SF	Salvia farinacea 'Henry Duelberg'	Henri Duelberg Salvia	3 GAL	24" o.c.
VT	Verbena 'Homestead Purple'	Homestead Verbena	1 GAL	18" o.c.
ERF	Echinacea purpurea, Rudbeckia fulgida	Purple Coneflower, Black Eyed Susan - 50/50 Mix	1 GAL	12" o.c.
GROUND COVER				
CT	Carex tumulicola	Berkeley Sedge	1 GAL	12" o.c.
CG	Carex glaucoidea	Blue Sedge	1 GAL	12" o.c.
FP	Ficus Pumila	Fig Ivy	1 GAL	per plans

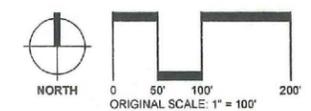
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GRASSES				
MC	Muhlenbergia capillaris	Gulf Muhly	3 GAL	24" o.c.
ME	Muhlenbergia emersleyi El Toro	El Toro Muhly	3 GAL	24" o.c.
PA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Pennisetum	3 GAL	24" o.c.
TURF				
	Cynodon dactylon	Bermuda Grass		

PLANTING KEYNOTES

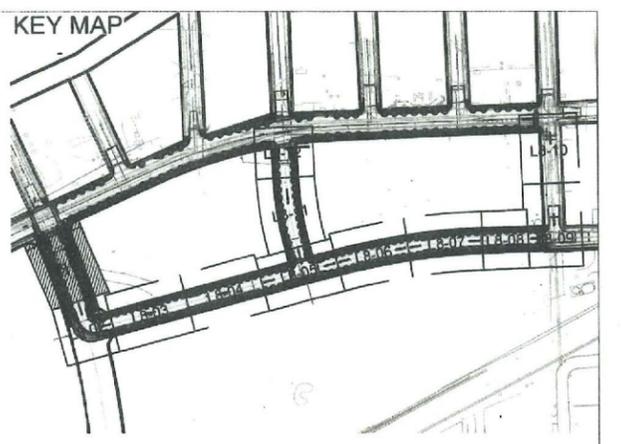
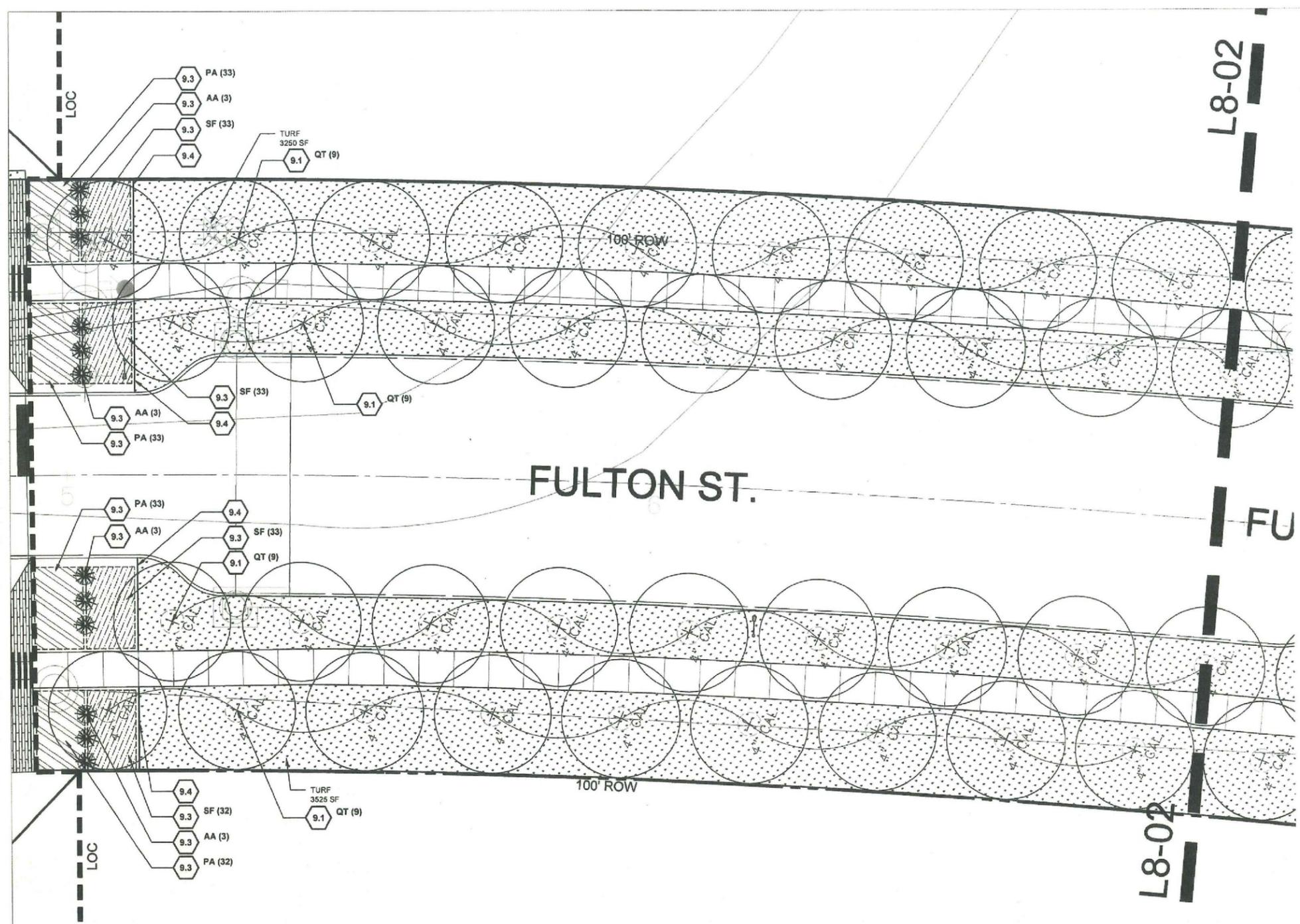
- 9.0 PLANTING AND LANDSCAPE**
- 9.1 TREE PLANTING IN GRAVEL - TYPE 1 1 / L9-01
 - 9.2 TREE PLANTING IN GRAVEL - TYPE 2 3 / L9-01
 - 9.3 SHRUB PLANTING 2 / L9-01
 - 9.4 STEEL EDGING 5 / L9-01
 - 9.5 VINE PLANTING 4 / L9-01

PLANTING LEGEND

STEEL EDGING	VERBENA
SOD	EL TORO MUHLY
LITTLE BUNNY PENNISETUM	BERKELEY SEDGE
HENRI DUELBERG SALVIA	BLUE SEDGE
GULF MUHLY	WHITE YARROW
PURPLE CONEFLOWER, BLACK EYED SUSAN MIX	



NO.	DATE	REVISIONS	APP.
CYPRESS REAL ESTATE ADVISORS HARRIS COUNTY, TEXAS			
DESIGN WORKSHOP <small>806 Brazos St • Suite 480 • Austin, TX 78701 • 512-498-0222 • Facsimile 512-498-0225</small>			
TIRZ #21: HARDY YARDS REDEVELOPMENT LEONA STREET, CHAPMAN STREET, AND FULTON STREET OVERALL PLANTING PLAN L8-00			
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES			
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING			
WATER	TRAFFIC & STREET/BRIDGE		
WASTEWATER	STORM WATER QUALITY		
STORM	FACILITIES		
FILE NO.:	FOR CITY OF HOUSTON USE ONLY		
JOB NO.:	CITY DWG NUMBER		
DATE: JULY 2015			
DGN. BY: DW			
DWG. BY: DW	SCALE: 1" = 100'		
SHEET No. 37 of 72			



NO.	DATE	REVISIONS	APP.
CYPRESS REAL ESTATE ADVISORS HARRIS COUNTY, TEXAS			
DESIGN WORKSHOP 800 Brazos St • Suite 400 • Austin, TX 78701 • 512-469-8222 Fax 512-469-8223			
TIRZ #21: HARDY YARDS REDEVELOPMENT LEONA STREET, CHAPMAN STREET, AND FULTON STREET PLANTING PLAN L8-01			
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES			
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING			
WATER	TRAFFIC & STREET/BRIDGE		
WASTEWATER	STORM WATER QUALITY		
STORM	FACILITIES		
FILE NO:	FOR CITY OF HOUSTON USE ONLY CITY DWG NO.		
JOB NO:			
DATE: JULY 2015			
DGN. BY: DW	SCALE: 1" = 10'		
DWG. BY: DW	SHEET No. 38 OF 72		

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
BN	Betula nigra	River Birch	3" caliper	As Shown
CE	Cercidium x 'Desert Museum'	Palo Verde	3" caliper (main leader)	As Shown
PM4	Platanus mexicana 4 in.	Mexican Sycamore	4" caliper	As Shown
PM6	Platanus Mexicana 6 in.	Mexican Sycamore	6" caliper	As Shown
QT	Quercus texana	Texas Red Oak	4" caliper	As Shown
PERENNIALS/SHRUBS				
AA	Agave Ovatifolia	Whale's Tongue Agave	15 GAL	36" o.c.
ABF	Agave "Blue Flame"	Blue Flame Agave	15 GAL	As Shown
AM	Achillea millefolium var. occidentalis	White yarrow	1 GAL	12" o.c.
SF	Salvia farinacea 'Henry Duelberg'	Henri Duelberg Salvia	3 GAL	24" o.c.
VT	Verbena 'Homestead Purple'	Homestead Verbena	1 GAL	18" o.c.
ERF	Echinacea purpurea, Rudbeckia fulgida	Purple Coneflower, Black Eyed Susan - 50/50 Mix	1 GAL	12" o.c.
GROUND COVER				
CT	Carex tumulicola	Berkeley Sedge	1 GAL	12" o.c.
CG	Carex glaucoidea	Blue Sedge	1 GAL	12" o.c.
FP	Ficus Pumila	Fig Ivy	1 GAL	per plans

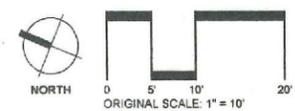
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GRASSES				
MC	Muhlenbergia capillaris	Gulf Muhly	3 GAL	24" o.c.
ME	Muhlenbergia emersleyi El Toro	El Toro Muhly	3 GAL	24" o.c.
PA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Pennisetum	3 GAL	24" o.c.
TURF				
	Cynodon dactylon	Bermuda Grass		

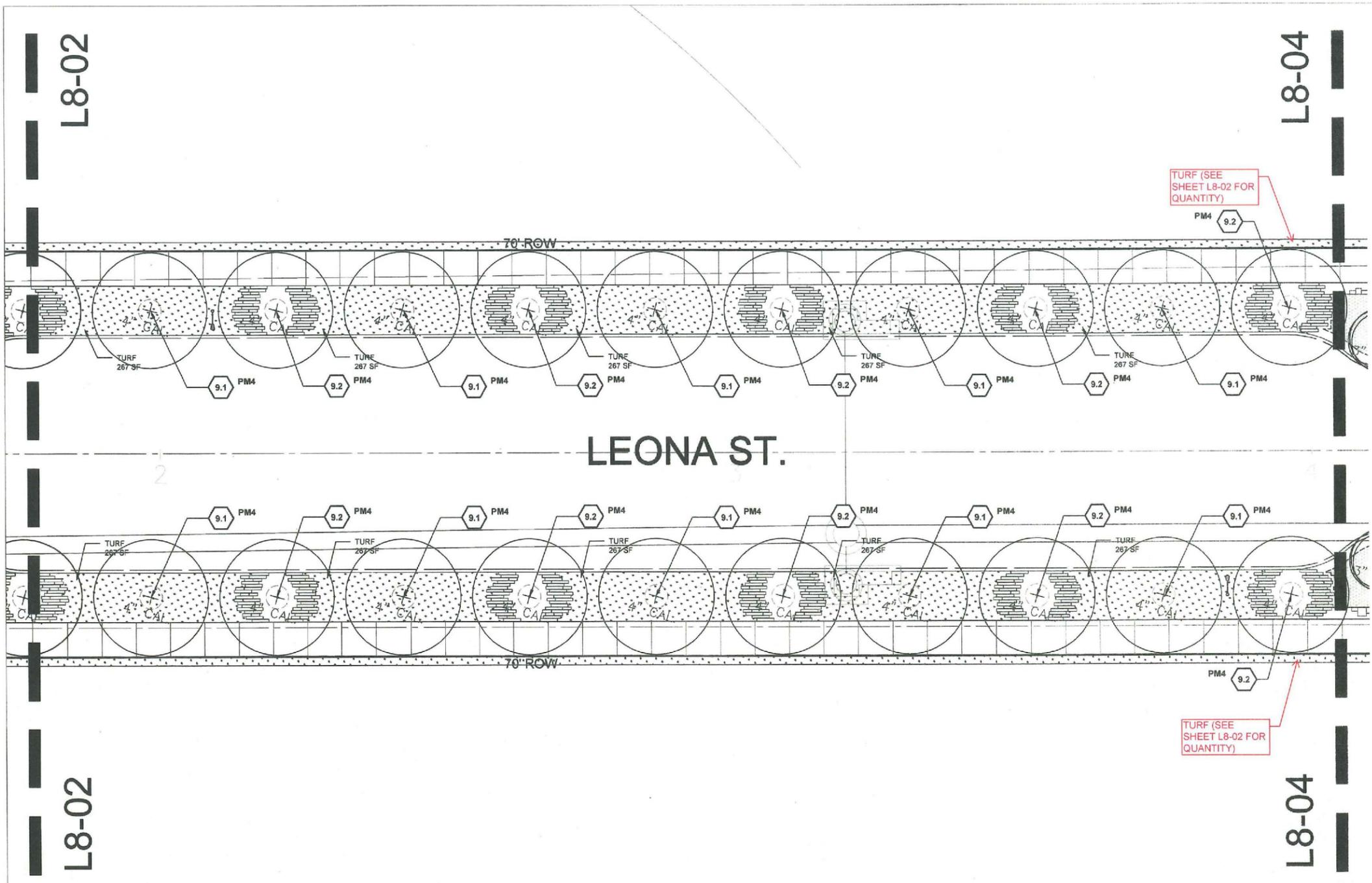
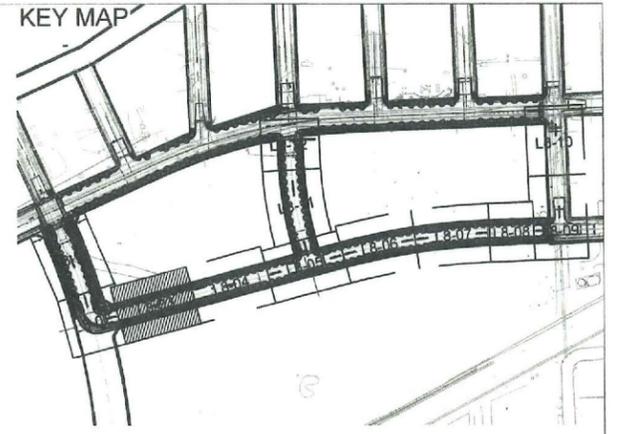
PLANTING KEYNOTES

DETAIL / SHEET	DESCRIPTION
9.0	PLANTING AND LANDSCAPE
9.1	TREE PLANTING IN GRAVEL - TYPE 1 1 / L8-01
9.2	TREE PLANTING IN GRAVEL - TYPE 2 3 / L8-01
9.3	SHRUB PLANTING 2 / L8-01
9.4	STEEL EDGING 5 / L8-01
9.5	VINE PLANTING 4 / L8-01

PLANTING LEGEND

	STEEL EDGING		VERBENA
	SOD		EL TORO MUHLY
	LITTLE BUNNY PENNISETUM		BERKELEY SEDGE
	HENRI DUELBERG SALVIA		BLUE SEDGE
	GULF MUHLY		WHITE YARROW
	PURPLE CONEFLOWER, BLACK EYED SUSAN MIX		





NO.	DATE	REVISIONS	APP.
CYPRESS REAL ESTATE ADVISORS HARRIS COUNTY, TEXAS			
DESIGN WORKSHOP <small>800 Brazos St • Suite 480 • Austin, TX 78701 • 512-480-9222 Facsimile 512-480-6229</small>			
TIRZ #21: HARDY YARDS REDEVELOPMENT LEONA STREET, CHAPMAN STREET, AND FULTON STREET PLANTING PLAN L8-03			
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES			
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING			
WATER	TRAFFIC & STREET/BRIDGE		
WASTEWATER	STORM WATER QUALITY		
STORM	FACILITIES		
FILE NO.:	FOR CITY OF HOUSTON USE ONLY		
JOB NO.:	CITY DWG NO.		
DATE: JULY 2015			
DGN. BY: DW			
DWG. BY: DW	SCALE: 1" = 10'		
SHEET No. 40 of 72			

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
BN	Betula nigra	River Birch	3" caliper	As Shown
CE	Cercidium x 'Desert Museum'	Palo Verde	3" caliper (main leader)	As Shown
PM4	Platanus mexicana 4 in.	Mexican Sycamore	4" caliper	As Shown
PM6	Platanus Mexicana 6 in.	Mexican Sycamore	6" caliper	As Shown
QT	Quercus texana	Texas Red Oak	4" caliper	As Shown
PERENNIALS/SHRUBS				
AA	Agave Ovatifolia	Whale's Tongue Agave	15 GAL	36" o.c.
ABF	Agave 'Blue Flame'	Blue Flame Agave	15 GAL	As Shown
AM	Achillea millefolium var. occidentalis	White yarrow	1 GAL	12" o.c.
SF	Salvia farinacea 'Henry Duelberg'	Henri Duelberg Salvia	3 GAL	24" o.c.
VT	Verbena 'Homestead Purple'	Homestead Verbena	1 GAL	18" o.c.
ERF	Echinacea purpurea, Rudbeckia fulgida	Purple Coneflower, Black Eyed Susan - 50/50 Mix	1 GAL	12" o.c.
GROUND COVER				
CT	Carex tumulicola	Berkeley Sedge	1 GAL	12" o.c.
CG	Carex glaucoidea	Blue Sedge	1 GAL	12" o.c.
FP	Ficus Pumila	Fig Ivy	1 GAL	per plans

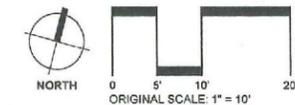
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GRASSES				
MC	Muhlenbergia capillaris	Gulf Muhly	3 GAL	24" o.c.
ME	Muhlenbergia emersleyi El Toro	El Toro Muhly	3 GAL	24" o.c.
PA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Pennisetum	3 GAL	24" o.c.
TURF				
	Cynodon dactylon	Bermuda Grass		

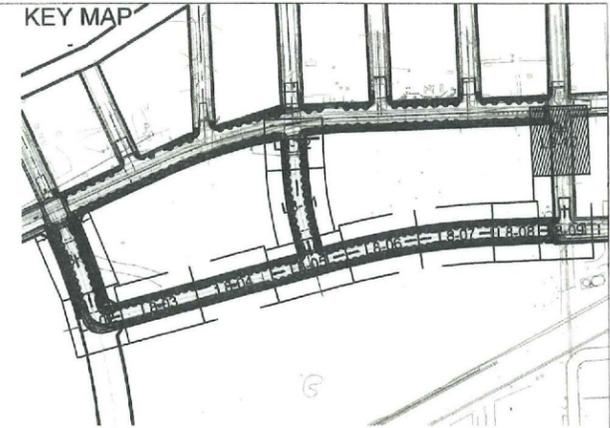
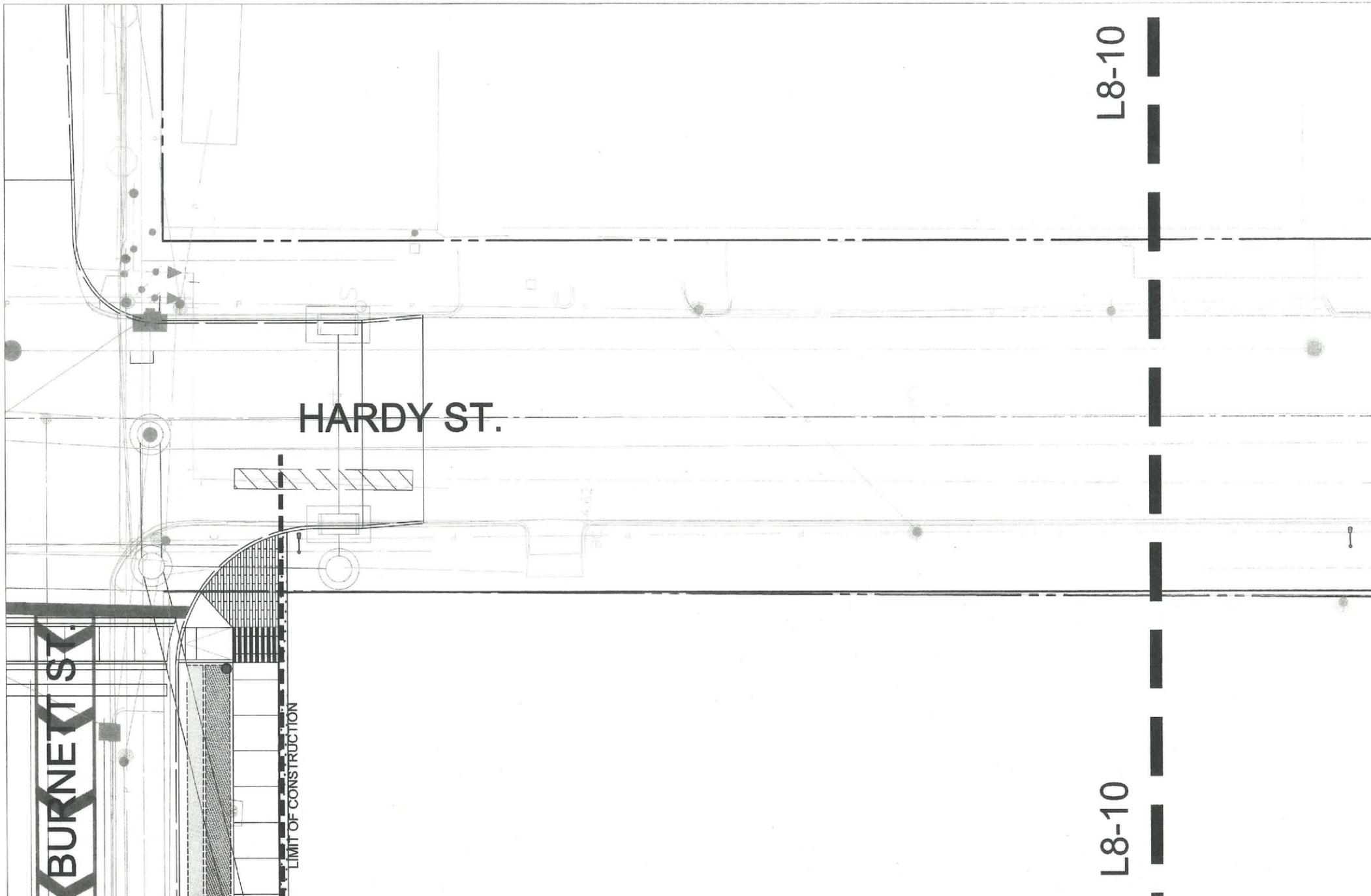
PLANTING KEYNOTES

KEYNOTE	DETAIL / SHEET
9.0	PLANTING AND LANDSCAPE
9.1	TREE PLANTING IN GRAVEL - TYPE 1 1 / L9-01
9.2	TREE PLANTING IN GRAVEL - TYPE 2 3 / L9-01
9.3	SHRUB PLANTING 2 / L9-01
9.4	STEEL EDGING 5 / L9-01
9.5	VINE PLANTING 4 / L9-01

PLANTING LEGEND

	STEEL EDGING		VERBENA
	SOD		EL TORO MUHLY
	LITTLE BUNNY PENNISETUM		BERKELEY SEDGE
	HENRI DUELBERG SALVIA		BLUE SEDGE
	GULF MUHLY		WHITE YARROW
	PURPLE CONEFLOWER, BLACK EYED SUSAN MIX		





PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
BN	Betula nigra	River Birch	3" caliper	As Shown
CE	Cercidium x 'Desert Museum'	Palo Verde	3" caliper (main leader)	As Shown
PM4	Platanus mexicana 4 in.	Mexican Sycamore	4" caliper	As Shown
PM6	Platanus mexicana 6 in.	Mexican Sycamore	6" caliper	As Shown
QT	Quercus texana	Texas Red Oak	4" caliper	As Shown
PERENNIALS/SHRUBS				
AA	Agave Ovatifolia	Whale's Tongue Agave	15 GAL	36" o.c.
ABF	Agave 'Blue Flame'	Blue Flame Agave	15 GAL	As Shown
AM	Achillea millefolium var. occidentalis	White yarrow	1 GAL	12" o.c.
SF	Salvia farinacea 'Henry Duelberg'	Henri Duelberg Salvia	3 GAL	24" o.c.
VT	Verbena 'Homestead Purple'	Homestead Verbena	1 GAL	18" o.c.
ERF	Echinacea purpurea, Rudbeckia fulgida	Purple Coneflower, Black Eyed Susan - 50/50 Mix	1 GAL	12" o.c.
GROUND COVER				
CT	Carex tumulicola	Berkeley Sedge	1 GAL	12" o.c.
CG	Carex glaucoidea	Blue Sedge	1 GAL	12" o.c.
FP	Ficus Pumila	Fig Ivy	1 GAL	per plans

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GRASSES				
MC	Muhlenbergia capillaris	Gulf Muhly	3 GAL	24" o.c.
ME	Muhlenbergia emersei El Toro	El Toro Muhly	3 GAL	24" o.c.
PA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Pennisetum	3 GAL	24" o.c.
TURF				
	Cynodon dactylon	Bermuda Grass		

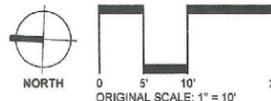
PLANTING KEYNOTES

- 9.0 PLANTING AND LANDSCAPE**
- 9.1 TREE PLANTING IN GRAVEL - TYPE 1 1 / LS-01
 - 9.2 TREE PLANTING IN GRAVEL - TYPE 2 3 / LS-01
 - 9.3 SHRUB PLANTING 2 / LS-01
 - 9.4 STEEL EDGING 5 / LS-01
 - 9.5 VINE PLANTING 4 / LS-01

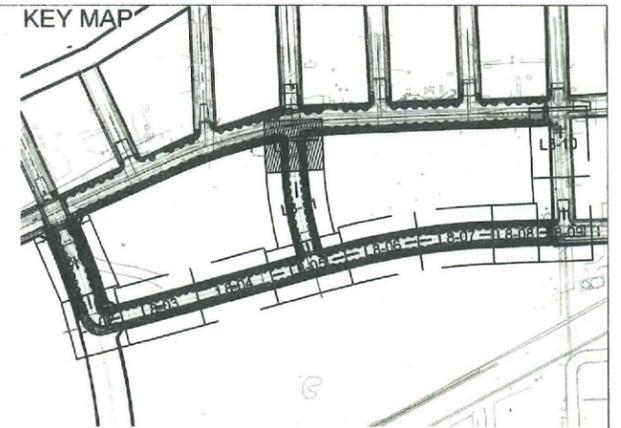
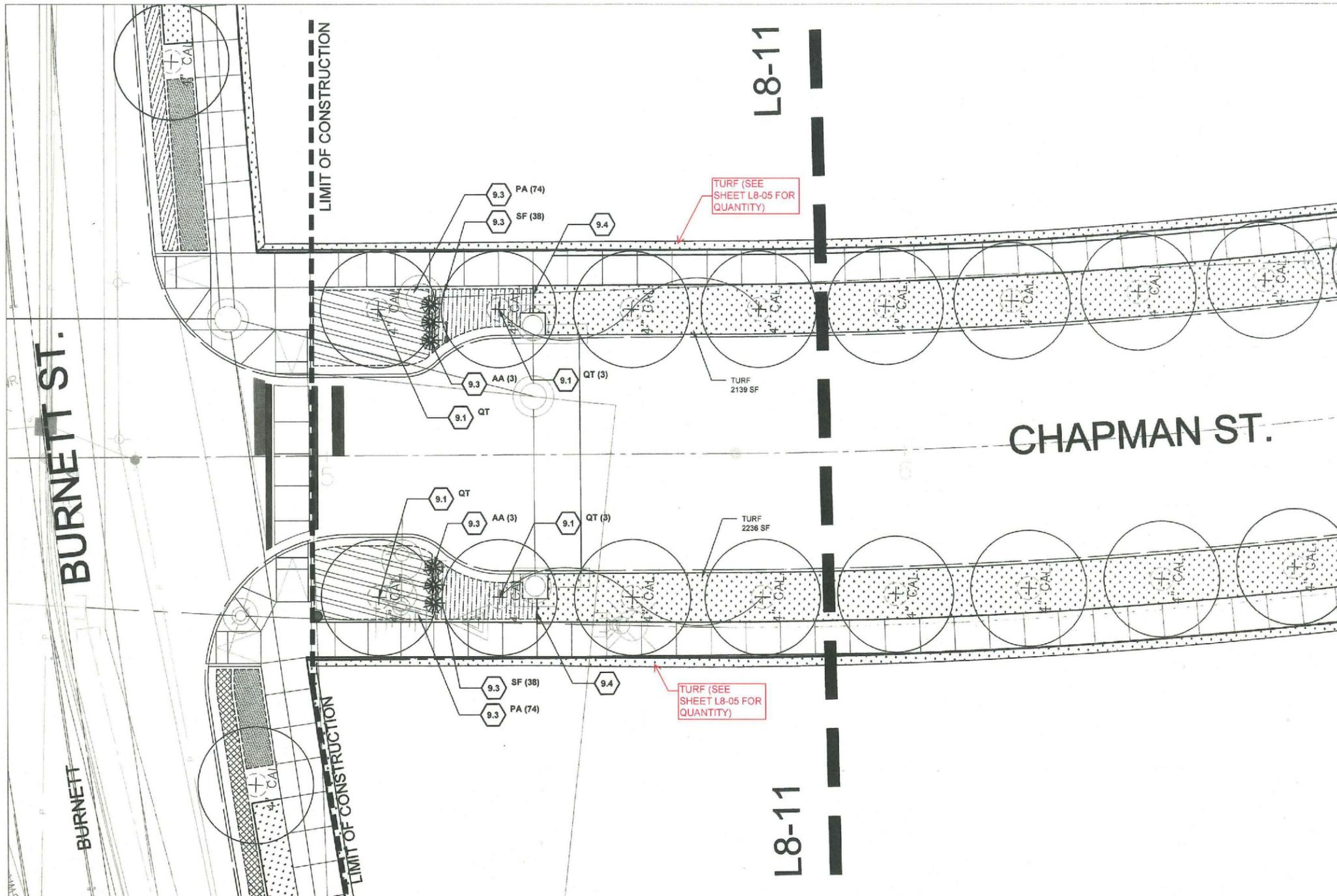
PLANTING LEGEND

- STEEL EDGING
- SOD
- LITTLE BUNNY PENNISETUM
- HENRI DUELBERG SALVIA
- GULF MUHLY
- PURPLE CONEFLOWER, BLACK EYED SUSAN MIX
- VERBENA
- EL TORO MUHLY
- BERKELEY SEDGE
- BLUE SEDGE
- WHITE YARROW

NO LANDSCAPE ARCHITECTURE WORK ON THIS PAGE.



NO.	DATE	REVISIONS	APP.
CYPRESS REAL ESTATE ADVISORS HARRIS COUNTY, TEXAS			
DESIGN WORKSHOP 600 Brazos St • Suite 400 • Austin, TX 78701 • 512-466-0222 Fax 512-494-0219			
TIRZ #21: HARDY YARDS REDEVELOPMENT LEONA STREET, CHAPMAN STREET, AND FULTON STREET PLANTING PLAN L8-10			
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES			
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING			
WATER	TRAFFIC & STREET BRIDGE		
WASTEWATER	STORM WATER QUALITY		
STORM	FACILITIES		
FILE NO:	FOR CITY OF HOUSTON USE ONLY		
JOB NO:	CITY DWG NO.		
DATE: JULY 2015			
DGN. BY: DW			
DWG. BY: DW	SCALE: 1" = 10'		
SHEET No. 47 of 72			



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
BN	Betula nigra	River Birch	3" caliper	As Shown
CE	Cercidium x 'Desert Museum'	Palo Verde	3" caliper (main leader)	As Shown
PM4	Platanus mexicana 4 in.	Mexican Sycamore	4" caliper	As Shown
PM6	Platanus Mexicana 6 in.	Mexican Sycamore	6" caliper	As Shown
QT	Quercus texana	Texas Red Oak	4" caliper	As Shown
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AA	Agave Ovatifolia	Whale's Tongue Agave	15 GAL	36" o.c.
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ERF	Echinacea purpurea, Rudbeckia fulgida	Purple Coneflower, Black Eyed Susan - 50/50 Mix	1 GAL	12" o.c.
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CT	Carex tumulicola	Berkeley Sedge	1 GAL	12" o.c.
CG	Carex glaucoidea	Blue Sedge	1 GAL	12" o.c.
FP	Ficus Pumila	Fig Ivy	1 GAL	per plans

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GRASSES				
MC	Muhlenbergia capillaris	Gulf Muhly	3 GAL	24" o.c.
ME	Muhlenbergia emersleyi El Toro	El Toro Muhly	3 GAL	24" o.c.
PA	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Pennisetum	3 GAL	24" o.c.
TURF				
	Cynodon dactylon	Bermuda Grass		

PLANTING KEYNOTES

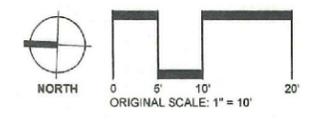
DETAIL / SHEET	DESCRIPTION	QUANTITY
9.0	PLANTING AND LANDSCAPE	
9.1	TREE PLANTING IN GRAVEL - TYPE 1	1 / L8-01
9.2	TREE PLANTING IN GRAVEL - TYPE 2	3 / L8-01
9.3	SHRUB PLANTING	2 / L8-01
9.4	STEEL EDGING	5 / L8-01
9.5	VINE PLANTING	4 / L8-01

PLANTING LEGEND

STEEL EDGING	VERBENA
SOD	EL TORO MUHLY
LITTLE BUNNY PENNISETUM	BERKELEY SEDGE
HENRI DUELBERG SALVIA	BLUE SEDGE
GULF MUHLY	WHITE YARROW
PURPLE CONEFLOWER, BLACK EYED SUSAN MIX	



NO.	DATE	REVISIONS	APP.
CYPRESS REAL ESTATE ADVISORS HARRIS COUNTY, TEXAS			
DESIGN WORKSHOP 900 Brazos St. Suite 400 • Austin, TX 78701 • 512-489-0222 Facsimile 512-499-0228			
TIRZ #21: HARDY YARDS REDEVELOPMENT LEONA STREET, CHAPMAN STREET, AND FULTON STREET PLANTING PLAN L8-12			
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES			
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING			
WATER	TRAFFIC & STREET/BIDGE		
WASTEWATER	STORM WATER QUALITY		
STORM	FACILITIES		
FILE NO:	FOR CITY OF HOUSTON USE ONLY CITY DWG NO.		
JOB NO:	54605 DRAWING NUMBER		
DATE: JULY 2015			
DGN. BY: DW			
DWG. BY: DW			
SCALE: 1" = 10'			
SHEET No. 49 of 72			



RESOLUTION ADOPTING PART D - THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS; REQUESTING THE CITY OF HOUSTON'S APPROVAL OF THE THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (the "City") created Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone") as a reinvestment zone pursuant to Ordinance 2003-1258 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (the "Board of Directors"); and

WHEREAS, the City authorized the creation of the Hardy/Near Northside Redevelopment Authority (the "Authority") pursuant to Resolution No. 2009-0032 to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of the near northside areas; and

WHEREAS, the Zone adopted and the City approved by City Ordinance No. 2008-1212, a Project Plan and Reinvestment Zone Financing Plan (Part A Plan) for the Zone, which was amended by (i) First Amended Project Plan and Reinvestment Financing Plan (Part B Plan) by City Ordinance No. 2009-1272 and by (ii) Second Amended Project Plan and Reinvestment Financing Plan (Part C Plan) by City Ordinance No. 2012-710 (as amended, the "Plan"); and

WHEREAS, Section 311.011(e), Texas Tax Code, as amended, provides that the Zone may adopt an amendment to the Plan at any time, and such amendment takes effect upon approval by the City Council of the City; and

WHEREAS, the Authority desires to recommend that the Zone adopt the Part D - Third Amended Project Plan and Reinvestment Zone Financing Plan (the "Amendment") to provide for enhancements and improvements to the land in the Zone and to the land to be added to the Zone and to extend the boundaries of the Zone and, revise estimated project costs and revenue schedules; and

WHEREAS, the Authority has reviewed the Amendment, attached hereto as Exhibit A, and has determined that such Amendment should be adopted and submitted to the Zone and to the City Council of the City for approval.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY, that:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority hereby adopts and recommends that the Zone adopt the Part D - Third Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas, in substantially the form attached hereto as Exhibit A, and hereby determines that such plan is feasible. The Authority hereby recommends

that the Zone submit the Amendment to the City Council of the City and requests that the City Council of the City approve the Amendment.

Section 3. The Chair, Secretary, and other officers and members of the Authority, and the Authority's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the approval of the City of the Amendment in accordance with Chapter 311, Texas Tax Code, as amended.

PASSED AND APPROVED the 8th day of February 2016.

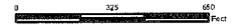
Chair, Board of Directors

Secretary, Board of Directors

City of Houston
TIRZ #21

Legend:

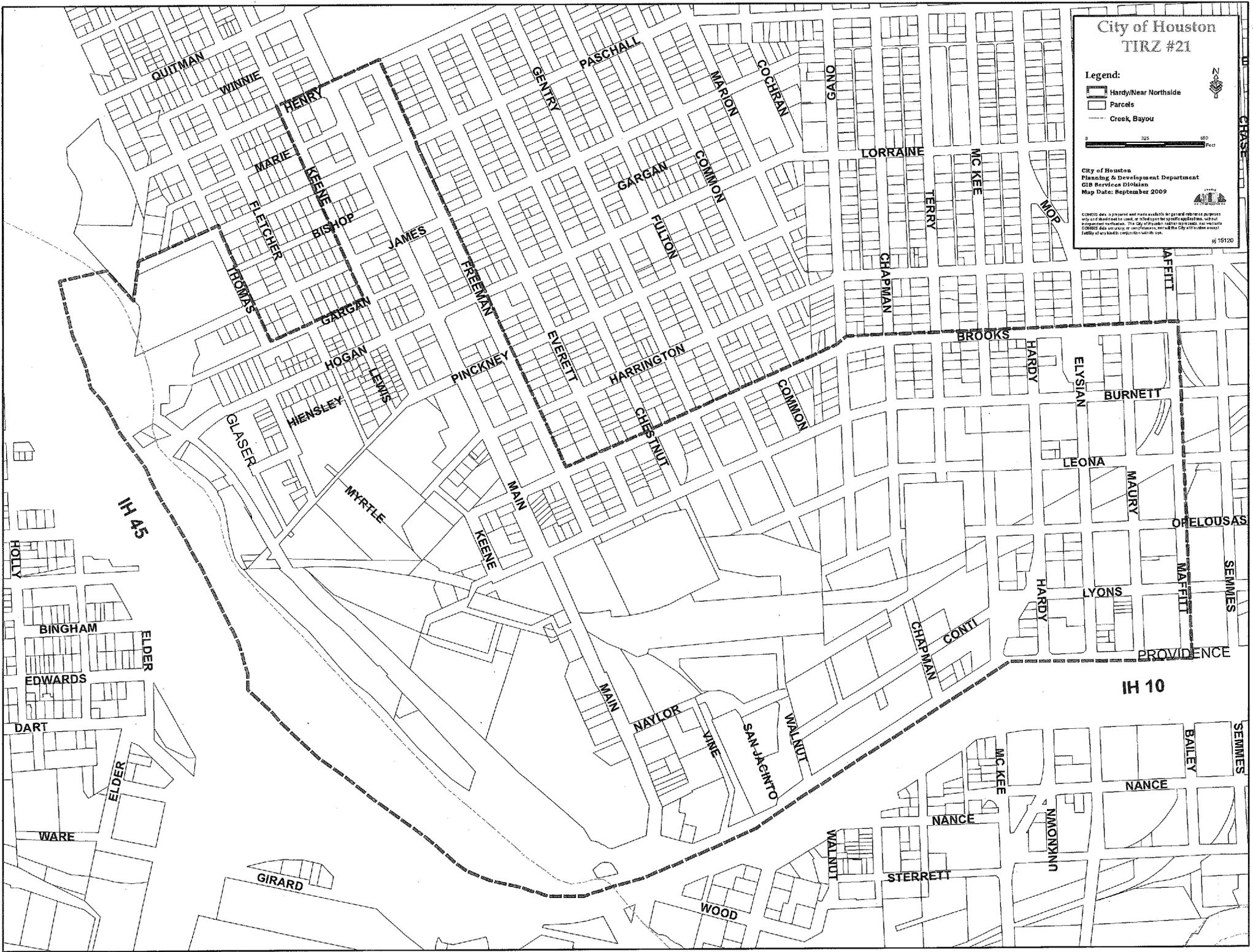
- Hardy/Near Northside
- Parcels
- Creek, Bayou



City of Houston
Planning & Development Department
GIS Services Division
Map Date: September 2009

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15120



CONCEPTUAL LAYOUT I-45 NORTH

COUNTY: HARRIS
LIMITS FROM: 5105
LIMITS TO: 10350

CALL: 866-03-6864
DATE: 21-SEP-2015
APPROVED: 1/1

NOT A BIDDING DOCUMENT

LEGEND

148 MARK LINES	ROAD REMOVALS
LOCAL ST & PORTAGE RD	METRO RAIL
ENTRANCE RAMP	METRO RAIL (STREET LEVEL)
DRIVE CONNECTORS	METRO RAIL (STREET LEVEL)
148&150 MARK LINES	METRO RAIL (SOUTHWEST LINE)
MARK LINES	BRIDGE RECONSTRUCTION
148 MARK LINES	POTENTIAL GREENSPACE
SH 281 MARK LINES	ENTRANCE RAMP OF HWY
148 MARK LINES	PROP. RIGHT-OF-WAY
148 MARK LINES	LIMITS OF FLOORWAY

SCALE
0 400 800 1200 1600

INTERSECTION GEOMETRY AND THE PROPOSED NUMBER OF LANES IS SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENT OF THE PROPOSED RECOMMENDED ALTERNATIVE.

