

**AGENDAS AND AGENDA MATERIALS
MEETINGS OF THE BOARDS OF DIRECTORS**

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS**



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

MARCH 26, 2025

**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 PARTIES:

NOTICE is hereby given that the Hardy Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Wednesday, March 26, 2025, at 9:00 a.m.**, at Lindale Park Community Center, 218 Joyce Street, Houston, Texas 77009, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of the February 26, 2025, meeting.
4. Bookkeeper's Report; and approve payment of invoices.
5. Accept Annual Disclosure Statements of Investment Officers and Bookkeeper.
6. Conduct annual review of Investment Policy; and adopt Resolution Regarding Annual Review of Investment Policy and Amended List of Qualified Broker/Dealers.
7. SWA update.
 - a. Zone Urban Design Guidelines
 - b. Zone-Wide tree plantings.
8. Gauge Engineering update.
 - a. Pinckney Trail
 - b. Corridor Study – Hogan Street
 - c. Flood mitigation grant
9. Municipal Services Agreement with the City of Houston.
10. Administrator's Report.
11. Next meeting – Wednesday, April 23, 2025, at 9:00 a.m.
12. Adjourn.



Hawes Hill & Associates LLP - Administrator

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's Administrator at (713) 595-1260 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of the February 26, 2025, meeting.

**MINUTES OF THE JOINT MEETING OF THE
HARDY NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

February 26, 2025

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Hardy Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Wednesday, February 26, 2025, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Fernando Zamarripa	Position 5:	Daniel Ortiz, <i>Treasurer</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Ed Reyes, <i>Chairman</i>	Position 7:	Elia Quiles, <i>Asst. Secretary</i>
Position 4:	Sylvia Cavazos, <i>Secretary</i>		

and all of the above were present, with the exception of Directors Zamarripa and Large, thus constituting a quorum. Also present were Naina Magon, Don Huml, and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Tyler Leggett and Christopher Palis, Municipal Accounts & Consulting LP; and Brandon Walwyn, COH – Economic Development. Others attending the meeting were Muhammad Ali, Gauge Engineering; Jesus M. Olivas, HR Green; Michael Robinson, SWA; Mary Lawler; Jonathan Trujillo; and Chaquisha Mosley. Chairman Reyes called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF THE NOVEMBER 20, 2024, MEETING.

Upon a motion made by Director Cavazos, and seconded by Director Bustamante, the Board voted unanimously to approve the Minutes of the November 20, 2024, Board meeting, as presented.

9:04 a.m. Director Monte Large arrived meeting.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES; RATIFY PAYMENT OF DECEMBER AND JANUARY INVOICES.

Mr. Palis presented the Bookkeeper's Report, review of current invoices for payment and reviewed invoices paid in December and January for ratification, included in the Board materials. Upon a motion made by Director Ortiz, and seconded by Director Cavazos, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices; and ratified payment of invoices paid in December and January, as presented.

RESOLUTION APPOINTING INVESTMENT OFFICERS.

Ms. Clayton reviewed the Resolution Appointing Investment Officers, included in the Board materials. She reported the Resolution replaces Melissa Morton who was appointed in November 2019 with Mark Burton and Ghia Lewis as the Investment Officers for the Authority. She reported both Mr. Burton and Ms. Lewis are with Municipal Accounts & Consulting LP and have provided staff with the required training certificates under the Texas Public Information Act. Upon a motion made by Director Cavazos, and seconded by Director Bustamante, the Board voted unanimously to adopt the Resolution Appointing Mark Burton and Ghia Lewis as the Investment Officers of the Authority, as presented.

INTERLOCAL AGREEMENT WITH GREATER NORTHSIDE MANAGEMENT DISTRICT REGARDING QUITMAN STREET RECONSTRUCTION PROJECT.

Ms. Magon presented the Interlocal Agreement for the Quitman Street Reconstruction Project, included in the Board materials. She provided an overview of the duties of the Greater Northside Management District and Authority under the agreement. She reported under the agreement the Authority will contribute \$100,000 to the District for tree installation along Quitman Street. She reported the Authority has the right to review and approve the design and installation of the trees. Upon a motion made by Director Cavazos, and seconded by Director Large, the Board voted unanimously to approve the Interlocal Agreement with Greater Northside Management District regarding Quitman Street Reconstruction Project.

FUNDING AGREEMENT WITH AVENUE CDC.

Ms. Magon reviewed the Reimbursement Agreement with Avenue Community Development Corporation (Avenue CDC - Developer), a copy of the agreement is attached hereto as Exhibit A. She reported the under the Agreement the Authority will reimburse the Developer for actual project costs incurred for sidewalk improvements and provided an overview of the duties and responsibilities of each party. Upon a motion made by Director Large, and seconded by Director Cavazos, Directors Bustamante, Large, Reyes, Cavazos, and Quiles voted to approve the Reimbursement Agreement with Avenue CDC, subject to non-substantive changes made by Authority's attorney. Director Ortiz abstained. The motion passed.

SWA UPDATE.

A copy of SWA's Status Report is included in the Board materials for review.

a. Zone Urban Design Guidelines

Mr. Robinson provided an update on the design guidelines and reported the streetscape cut sheets are 90% complete. No action from the Board was required.

b. Zone-Wide tree plantings

Mr. Robinson reported 108 trees will be planted during phase 1 and Trees for Houston is scheduled to begin planting next week. No action from the Board was required.

c. SWA Task Order for on-call professional landscape architectural services.

Mr. Huml reviewed SWA Task Order for on-call professional landscape architectural services in an amount not to exceed \$10,000.00. He reported the CIP Committee has reviewed the task order and is recommending for approval. Upon a motion made by Director Ortiz, and seconded by Director Bustamante, the Board voted unanimously to approve SWA Task Order for on-call support services in an amount not to exceed \$10,000.00, as presented.

GAUGE ENGINEERING UPDATE.

a. Pinckney Trail.

Mr. Ali provided an update on the Pinckney Trail project, a copy of the Status Report is included in the Board materials. He reported Gauge met with the contractor and CenterPoint Energy to review conflicts with power poles. He reported they have revised the trail and drainage design to avoid conflict with the power poles. He reported they met with KUO to redesign the retaining wall to avoid conflict with the other power pole. No action from the Board was required.

b. Corridor Study - Hogan Street

Mr. Olivas provided an update on the Hogan Street project. He reported the first community meeting is scheduled for March 25. No action from the Board was required.

c. Gauge Task Order for on-call professional engineering services.

Mr. Huml reviewed Gauge Task Order for on-call professional engineering services in an amount not to exceed \$10,000.00 to provide support services as requested and authorized by the Board or

administrator to assist in implementing the capital improvement program. He reported the CIP Committee has reviewed the task order and is recommending for approval. Upon a motion made by Director Ortiz, and seconded by Director Cavazos, the Board voted unanimously to approve Gauge Engineering Task Order for on-call professional engineering services in an amount not to exceed \$10,000.00, as presented.

ADMINISTRATOR'S REPORT.

Ms. Magon reported staff will send out the flyer on the Hogan Street Community engagement meeting scheduled for March 25. No action from the Board was required.

NEXT MEETING - WEDNESDAY, MARCH 26, 2025, AT 9:00 A.M.

ADJOURN.

There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 9:19 a.m.

Secretary

List of Exhibits:

- A. Reimbursement Agreement with Avenue CDC



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

4. Bookkeeper's Report; and approve payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

March 26, 2025

Account Balances

As of March 26, 2025

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		2.34%	1,201,682.35	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	965.05	Texas Capital Operating
Totals for Operating Fund:				\$1,202,647.40	
Grand total for Hardy Near Northside Redevelopment Authority:				\$1,202,647.40	

Cash Flow Report - Texas Capital Operating Account

As of March 26, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/27/2025				\$1,407.07
Receipts				
	Funds Transfer		7,500.00	
Total Receipts				7,500.00
Disbursements				
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,682.70)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,895.60)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.72)	
Total Disbursements				(7,942.02)
BALANCE AS OF 03/26/2025				\$965.05

Balance Sheet

As of February 28, 2025

Feb 28, 25

ASSETS

Current Assets

Checking/Savings

11102 · Texas Capital Operating

1,043

Total Checking/Savings

1,043

Other Current Assets

11201 · Time Deposits

1,209,182

Total Other Current Assets

1,209,182

Total Current Assets

1,210,226

TOTAL ASSETS

1,210,226

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

12000 · Accounts Payable

7,578

Total Accounts Payable

7,578

Total Current Liabilities

7,578

Total Liabilities

7,578

Equity

13101 · Unassigned Fund Balance

1,895,747

Net Income

(693,099)

Total Equity

1,202,647

TOTAL LIABILITIES & EQUITY

1,210,226

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of February 28, 2025

	Feb 28, 25	Feb 29, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11102 · Texas Capital Operating	1,043.35	161.39	881.96	546.5%
11203 · Texas Capital Money Mrkt	0.00	248,132.00	-248,132.00	-100.0%
11204 · Tex Pool AC 7932300001	0.00	276,373.83	-276,373.83	-100.0%
Total Checking/Savings	1,043.35	524,667.22	-523,623.87	-99.8%
Other Current Assets				
11201 · Time Deposits	1,209,182.35	0.00	1,209,182.35	100.0%
Total Other Current Assets	1,209,182.35	0.00	1,209,182.35	100.0%
Total Current Assets	1,210,225.70	524,667.22	685,558.48	130.7%
TOTAL ASSETS	1,210,225.70	524,667.22	685,558.48	130.7%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	7,578.30	25,230.64	-17,652.34	-70.0%
Total Accounts Payable	7,578.30	25,230.64	-17,652.34	-70.0%
Total Current Liabilities	7,578.30	25,230.64	-17,652.34	-70.0%
Total Liabilities	7,578.30	25,230.64	-17,652.34	-70.0%
Equity				
13101 · Unassigned Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-693,099.10	-739,402.83	46,303.73	6.3%
Total Equity	1,202,647.40	499,436.58	703,210.82	140.8%
TOTAL LIABILITIES & EQUITY	1,210,225.70	524,667.22	685,558.48	130.7%

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss

July 2024 through February 2025

	<u>Jul '24 - Feb 25</u>
Ordinary Income/Expense	
Income	
14802 · Interest Income	31,018.22
Total Income	<u>31,018.22</u>
Cost of Goods Sold	
Capital Improvement Plan	
T-2105 Pickney St Hike & Bike	1,723.05
Total Capital Improvement Plan	<u>1,723.05</u>
Total COGS	<u>1,723.05</u>
Gross Profit	29,295.17
Expense	
Developer Reimbursement	
17906 · Hardy Yards/Cypress - Offsite	606,955.00
Total Developer Reimbursement	606,955.00
Program and Project Consultants	
16702 · Engineering Consultation	5,152.54
16703 · Legal Consultants	20,745.75
Total Program and Project Consultants	<u>25,898.29</u>
TIRZ Administration Overhead	
16704 · Tax Consultants	13,651.20
16705 · Accounting Services	30,491.49
16706 · Administrative Services	22,831.16
16707 · Audit Services	16,250.00
16708 · Bank Charges	2,714.97
16709 · Insurance - Liability	2,231.46
16711 · Office Expense	1,370.70
Total TIRZ Administration Overhead	<u>89,540.98</u>
Total Expense	<u>722,394.27</u>
Net Ordinary Income	<u>-693,099.10</u>
Net Income	<u><u>-693,099.10</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss Budget vs. Actual
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14706 · Grant Income - Construction	0.00	456,000.00	-456,000.00	0.0%
14802 · Interest Income	31,018.22	7,000.00	24,018.22	443.1%
14803 · Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
Total Income	31,018.22	1,930,774.00	-1,899,755.78	1.6%
Cost of Goods Sold				
Capital Improvement Plan				
T-2110 - Burnett Street	0.00	75,000.00	-75,000.00	0.0%
T-2109 - Street Trees	0.00	100,000.00	-100,000.00	0.0%
T-2199 - Concrete Panel & Side	0.00	25,000.00	-25,000.00	0.0%
T-2107 - Hogan/Lorraine Corr	0.00	372,000.00	-372,000.00	0.0%
T-2105 Pickney St Hike & Bike	8,519.53	700,000.00	-691,480.47	1.2%
Total Capital Improvement Plan	8,519.53	1,272,000.00	-1,263,480.47	0.7%
Total COGS	8,519.53	1,272,000.00	-1,263,480.47	0.7%
Gross Profit	22,498.69	658,774.00	-636,275.31	3.4%
Expense				
Developer Reimbursement				
17906 · Hardy Yards/Cypress - Offsite	606,955.00	260,544.00	346,411.00	233.0%
17907 · Hardy Yards/Cypress - Onsite	0.00	82,277.00	-82,277.00	0.0%
Total Developer Reimbursement	606,955.00	342,821.00	264,134.00	177.0%
Program and Project Consultants				
16701 · Planning Consultants	0.00	50,000.00	-50,000.00	0.0%
16702 · Engineering Consultation	5,377.54	50,000.00	-44,622.46	10.8%
16703 · Legal Consultants	21,995.75	40,000.00	-18,004.25	55.0%
Total Program and Project Consultants	27,373.29	140,000.00	-112,626.71	19.6%
TIRZ Administration Overhead				
16704 · Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
16705 · Accounting Services	34,511.18	25,000.00	9,511.18	138.0%
16706 · Administrative Services	22,831.16	55,000.00	-32,168.84	41.5%
16707 · Audit Services	16,250.00	18,000.00	-1,750.00	90.3%
16708 · Bank Charges	2,714.97			
16709 · Insurance - Liability	2,231.46	2,500.00	-268.54	89.3%
16711 · Office Expense	1,370.70	5,000.00	-3,629.30	27.4%
Total TIRZ Administration Overhead	93,560.67	120,500.00	-26,939.33	77.6%
Total Expense	727,888.96	603,321.00	124,567.96	120.6%
Net Ordinary Income	-705,390.27	55,453.00	-760,843.27	-1,272.1%
Net Income	<u>-705,390.27</u>	<u>55,453.00</u>	<u>-760,843.27</u>	<u>-1,272.1%</u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Ordinary Income/Expense									
Income									
14802 · Interest Income									
General Journal	07/01/2024	Int		Interest Earne...		11204 · Tex Po...		1,222.92	1,222.92
General Journal	07/31/2024	Int		Interest Earne...		11203 · Texas ...		1,648.50	2,871.42
General Journal	07/31/2024	Int		Interest Earne...		11203 · Texas ...		1,270.43	4,141.85
General Journal	08/31/2024	Int		Interest Earne...		11203 · Texas ...		4,176.56	8,318.41
General Journal	08/31/2024	Int		Interest Earne...		11203 · Texas ...		1,271.46	9,589.87
General Journal	09/30/2024	Int		Interest Earne...		11203 · Texas ...		4,035.11	13,624.98
General Journal	09/30/2024	Int		Interest Earne...		11203 · Texas ...		1,204.71	14,829.69
General Journal	10/31/2024	Int		Interest Earne...		11203 · Texas ...		2,566.01	17,395.70
General Journal	10/31/2024	Int		Interest Earne...		11203 · Texas ...		1,189.49	18,585.19
General Journal	11/30/2024	Int		Interest Earne...		11203 · Texas ...		2,269.94	20,855.13
General Journal	11/30/2024	Int		Interest Earne...		11203 · Texas ...		1,112.88	21,968.01
General Journal	12/31/2024	Int		Interest Earne...		11203 · Texas ...		2,230.97	24,198.98
General Journal	12/31/2024	Int		Interest Earne...		11203 · Texas ...		1,113.19	25,312.17
General Journal	01/31/2025	Int		Interest Earne...		11203 · Texas ...		2,014.18	27,326.35
General Journal	01/31/2025	Int		Interest Earne...		11203 · Texas ...		1,076.06	28,402.41
General Journal	02/28/2025	Int		Interest Earne...		11201 · Time D...		1,648.35	30,050.76
General Journal	02/28/2025	Int		Interest Earne...		11201 · Time D...		967.46	31,018.22
Total 14802 · Interest Income							0.00	31,018.22	31,018.22
Total Income							0.00	31,018.22	31,018.22
Cost of Goods Sold									
Capital Improvement Plan									
T-2105 Pickney St Hike & Bike									
Bill	07/31/2024	3435	Gauge Engineering ...	Project 1136 T...		12000 · Accoun...	1,723.05		1,723.05
Total T-2105 Pickney St Hike & Bike							1,723.05	0.00	1,723.05
Total Capital Improvement Plan							1,723.05	0.00	1,723.05
Total COGS							1,723.05	0.00	1,723.05
Gross Profit							1,723.05	31,018.22	29,295.17
Expense									
Developer Reimbursement									
17906 · Hardy Yards/Cypress - Offsite									
Bill	09/30/2024	Devel...	CRV Hardy Yards, L....	Developer Rei...		12000 · Accoun...	606,955.00		606,955.00
Total 17906 · Hardy Yards/Cypress - Offsite							606,955.00	0.00	606,955.00
Total Developer Reimbursement							606,955.00	0.00	606,955.00
Program and Project Consultants									
16702 · Engineering Consultation									
Bill	09/30/2024	3587	Gauge Engineering ...	Project 1081 T...		12000 · Accoun...	1,628.60		1,628.60
Bill	10/31/2024	3697	Gauge Engineering ...	On-Call Servic...		12000 · Accoun...	3,523.94		5,152.54
Total 16702 · Engineering Consultation							5,152.54	0.00	5,152.54
16703 · Legal Consultants									
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees		12000 · Accoun...	250.00		250.00
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees		12000 · Accoun...	53.00		303.00
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees - ...		12000 · Accoun...	3,255.50		3,558.50
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees		12000 · Accoun...	4,250.00		7,808.50
Bill	10/31/2024	21987...	Bracewell LLP	Legal Fees		12000 · Accoun...	7,180.75		14,989.25
Bill	11/30/2024	21990...	Bracewell LLP	Legal Fees		12000 · Accoun...	375.00		15,364.25
Bill	12/31/2024	21991...	Bracewell LLP	Legal Fees		12000 · Accoun...	875.00		16,239.25
Bill	01/31/2025	21992...	Bracewell LLP	Legal Fees		12000 · Accoun...	4,506.50		20,745.75
Total 16703 · Legal Consultants							20,745.75	0.00	20,745.75
Total Program and Project Consultants							25,898.29	0.00	25,898.29
TIRZ Administration Overhead									
16704 · Tax Consultants									
General Journal	07/01/2024	JE		To Reclass pr...		11703 · Prepai...	13,651.20		13,651.20
Total 16704 · Tax Consultants							13,651.20	0.00	13,651.20
16705 · Accounting Services									
Bill	07/31/2024	106219	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,949.04		4,949.04
Bill	08/31/2024	106876	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,998.35		9,947.39
Bill	09/30/2024	107542	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	3,625.40		13,572.79
Bill	10/31/2024	108210	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,599.55		18,172.34
Bill	11/30/2024	108884	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,264.99		22,437.33
Bill	12/31/2024	109564	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	3,715.00		26,152.33
Bill	01/31/2025	110260	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	1,443.56		27,595.89
Bill	02/28/2025	110954	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	2,895.60		30,491.49
Total 16705 · Accounting Services							30,491.49	0.00	30,491.49
16706 · Administrative Services									
Bill	10/31/2024	2203	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	4,500.00		4,500.00
Bill	11/30/2024	2235	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	4,808.04		9,308.04
Bill	12/31/2024	2278	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	4,500.00		13,808.04
Bill	01/31/2025	2314	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	4,523.12		18,331.16
Bill	02/28/2025	2338	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	4,500.00		22,831.16
Total 16706 · Administrative Services							22,831.16	0.00	22,831.16

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
16707 · Audit Services									
Bill	08/31/2024	2024 ...	McCall Gibson Swed...	FYE 06.30.24 ...		12000 · Accoun...	9,000.00		9,000.00
Bill	09/30/2024	11596	Burton Accounting, P...	FY23 Agreed ...		12000 · Accoun...	2,500.00		11,500.00
Bill	09/30/2024	2024 ...	McCall Gibson Swed...	FYE 06.30.24 ...		12000 · Accoun...	4,750.00		16,250.00
Total 16707 · Audit Services							16,250.00	0.00	16,250.00
16708 · Bank Charges									
General Journal	07/10/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	351.86		351.86
General Journal	08/12/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	308.44		660.30
General Journal	09/10/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	274.80		935.10
General Journal	10/23/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	351.69		1,286.79
General Journal	11/12/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	354.02		1,640.81
General Journal	12/10/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	358.49		1,999.30
General Journal	01/10/2025	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	351.95		2,351.25
General Journal	02/28/2025	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	363.72		2,714.97
Total 16708 · Bank Charges							2,714.97	0.00	2,714.97
16709 · Insurance - Liability									
Bill	11/30/2024	6754 2...	Texas Municipal Lea...	Insurance Exp...		12000 · Accoun...	2,231.46		2,231.46
Total 16709 · Insurance - Liability							2,231.46	0.00	2,231.46
16711 · Office Expense									
Bill	07/31/2024	63200	Squidz Ink Design, Inc.	Website Desig...		12000 · Accoun...	1,188.00		1,188.00
Bill	02/28/2025	2338	Hawes Hill & Associa...	Professional C...		12000 · Accoun...	182.70		1,370.70
Total 16711 · Office Expense							1,370.70	0.00	1,370.70
Total TIRZ Administration Overhead							89,540.98	0.00	89,540.98
Total Expense							722,394.27	0.00	722,394.27
Net Ordinary Income							724,117.32	31,018.22	-693,099.10
Net Income							724,117.32	31,018.22	-693,099.10



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

**Hardy Near Northside
Redevelopment Authority
Quarterly Investment Inventory Report
Period Ending September 30, 2024**

BOARD OF DIRECTORS
Hardy Near Northside
Redevelopment Authority

Attached is the Quarterly Investment Inventory Report for the
Period ending September 30, 2024.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the Districts's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)

November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

Hardy Near Northside Redevelopment Authority

Summary of Money Market Funds

07/01/2024 - 09/30/2024

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

Account Number: XXXX1794 Date Opened: 12/01/2022 Current Interest Rate: 3.09%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		173,296.18				
07/19/2024	Tax Year 2023 City Increment		1,439,774.72			
07/31/2024					1,648.50	
08/31/2024					4,176.56	
09/25/2024	Transfer to Checking			(34,000.00)		
09/25/2024	Transfer to Checking			(612,000.00)		
09/30/2024					4,035.11	
Totals for Account XXXX1794:		\$173,296.18	\$1,439,774.72	(\$646,000.00)	\$9,860.17	\$976,931.07

Financial Institution: TEXPOOL

Account Number: XXXX0001 Date Opened: 12/01/2022 Current Interest Rate: 4.34%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		280,093.23				
07/01/2024					1,222.92	
07/31/2024					1,270.43	
08/30/2024					1,271.46	
09/30/2024					1,204.71	
Totals for Account XXXX0001:		\$280,093.23			\$4,969.52	\$285,062.75
Totals for Operating Fund:		\$453,389.41	\$1,439,774.72	(\$646,000.00)	\$14,829.69	\$1,261,993.82

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Hardy Near Northside Redevelopment Authority
Summary of Certificates of Deposit with Money Market
07/01/2024 - 09/30/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Totals for Operating Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00							Interest Earned:	\$0.00						
Plus Principal From Cash:	\$0.00							Less Beg Accrued Interest:	\$0.00						
Less Principal Withdrawn:	\$0.00							Plus End Accrued Interest:	\$0.00						
Plus Interest Reinvested:	\$0.00							Fixed Interest Earned:	\$0.00						
Fixed Balance:	\$0.00							MM Interest Earned:	\$14,829.69						
MM Balance:	\$1,261,993.82							Total Interest Earned:	\$14,829.69						
Total Balance:	\$1,261,993.82														
Totals for District:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
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MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

**Hardy Near Northside
Redevelopment Authority
Quarterly Investment Inventory Report
Period Ending December 31, 2024**

BOARD OF DIRECTORS
Hardy Near Northside
Redevelopment Authority

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(Investment Officer)

Ghia Lewis
(Investment Officer)

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Within twelve months of taking office and requires at least (4) four hours training within each (2)
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INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

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January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)

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November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

Hardy Near Northside Redevelopment Authority

Summary of Money Market Funds

10/01/2024 - 12/31/2024

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

Account Number: XXXX1794 Date Opened: 12/01/2022 Current Interest Rate: 3.09%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
10/01/2024		976,931.07				
10/23/2024	Transfer to Checking			(16,000.00)		
10/31/2024					2,566.01	
11/20/2024	Transfer to Checking			(13,000.00)		
11/20/2024	Transfer to Checking			(4,000.00)		
11/30/2024					2,269.94	
12/19/2024	Transfer to Checking			(16,000.00)		
12/31/2024					2,230.97	
Totals for Account XXXX1794:		<u>\$976,931.07</u>		<u>(\$49,000.00)</u>	<u>\$7,066.92</u>	<u>\$934,997.99</u>

Financial Institution: TEXPOOL

Account Number: XXXX0001 Date Opened: 12/01/2022 Current Interest Rate: 4.34%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
10/01/2024		285,062.75				
10/31/2024					1,189.49	
11/30/2024					1,112.88	
12/31/2024					1,113.19	
Totals for Account XXXX0001:		<u>\$285,062.75</u>			<u>\$3,415.56</u>	<u>\$288,478.31</u>
Totals for Operating Fund:		<u>\$1,261,993.82</u>		<u>(\$49,000.00)</u>	<u>\$10,482.48</u>	<u>\$1,223,476.30</u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Hardy Near Northside Redevelopment Authority
Summary of Certificates of Deposit with Money Market
 10/01/2024 - 12/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest	
Fund: Operating																
Totals for Operating Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00	
Beginning Balance:	\$0.00									Interest Earned:	\$0.00					
Plus Principal From Cash:	\$0.00									Less Beg Accrued Interest:	\$0.00					
Less Principal Withdrawn:	\$0.00									Plus End Accrued Interest:	\$0.00					
Plus Interest Reinvested:	\$0.00									Fixed Interest Earned:	\$0.00					
Fixed Balance:	\$0.00									MM Interest Earned:	\$10,482.48					
MM Balance:	\$1,223,476.30									Total Interest Earned:	\$10,482.48					
Total Balance:	\$1,223,476.30															
Totals for District:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00	

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market



INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2338
DATE 03/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Management Services: February 2025	4,500.00
In-House Postage, Photocopies, Binding, Etc.: February 2025	182.70

BALANCE DUE **\$4,682.70**

Hardy/Near Northside RA TIRZ 21

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
	\$ -

Photocopies @ \$0.15

Date	Pages	Amount
2/21/2025	1098	\$ 164.70

Total \$ 164.70

Color Photocopies @ \$0.50

	\$ -
Total	<u>\$ -</u>

Binding sets @ \$1.00

Date	Sets	Amount
2/21/2025	18	\$ 18.00
Total		<u>\$ 18.00</u>

Total, all Items	
Postage	\$ -
Photocopies	\$ 164.70
Color Photocopies	\$ -
Binding sets	\$ 18.00
TOTAL	<u>\$ 182.70</u>



**MUNICIPAL ACCOUNTS
& CONSULTING, L.P.**

**Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043**

Invoice No: 110954

Professional Services from January 13, 2025 to February 09, 2025

Task: Preparation of Financial Report

DESCRIPTION: Preparation of bookkeeping report; Reconciliation of applicable accounts; Processing of accounts payable, accounts receivable, mail and other administrative services; Coordination of any necessary wire transfers for internal accounts; Communication with consultants; Meeting attendance and payroll, as necessary.

Professional Personnel	Hours	Amount	
Consultant	7.58	\$1,516.64	
Sr. Consultant	4.33	974.99	
Manager	1.50	375.00	
Total Preparation of Financial Report			\$2,866.63

Total Professional Services \$2,866.63

Expenses and Other Items	Amount	
Document Storage & Retention Service	\$1.47	
Electronic Data Storage	27.50	
Total Expenses and Other Items		\$28.97

Total Professional Services \$2,866.63

Total Expenses and Other Items 28.97

Total Amount Due \$2,895.60



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

5. Accept Annual Disclosure Statements of Investment Officers and Bookkeeper.

MEMORANDUM

Date: March 26, 2025
To: Board of Directors
Hardy/Near Northside Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Mark Burton, Investment Officer
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

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

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

N/A

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

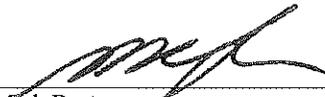
N/A

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

N/A

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

N/A


Mark Burton

MEMORANDUM

Date: March 26, 2025
To: Board of Directors
Hardy/Near Northside Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Ghia Lewis, Investment Officer
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

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

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

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

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

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


Ghia Lewis



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. Conduct annual review of Investment Policy; and adopt Resolution Regarding Annual Review of Investment Policy and Amended List of Qualified Broker/Dealers.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Hardy/Near Northside Redevelopment Authority (“Board”), hereby certify as follows:

The Board convened in regular session on the 26th day of March, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit:

- | | |
|--------------------|----------------|
| Edward Reyes | Chairman |
| Jorge Bustamante | Vice Chair |
| Sylvia Cavazos | Secretary |
| Elia Quiles | Asst Secretary |
| Daniel Ortiz | Treasurer |
| Fernando Zamarripa | Director |
| Monte Large | Director |

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY
AND LIST OF QUALIFIED BROKERS/DEALERS OF
HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

1. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this 26th day of March, 2025.

Secretary

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND
LIST OF QUALIFIED BROKER/DEALERS OF
HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

WHEREAS, the Hardy/Near Northside Redevelopment Authority (the “Authority”) has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations, and has such authority as has been delegated to it by the City of Houston, Texas to act on behalf of Reinvestment Zone Number Twenty-One, City of Houston, Texas; and

WHEREAS, the Board of Directors (the “Board”) of the Authority has convened on this date to conduct the Authority’s annual review of its investment policy pursuant to Section 2256.005, *et seq.*, Texas Government Code, as amended; and

WHEREAS, the Board has also convened on this date to conduct the Authority’s annual review of its list of qualified broker/dealers that are authorized to engage in investment transactions with the Authority, pursuant to Section 2256.025, Texas Government Code, as amended; and

WHEREAS, the Authority has determined not to amend the Authority’s Investment Policy dated September 23, 2019; and

WHEREAS, the Authority has determined to amend the list of qualified broker/dealers that are authorized to engage in investment transactions with the Authority; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board hereby has conducted its annual review of its investment policy, and hereby confirms the Amended Investment Policy, dated September 23, 2019, attached hereto as **Exhibit A**, and confirms that same shall remain in effect until modified by action of the Board.

Section 2: The Board hereby adopts the amended list of qualified broker/dealers attached hereto as **Exhibit B**, and confirms that same shall be in effect until modified by action of the Board.

Section 3: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board.

PASSED AND APPROVED THIS 26th day of March, 2025.

Chair

ATTEST:

Secretary

EXHIBIT A

AMENDED INVESTMENT POLICY – SEPTEMBER 23, 2019

This Amended Investment Policy (the “Policy”) is adopted by the Board of Directors of Hardy/ Near Northside Redevelopment Authority (the “Authority”) pursuant to Chapter 2256 of the Texas Government Code, effective as of September 23, 2019.

ARTICLE I PURPOSE

Section 1.01. Purpose. This Policy with respect to Authority investments has been adopted to establish the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the “Investment Laws”). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the Authority’s funds: Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Section 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the Authority’s funds and require the Authority to adopt rules to ensure the investment of Authority funds in accordance with such laws. This Policy will specify the scope of authority of Authority Officials who are responsible for the investment of Authority funds.

ARTICLE II DEFINITIONS

Section 2.01. Definitions. Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- (a) “Authority Officials” means the Investment Officer, Directors, Employees, and persons and business entities engaged in handling the investment of Authority funds.
- (b) “Authorized Collateral” means any means or method of securing the deposit of Authority funds authorized by Chapter 2257, Texas Government Code.
- (c) “Authorized Investment” means any security in which the Authority is authorized to invest under Chapter 2256, Texas Government Code.
- (d) “Board” means the Board of Directors of the Authority.
- (e) “Collateral” means any means or method of securing the deposit of Authority funds under Article IV hereof.
- (f) “Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

- (g) “Director” means a person appointed to serve on the Board of Directors of the Authority.
- (h) “Employee” means any person employed by the Authority, but does not include independent contractors or professionals hired by the Authority as outside consultants, such as the Authority’s financial advisor, accountant or general counsel.
- (i) “FDIC” means the Federal Deposit Insurance Corporation or any successor entity.
- (j) “Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.
- (k) “Investment Officer(s)” means the Director(s) or Employee(s) of the Authority appointed from time to time by the Board to invest and reinvest the funds of the Authority held in its various accounts.
- (l) “State” means the State of Texas.

ARTICLE III
INVESTMENT OFFICER

Section 3.01. Investment Officer.

From time to time, the Authority shall appoint one or more of its Directors or Employees to serve as Investment Officer(s) to handle the investment of Authority funds. The Investment Officer(s) shall be responsible for investing Authority funds in accordance with this Policy. The Investment Officer(s) shall invest the Authority’s funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the objectives set forth in Section 7.01 hereof.

Section 3.02. Training. The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Act.

Section 3.03. Reporting by the Investment Officer and Authority Officials. Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and Authority Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the Authority for the preceding reporting period. The report must (1) describe in detail the investment position of the Authority on the date of the report, (2) be prepared jointly by all the Investment Officers of the Authority, if the Authority appoints more than one, (3) be signed by all Investment Officers and Authority Officials who prepare the report, (4) contain a summary statement of each pooled fund group that states the beginning market value for the reporting period; ending market value for the period; and fully accrued interest for the reporting period; (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested, (6) state the maturity date of each separately invested asset that has a maturity date, (7) state the Authority fund for which each individual investment was acquired,

and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer. The Board hereby authorizes and directs the Authority Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his/her duties, including but not limited to the following:

- (a) Presenting a copy of this Policy to any person or business organization seeking to sell an investment to the Authority and obtaining the necessary written certification from such seller referred to in this section;
- (b) Handling investment transactions;
- (c) Preparing and submitting to the Board the written report of all investment transactions for the Authority as required by this section;
- (d) Researching investment options and opportunities;
- (e) Obtaining written depository pledge agreements as required herein;
- (f) Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged Collateral; and
- (g) Reviewing the market value of the Authority's investments and of the Collateral pledged to secure the Authority's funds.

ARTICLE IV **PROCEDURES FOR INVESTMENT OF AUTHORITY MONIES**

Section 4.01. Qualified Broker/Dealers. The list of qualified broker/dealers with whom the Authority may engage in investment transactions is attached hereto as **Exhibit B**.

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the Authority. The Investment Officer(s) and the Authority Officials shall disclose in writing (a) any "personal business relationship" with a business organization offering to engage in an investment transaction with the Authority and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the Authority, as required by the Investment Act. The existence of a "personal business relationship" shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03. Certifications from Sellers of Investments. The Investment Officer(s) or the Authority Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the Authority and obtain a certificate stating that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the Authority and shall state that the potential seller has received and

reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the Authority that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the Authority Officials shall purchase or make any investment from a potential seller that has not delivered to the Authority this required certification. A form of certificate acceptable to the Authority is attached hereto as **Exhibit C**.

Section 4.04. Solicitation of Bids for Certificates of Deposit. Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis. All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all Authority investments and for all Collateral pledged to secure Authority funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral. The Investment Officer(s), with the help of such Authority Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of Authority funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

- (a) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
- (b) Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
- (c) Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
 - (1) the lower of two bids obtained from securities broker/dealers for such security;
 - (2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
 - (3) the bid price published by any nationally recognized security pricing service; or
 - (4) the market value quoted by the seller of the security or the owner of such Collateral.
- (d) Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such

security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Changes in Investments. Consistent with Section 2256.021, Texas Government Code, as amended, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256, Texas Government Code, as amended, such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within 30 days of the investment's failure to maintain its required minimum rating.

ARTICLE V

PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

- (a) All funds of the Authority shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by bond resolutions or trust indentures of the Authority and applicable state law or federal tax law, including the Investment Laws.
- (b) The Board, by separate resolution, may provide that a designated officer or agent of the Authority may withdraw or transfer funds from and to accounts of the Authority only in compliance with this Policy.
- (c) No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Operating Account and in the Project Account shall not be commingled or pooled for purposes of investment.

Section 5.02. Policy of Securing Deposits of Authority Funds -- Applicable to All Deposited Authority Funds.

- (a) The Authority recognizes that FDIC (or its successor) insurance is available for Authority funds deposited at any one Texas Financial Institution (including branch banks) only up to a maximum of \$250,000 (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders.¹ It is the policy of the Authority that all deposited funds in each of the Authority's accounts shall be insured by the FDIC, or its successor, and to the extent the deposit surpasses the FDIC Deposit Insurance Coverage limit at any given time, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.
- (b) If it is necessary for the Authority's depositories to pledge Collateral to secure the Authority's deposits, (1) the Collateral pledge agreement must be in writing, (2)

¹ The \$250,000 limit is temporary and may change from time to time under applicable law.

the Collateral pledge agreement must be approved by the depository's board of directors or loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or Authority Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the Authority. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any Authority funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and Authority Officials to proceed diligently to have such agreement approved and documented to assure protection of the Authority's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the Authority's Executive Director shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

- (c) Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the Authority's Executive Director shall obtain safekeeping receipts from the Texas financial institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the Authority. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the Authority's deposits. It shall be acceptable for the Authority's Executive Director to periodically receive interest on deposits to be deposited to the credit of the Authority if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of this Board that there be no sharing, splitting or co-tenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and Authority Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The Authority's Executive Director shall monitor the pledged Collateral to assure that it is pledged only to the Authority, review the fair market value of the Collateral to ensure that the Authority's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

- (d) The Authority's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured by the pledge of any of the following:
- (1) Surety bonds;
 - (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
 - (3) A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues and (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Texas Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
 - (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
 - (5) A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
 - (6) A letter of credit issued by a federal home loan bank; or
 - (7) A security in which a public entity may invest under the Investment Act. As of the date of this Policy, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
 - (i) Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
 - (ii) Direct obligations of the State of Texas or its agencies and instrumentalities;
 - (iii) Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
 - (iv) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit

Insurance Corporation or by the explicit full faith and credit of the United States;

- (v) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- (vi) Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
- (vii) Certificates of deposit made in accordance with the following conditions: (1) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority; (2) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (3) the broker or the depository institution selected by the Authority under Subdivision (2) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (4) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (5) the depository institution selected by the Authority under Subdivision (2), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;
- (viii) Repurchase agreements that comply with the Investment Act;
- (ix) Bankers' acceptances that comply with the Investment Act;
- (x) Commercial paper that complies with the Investment Act;
- (xi) No-load money market mutual funds that comply with the Investment Act;
- (xii) No-load mutual funds that comply with the Investment Act; and

- (xiii) Guaranteed investment contracts that comply with the Investment Act.
- (e) Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the Authority under the Investment Act:
 - (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
 - (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
 - (3) Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Sections 5.02(d)(4) and 5.02(d)(5) above; or
 - (4) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03. Diversification. The Investment Officer may invest up to 100% of the funds of the Authority in any investment instrument authorized in this Policy.

ARTICLE VI AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments. Unless specifically prohibited by law or elsewhere by this Policy, Authority funds may be invested and reinvested only in the following types of investments:

- (a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
- (b) Direct obligations of the State or its agencies and instrumentalities;
- (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State or the United States or their respective agencies and instrumentalities;

- (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- (f) Bonds issued, assumed, or guaranteed by the State of Israel;
- (g) Interest-bearing banking deposits that are guaranteed or insured by:
 - (1) The Federal Deposit Insurance Corporation or its successor; or
 - (2) The National Credit Union Share Insurance Fund or its successor;
- (h) Interest-bearing banking deposits other than those described by Subsection (g) if:
 - (1) The funds invested in the banking deposits are invested through (i) a broker with a main office or branch in this state and is selected from a list adopted by the Authority, or (ii) a depository institution with a main office or branch office in this state that the Authority selects;
 - (2) The broker or depository institution selected as described by Subdivision (1) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the Authority's account;
 - (3) The full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and
 - (4) The Authority appoints as the Authority's custodian of the banking deposits issued for the Authority's account: (i) the depository institution selected as described by Subdivision (1); (ii) an entity described by Section 2257.041(d) of the Texas Government Code, as amended; or (iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3.
- (i) Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
- (j) Certificates of deposit made in accordance with the following conditions: (1) (A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority, or (B) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (2) the broker or

the depository institution selected by the Authority under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (4) the depository institution selected by the Authority under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;

- (k) Repurchase agreements that comply with the Investment Act;
- (l) Bankers' acceptances that comply with the Investment Act;
- (m) Commercial paper that complies with the Investment Act;
- (n) No-load money market mutual funds that comply with the Investment Act;
- (o) No-load mutual funds that comply with the Investment Act;
- (p) Investment Pools which meet the requirements set forth in Section 2256.016 and Section 2256.019 of the Texas Government Code, as amended, and which are specifically authorized by a resolution that is approved by the Board; and
- (q) With respect to bond proceeds, guaranteed investment contracts that comply with the Investment Act.

Section 6.02. Prohibited Investments. Notwithstanding anything to the contrary stated herein, no funds of the Authority may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

- (a) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
- (b) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- (c) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
- (d) Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

Section 6.03. Investment of Funds Held Under Trust Indentures. Anything in this Policy to the contrary notwithstanding, to the extent that any funds are held by a trustee under a trust indenture relating to the Authority's bonds, such funds may be invested as provided by the resolution authorizing the issuance of the bonds or the trust indenture.

ARTICLE VII **INVESTMENT STRATEGIES**

Section 7.01. Strategy Applicable to All Funds. The Authority's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

- (a) Understanding of the suitability of the investment to the financial requirements of the Authority;
- (b) Preservation and safety of principal;
- (c) Liquidity;
- (d) Marketability of the investment if the need arises to liquidate the investment before maturity;
- (e) Diversification of the investment portfolio; and
- (f) Yield.

Section 7.02. Investment Strategy for the Operating Account. Funds in the Operating Account shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board. Operating funds shall not be invested for longer than three years.

ARTICLE VIII **MISCELLANEOUS**

Section 8.01. Annual Review. The Authority shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause. This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority funds.

Section 8.03. Open Meeting. The Board officially finds, determines and declares that this Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public in the City of Houston, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at

all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

**APPROVED AND MADE EFFECTIVE AS OF SEPTEMBER 23, 2019, UNTIL
MODIFIED BY THE BOARD**

EXHIBIT B
LIST OF AUTHORIZED BROKER/DEALERS

Allegiance Bank
Amegy Bank of Texas (Amegy Bank, N.A.)
American First National Bank
Bank of America Corporation
Bank of America, N.A.
Bank of OZK
Bank of Texas (BOKF, NA)
BBVA Compass Bank
Beal Bank
BOKF Financial
Capital Bank, N.A.
Capital One, N.A.
Capital Markets Group, Inc.
Cathay Bank
Central Bank
Chase Investments Services Corp.
Chasewood Bank
Citibank
City Bank
Comerica Bank
Commercial State Bank
Community Bank of Texas, N.A.
CUNA
Edward Jones
Encore
Enterprise Bank and Trust Company
First Bank & Trust Company
First Bank Texas
First Citizens Bank
First Community Bank, N.A.
First Financial Bank
First International Bank & Trust
First National Bank of Bastrop
First National Bank Texas
First Texas Bank
Fiserve, Inc.
Frost Bank
FTN Financial
Guaranty Bank and Trust
Green Bank, N.A.
Golden Bank, National Association
Hanmi Bank
Herring Bank
Hilltop Securities
HomeTown Bank, N.A.
Icon Bank
Independence Bank

Independent Bank
Integrity Bank
IBC Bank
Invesco
JPMorgan Chase & Co.
Chase Bank, N.A.
J.P. Morgan Securities LLC
Legacy Texas Bank
Legg Mason
LOGIC (Local Government Investment Cooperative)
Lone Star National Bank
Lone Star Investment Pool
LPL Financial Services
Masterson Advisors
Mercantil Commercebank, National Association
Merchants Bank
Metro Bank, National Association
Midkiff & Stone Capital Group, Inc.
MidSouth Bank
Moody National Bank
Morgan Stanley
Morgan Stanley Wealth Management
New First National Bank
Northern Trust, National Association
Omnibank National Association
Patriot Bank
Plains State Bank
Post Oak Bank
Preferred Bank
Prime Way Federal Credit Union
Prosperity Bank
Prudential Equity Group
Raymond James
RBC Wealth Management USA
Regions Bank
Regions Financial Corporation
Security State Bank
Southwestern National Bank
Spirit of Texas Bank
State Bank of Texas
State Street Bank & Trust Co.
TexSTAR
Texan Bank
Texas Capital Bank, National Association
Texas Citizens Bank
Texas CLASS
Texas Community Bank
Texas First Bank
Texas Gulf Bank
Texas State Bank
TIB – The Independent Bankers Bank

TexPool/TexPool Prime
The Bank of River Oaks
Tri Star Financial
Trustmark National Bank
U.S. Bank National Association
UBS Financial Services, Inc.
Unity National Bank
Vista Bank
Wallis State Bank
Wells Fargo Advisors, LLC
Wells Fargo Bank, N.A.
Whitney Bank
Woodforest National Bank

EXHIBIT C

**CERTIFICATE OF COMPLIANCE FROM SELLERS OF
INVESTMENTS AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT**

To: Hardy/ Near Northside Redevelopment Authority (the “Authority”)

From: _____
[Name of the person offering or the “qualified representative of the business organization” offering to engage in an investment transaction with the Authority] [Office such person holds]

of _____ (the “Business Organization”)
[name of financial institution, business organization or investment pool]

Date: _____, 20__

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am an individual offering to enter into an investment transaction with the Authority or a “qualified representative” of the Business Organization offering to enter an investment transaction with the Authority, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and that I meet all requirements under such act to sign this Certificate.
2. I or the Business Organization, as applicable, anticipate selling to the Authority investments that comply with the Authority’s Investment Policy and the Investment Act (collectively referred to herein as the “Investments”) dated _____ (the “Investment Policy”).
3. I or a registered investment professional that services the Authority’s account, as applicable, have received and reviewed the Investment Policy, which the Authority has represented is the complete Investment Policy of the Authority now in full force and effect. The Authority has further acknowledged that I or the Business Organization, as applicable, may rely upon the Investment Policy until the Authority provides me or the Business Organization, as applicable, with any amendments to or any newly adopted form of the Investment Policy.
4. I or the Business Organization, as applicable, have/has implemented reasonable procedures and controls in an effort to preclude investment transactions between the Authority and me or the Business Organization, as applicable, that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the Authority’s entire portfolio or requires an interpretation of subjective investment standards.
5. I or the Business Organization, as applicable, have/has reviewed or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the

Authority and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act and (ii) each of the Investments is an authorized investment under the Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of Authority monies to be invested in the Investments exceeds or in any way violates the Investment Policy.

6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
7. The Business Organization has attached hereto, for return to the Authority, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: _____

Name: _____

Title:

Exhibit "B"
2025 - LIST OF AUTHORIZED BROKERS

ABC Bank	Lone Star Capital Bank
Ameegy Bank of Texas, N.A.	Lone Star Investment Pool
American Bank	Moody National Bank
Austin Capital Bank	New First National Bank
b1Bank (Business First Bancshares)	North Star Bank of Texas
BB & T	One West Bank
BancorpSouth	Origin Bank
Bank of America N.A.	Omni Bank N.A.
Bank of New York - Mellon	PNC Bank/The PNC Financial Services Group, Inc.
Bank of Texas N.A.	Pioneer Bank
Bank Ozk	Plains Capital Bank
Brenham National Bank	Plains State Bank
BOK Financial Capital Markets	PrimeBank of Texas
BOK Financial Securities, Inc.	Prosperity Bank
Cadence Bank	R Bank
Capital Bank of Texas	Regions Bank
Capital Markets Group	Simmons Bank
Capital One	SouthStar Bank
Central Bank	Southwest Securities
Chasewood Bank	Spirit of Texas Bank
Citibank N.A.	State Bank of Texas
CIT Bank	State Street Bank & Trust Co.
Comerica Bank	Stellar Bank
Comerica Securities	Stifel Nicholas
Commercial State Bank	Southwestern National Bank
Community Bank of Texas	Sunflower Bank
Community Trust Bank	Susser Bank
Coastal Securities	Tex Star Investment Pool
East West Bank	Texan Bank
First Bank of Texas	Texas Capital Bank N.A.
First Citizens Bank	Texas Class
First Financial Bank, N.A.	Texas Citizens Bank
First Lockhart National Bank	Texas Exchange Bank
First National Bank of Texas	Texas First Bank
First Texas Bank	Texas Gulf Bank
Frontier Bank of Texas	Texas Regional Bank
Frost National Bank	The Independent Bankers Bank
Guaranty Bank & Trust	The Mint National Bank
Hancock Whitney Bank	Texas Savings Bank
Herring Bank	Texpool/Texpool Prime
Hilltop Securities	The Right Bank for Texas
Hometown Bank, N.A.	Third Coast Bank
Horizon Bank	Trustmark National Bank
Iberia Bank	United Bank of El Paso Del Norte
ICS	United Texas Bank
Independent Bank	Unity National Bank
Independent Finance	U.S. Bank
International Bank of Commerce	Veritex Bank
Inter National Bank	Wallis Bank
IntraFi Network Deposits	Wells Fargo Bank, N.A.
JP Morgan Chase	Wells Fargo Brokerage Services, LLC
Landing Rock Group LLC	Wells Fargo Trust
Legacy Texas Bank	West Star Bank
Lone Star National Bank	Woodforest National Bank

The above list shall include any successor bank



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. SWA update.
 - a. Zone Urban Design Guidelines
 - b. Zone-Wide tree plantings.

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 26, 2025

CURRENT PROJECTS STATUS

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
 - Work resumed at direction of CIP Committee
 - Reviewed current status and next steps with CIP Committee at March 14, 2025 meeting.
 - Current Tasks Status:
 - Task 1: Streetscape Character: Cut Sheets – 90% Complete
 - Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
 - Task 3: Final Plans & Guidelines: Cut Sheets – 33% Complete
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
 - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
 - PHASE 1 – IRVINGTON AND CAVALCADE (WO#3, Auth #5):
 - Trees for Houston planting completed.
 - PHASE 2 - BROOKS ST AT ELYSIAN ST (WO#4):
 - Plans 100% complete (submitted January 2024): Implementation on hold pending outcome of connectivity study at project location.
 - Discussed Hardy Yards at March 14, 2025 CIP Committee and next steps to consider as future phase of tree planting.
4. ON-CALL AGREEMENT:
 - Attendance at Meetings

END OF REPORT



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

8. Gauge Engineering update.
 - a. Pinckney Trail
 - b. Corridor Study – Hogan Street
 - c. Flood mitigation grant

PROGRESS REPORT

MARCH 2025

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



PINCKNEY TRAIL

Activities This Period:

- Construction work is ongoing
- Installed storm sewer from Fletcher St to South St.
- Traffic Control in place
- Storm Water Pollution Prevention Plan installed
- Delays in getting materials
- Contractor requested a time extension

FMA GRANT APPLICATION

Activities This Period:

- The FMA grant was successfully submitted.
 - The project showed a significant benefit in terms of flood damage reduction
 - Based on an updated detailed construction cost estimate, the project is expected to cost **\$27.6M** (including engineering and construction management/inspection)
 - The calculated project benefit in terms of flood damage avoided is in excess of **\$40M**, generating a project **Benefit/Cost ratio of 1.45** which greatly exceeds the minimum 1.0 requirement.
- **Next Steps:** TWDB likely to submit request for information (RFI) in the next month. Gauge to respond to RFI.
- **Timeline:** Once TWDB submits to FEMA, it will take approximately 12 months before we learn if we are awarded a grant.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Working on Design Concept Report
- Working on public meeting material
- Public meeting scheduled for March 25



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

9. Municipal Services Agreement with the City of Houston.



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

10. Administrator's Report.

11. Next meeting – Wednesday, April 23, 2025, at 9:00 a.m.