

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

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



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

**APRIL 23, 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, April 23, 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; approve payment of invoices; and ratify payment of March 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.
  - c. METRO Pocket Parks.
8. HR Green 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, May 22, 2025, at 9:00 a.m.
12. Adjourn.



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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.



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AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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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 RECONSTRUCTON 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.

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Secretary

List of Exhibits:

- A. Reimbursement Agreement with Avenue CDC



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AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# **Hardy Near Northside Redevelopment Authority**

## **Bookkeeper's Report**

April 23, 2025

## Account Balances

As of April 23, 2025

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Money Market Funds</b>					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		2.31%	1,189,465.03	
<b>Checking Account(s)</b>					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	1,871.67	Texas Capital Operating
<b>Totals for Operating Fund:</b>				<b>\$1,191,336.70</b>	
<b>Grand total for Hardy Near Northside Redevelopment Authority:</b>				<b>\$1,191,336.70</b>	

## Cash Flow Report - Texas Capital Operating Account

As of April 23, 2025

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 02/27/2025</b>				<b>\$1,407.07</b>
<b>Receipts</b>				
	Funds Transfer		7,500.00	
	Funds Transfer		15,000.00	
<b>Total Receipts</b>				<b>22,500.00</b>
<b>Disbursements</b>				
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,682.70)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,895.60)	
ACH	Bracewell LLP	Legal Fees	(6,332.50)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,687.40)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,709.65)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.72)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.83)	
<b>Total Disbursements</b>				<b>(22,035.40)</b>
<b>BALANCE AS OF 04/23/2025</b>				<b>\$1,871.67</b>

**HARDY/NEAR NORTHSIDE TIRZ # 21**  
**Balance Sheet Prev Year Comparison**  
As of March 31, 2025

	<u>Mar 31, 25</u>	<u>Mar 31, 24</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
11102 · Texas Capital Operating	601.22	1,609.20	-1,007.98	-62.6%
11203 · Texas Capital Money Mrkt	0.00	223,737.11	-223,737.11	-100.0%
11204 · Tex Pool AC 7932300001	0.00	277,621.69	-277,621.69	-100.0%
<b>Total Checking/Savings</b>	601.22	502,968.00	-502,366.78	-99.9%
<b>Other Current Assets</b>				
11201 · Time Deposits	1,204,465.03	0.00	1,204,465.03	100.0%
<b>Total Other Current Assets</b>	1,204,465.03	0.00	1,204,465.03	100.0%
<b>Total Current Assets</b>	1,205,066.25	502,968.00	702,098.25	139.6%
<b>TOTAL ASSETS</b>	<b><u>1,205,066.25</u></b>	<b><u>502,968.00</u></b>	<b><u>702,098.25</u></b>	<b><u>139.6%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
12000 · Accounts Payable	13,729.55	15,509.89	-1,780.34	-11.5%
<b>Total Accounts Payable</b>	13,729.55	15,509.89	-1,780.34	-11.5%
<b>Total Current Liabilities</b>	13,729.55	15,509.89	-1,780.34	-11.5%
<b>Total Liabilities</b>	13,729.55	15,509.89	-1,780.34	-11.5%
<b>Equity</b>				
13101 · Unassigned Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-704,409.80	-751,381.30	46,971.50	6.3%
<b>Total Equity</b>	1,191,336.70	487,458.11	703,878.59	144.4%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>1,205,066.25</u></b>	<b><u>502,968.00</u></b>	<b><u>702,098.25</u></b>	<b><u>139.6%</u></b>

# HARDY/NEAR NORTHSIDE TIRZ # 21

## Profit & Loss

July 2024 through March 2025

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	<u>Jul '24 - Mar 25</u>
Ordinary Income/Expense	
Income	
14802 · Interest Income	33,800.90
Total Income	<u>33,800.90</u>
Gross Profit	33,800.90
Expense	
Program and Project Consultants	
16702 · Engineering Consultation	5,152.54
16703 · Legal Consultants	27,078.25
Total Program and Project Consultants	<u>32,230.79</u>
TIRZ Administration Overhead	
16704 · Tax Consultants	13,651.20
16705 · Accounting Services	33,156.06
16706 · Administrative Services	27,331.16
16707 · Audit Services	16,250.00
16708 · Bank Charges	3,078.80
16709 · Insurance - Liability	2,231.46
16711 · Office Expense	1,603.18
Total TIRZ Administration Overhead	<u>97,301.86</u>
Developer Reimbursement	
17801 · Hardy Yards/Cypress - Offsite	606,955.00
Total Developer Reimbursement	<u>606,955.00</u>
Capital Improvement Plan	
17906 · Pickney St Hike & Bike	1,723.05
Total Capital Improvement Plan	<u>1,723.05</u>
Total Expense	<u>738,210.70</u>
Net Ordinary Income	<u>-704,409.80</u>
Net Income	<u><u>-704,409.80</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
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
14706 · Grant Income - Construction	0.00	456,000.00	-456,000.00	0.0%
14802 · Interest Income	33,800.90	7,000.00	26,800.90	482.9%
14803 · Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
<b>Total Income</b>	<u>33,800.90</u>	<u>1,930,774.00</u>	<u>-1,896,973.10</u>	<u>1.8%</u>
<b>Gross Profit</b>	33,800.90	1,930,774.00	-1,896,973.10	1.8%
<b>Expense</b>				
<b>Program and Project Consultants</b>				
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	28,328.25	40,000.00	-11,671.75	70.8%
<b>Total Program and Project Consultants</b>	<u>33,705.79</u>	<u>140,000.00</u>	<u>-106,294.21</u>	<u>24.1%</u>
<b>TIRZ Administration Overhead</b>				
16704 · Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
16705 · Accounting Services	37,175.75	25,000.00	12,175.75	148.7%
16706 · Administrative Services	27,331.16	55,000.00	-27,668.84	49.7%
16707 · Audit Services	16,250.00	18,000.00	-1,750.00	90.3%
16708 · Bank Charges	3,078.80			
16709 · Insurance - Liability	2,231.46	2,500.00	-268.54	89.3%
16711 · Office Expense	1,603.18	5,000.00	-3,396.82	32.1%
<b>Total TIRZ Administration Overhead</b>	<u>101,321.55</u>	<u>120,500.00</u>	<u>-19,178.45</u>	<u>84.1%</u>
<b>Developer Reimbursement</b>				
17801 · Hardy Yards/Cypress - Offsite	606,955.00	260,544.00	346,411.00	233.0%
17802 · Hardy Yards/Cypress - Onsite	0.00	82,277.00	-82,277.00	0.0%
<b>Total Developer Reimbursement</b>	<u>606,955.00</u>	<u>342,821.00</u>	<u>264,134.00</u>	<u>177.0%</u>
<b>Capital Improvement Plan</b>				
17906 · Pickney St Hike & Bike	8,519.53	700,000.00	-691,480.47	1.2%
17908 · Hogan/Lorraine Corr	0.00	372,000.00	-372,000.00	0.0%
17909 · Concrete Panel & Side	0.00	25,000.00	-25,000.00	0.0%
17910 · Burnett Street	0.00	75,000.00	-75,000.00	0.0%
17912 · Street Trees	0.00	100,000.00	-100,000.00	0.0%
<b>Total Capital Improvement Plan</b>	<u>8,519.53</u>	<u>1,272,000.00</u>	<u>-1,263,480.47</u>	<u>0.7%</u>
<b>Total Expense</b>	<u>750,501.87</u>	<u>1,875,321.00</u>	<u>-1,124,819.13</u>	<u>40.0%</u>
<b>Net Ordinary Income</b>	<u>-716,700.97</u>	<u>55,453.00</u>	<u>-772,153.97</u>	<u>-1,292.4%</u>
<b>Net Income</b>	<u><u>-716,700.97</u></u>	<u><u>55,453.00</u></u>	<u><u>-772,153.97</u></u>	<u><u>-1,292.4%</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>14802 - Interest Income</b>								
General Journal	07/01/2024	Int		Interest Earned on Money Market	11204 - Tex Pool AC 7932300001		1,222.92	1,222.92
General Journal	07/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,648.50		2,871.42
General Journal	07/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,270.43		4,141.85
General Journal	08/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	4,176.56		8,318.41
General Journal	08/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,271.46		9,589.87
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	4,035.11		13,624.98
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,204.71		14,829.69
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	2,566.01		17,395.70
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,189.49		18,585.19
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	2,269.94		20,855.13
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,112.88		21,968.01
General Journal	12/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	2,230.97		24,198.98
General Journal	12/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,113.19		25,312.17
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	2,014.18		27,326.35
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mrkt	1,076.06		28,402.41
General Journal	02/28/2025	Int		Interest Earned on Money Market	11201 - Time Deposits	1,648.35		30,050.76
General Journal	02/28/2025	Int		Interest Earned on Money Market	11201 - Time Deposits	967.46		31,018.22
General Journal	03/31/2025	Int		Interest Earned on Money Market	11201 - Time Deposits	1,851.63		32,869.85
General Journal	03/31/2025	Int		Interest Earned on Money Market	11201 - Time Deposits	931.05		33,800.90
Total 14802 - Interest Income						0.00	33,800.90	33,800.90
Total Income						0.00	33,800.90	33,800.90
Gross Profit						0.00	33,800.90	33,800.90
<b>Expense</b>								
<b>Program and Project Consultants</b>								
<b>16702 - Engineering Consultation</b>								
Bill	09/30/2024	3587	Gauge Engineering LLC	Project 1081 TO#1 - TIRZ 21 On-Call S...	12000 - Accounts Payable	1,628.60		1,628.60
Bill	10/31/2024	3697	Gauge Engineering LLC	On-Call Services	12000 - Accounts Payable	3,523.94		5,152.54
Total 16702 - Engineering Consultation						5,152.54	0.00	5,152.54
<b>16703 - Legal Consultants</b>								
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	250.00		250.00
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	53.00		303.00
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees - Meeting Services	12000 - Accounts Payable	3,255.50		3,558.50
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	4,250.00		7,808.50
Bill	10/31/2024	21987...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	7,180.75		14,989.25
Bill	11/30/2024	21990...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	375.00		15,364.25
Bill	12/31/2024	21991...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	875.00		16,239.25
Bill	01/31/2025	21992...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	4,506.50		20,745.75
Bill	02/28/2025	21994...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	5,957.50		26,703.25
Bill	03/31/2025	21995...	Bracewell LLP	Legal Fees	12000 - Accounts Payable	375.00		27,078.25
Total 16703 - Legal Consultants						27,078.25	0.00	27,078.25
Total Program and Project Consultants						32,230.79	0.00	32,230.79
<b>TIRZ Administration Overhead</b>								
<b>16704 - Tax Consultants</b>								
General Journal	07/01/2024	JE		To Reclass prepaid to expense Tax Exp...	11703 - Prepaid Expenses	13,651.20		13,651.20
Total 16704 - Tax Consultants						13,651.20	0.00	13,651.20
<b>16705 - Accounting Services</b>								
Bill	07/31/2024	106219	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	4,949.04		4,949.04
Bill	08/31/2024	106876	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	4,998.35		9,947.39
Bill	09/30/2024	107542	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	3,625.40		13,572.79
Bill	10/31/2024	108210	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	4,599.55		18,172.34
Bill	11/30/2024	108884	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	4,264.99		22,437.33
Bill	12/31/2024	109564	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	3,715.00		26,152.33
Bill	01/31/2025	110260	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	1,443.56		27,595.89
Bill	02/28/2025	110954	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	2,895.60		30,491.49
Bill	03/31/2025	111664	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	2,433.32		32,924.81
Bill	03/31/2025	111664	Municipal Accounts & Con...	End of Year Filing	12000 - Accounts Payable	131.25		33,056.06
Bill	03/31/2025	111664	Municipal Accounts & Con...	Investment Officer	12000 - Accounts Payable	100.00		33,156.06
Total 16705 - Accounting Services						33,156.06	0.00	33,156.06
<b>16706 - Administrative Services</b>								
Bill	10/31/2024	2203	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,500.00		4,500.00
Bill	11/30/2024	2235	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,808.04		9,308.04
Bill	12/31/2024	2278	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,500.00		13,808.04
Bill	01/31/2025	2314	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,523.12		18,331.16
Bill	02/28/2025	2338	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,500.00		22,831.16
Bill	03/31/2025	2378	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	4,500.00		27,331.16
Total 16706 - Administrative Services						27,331.16	0.00	27,331.16
<b>16707 - Audit Services</b>								
Bill	08/31/2024	2024 ...	McCall Gibson Swedlund ...	FYE 06.30.24 Audit - Interim Billing	12000 - Accounts Payable	9,000.00		9,000.00
Bill	09/30/2024	11596	Burton Accounting, PLLC	FY23 Agreed Upon Procedures Report	12000 - Accounts Payable	2,500.00		11,500.00
Bill	09/30/2024	2024 ...	McCall Gibson Swedlund ...	FYE 06.30.24 Audit - Final Billing	12000 - Accounts Payable	4,750.00		16,250.00
Total 16707 - Audit Services						16,250.00	0.00	16,250.00
<b>16708 - Bank Charges</b>								
General Journal	07/10/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	351.86		351.86
General Journal	08/12/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	308.44		660.30
General Journal	09/10/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	274.80		935.10
General Journal	10/23/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	351.69		1,286.79
General Journal	11/12/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	354.02		1,640.81
General Journal	12/10/2024	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	358.49		1,999.30
General Journal	01/10/2025	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	351.95		2,351.25
General Journal	02/28/2025	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	363.72		2,714.97
General Journal	03/31/2025	Bank ...	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	363.83		3,078.80
Total 16708 - Bank Charges						3,078.80	0.00	3,078.80
<b>16709 - Insurance - Liability</b>								
Bill	11/30/2024	6754 ...	Texas Municipal League I...	Insurance Expense	12000 - Accounts Payable	2,231.46		2,231.46
Total 16709 - Insurance - Liability						2,231.46	0.00	2,231.46
<b>16711 - Office Expense</b>								
Bill	07/31/2024	63200	Squidz Ink Design, Inc.	Website Design/Hosting - 1 year	12000 - Accounts Payable	1,188.00		1,188.00
Bill	02/28/2025	2338	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	182.70		1,370.70
Bill	03/31/2025	2378	Hawes Hill & Associates L...	Professional Consulting and Managem...	12000 - Accounts Payable	187.40		1,558.10
Bill	03/31/2025	111664	Municipal Accounts & Con...	Bookkeeping Fees	12000 - Accounts Payable	45.08		1,603.18
Total 16711 - Office Expense						1,603.18	0.00	1,603.18

HARDY/NEAR NORTHSIDE TIRZ # 21

**Profit & Loss Detail**

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total TIRZ Administration Overhead						97,301.86	0.00	97,301.86
<b>Developer Reimbursement</b>								
Bill	17801 - Hardy Yards/Cypress - Offsite 09/30/2024	Devel...	CRV Hardy Yards, L. P.	Developer Reimbursement	12000 - Accounts Payable	606,955.00		606,955.00
Total 17801 - Hardy Yards/Cypress - Offsite						606,955.00	0.00	606,955.00
Total Developer Reimbursement						606,955.00	0.00	606,955.00
<b>Capital Improvement Plan</b>								
Bill	17906 - Pickney St Hike & Bike 07/31/2024	3435	Gauge Engineering LLC	Project 1136 TO #4 - Pinckney Trail	12000 - Accounts Payable	1,723.05		1,723.05
Total 17906 - 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 Expense						738,210.70	0.00	738,210.70
Net Ordinary Income						738,210.70	33,800.90	-704,409.80
<b>Net Income</b>						<b>738,210.70</b>	<b>33,800.90</b>	<b>-704,409.80</b>



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 District'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	
<b>Totals for Account XXXX1794:</b>		<b>\$173,296.18</b>	<b>\$1,439,774.72</b>	<b>(\$646,000.00)</b>	<b>\$9,860.17</b>	<b>\$976,931.07</b>

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	
<b>Totals for Account XXXX0001:</b>		<b>\$280,093.23</b>			<b>\$4,969.52</b>	<b>\$285,062.75</b>
<b>Totals for Operating Fund:</b>		<b>\$453,389.41</b>	<b>\$1,439,774.72</b>	<b>(\$646,000.00)</b>	<b>\$14,829.69</b>	<b>\$1,261,993.82</b>

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
<b>Fund: Operating</b>															
<b>Totals for Operating Fund:</b>				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
<b>Beginning Balance:</b>	\$0.00							<b>Interest Earned:</b>	\$0.00						
<b>Plus Principal From Cash:</b>	\$0.00							<b>Less Beg Accrued Interest:</b>	\$0.00						
<b>Less Principal Withdrawn:</b>	\$0.00							<b>Plus End Accrued Interest:</b>	\$0.00						
<b>Plus Interest Reinvested:</b>	\$0.00							<b>Fixed Interest Earned:</b>	\$0.00						
<b>Fixed Balance:</b>	\$0.00							<b>MM Interest Earned:</b>	\$14,829.69						
<b>MM Balance:</b>	\$1,261,993.82							<b>Total Interest Earned:</b>	\$14,829.69						
<b>Total Balance:</b>	\$1,261,993.82														
<b>Totals for District:</b>				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

Attached is the Quarterly Investment Inventory Report for the  
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This report and the District's investment portfolio are in compliance with the  
investment strategies expressed in the Districts's investment policy, and the  
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I, hereby certify that, pursuant to Senate Bill 253 and in connection with the  
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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)

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

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	
<b>Totals for Account XXXX1794:</b>		<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	
<b>Totals for Account XXXX0001:</b>		<u>\$285,062.75</u>			<u>\$3,415.56</u>	<u>\$288,478.31</u>
<b>Totals for Operating Fund:</b>		<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
<b>Fund: Operating</b>															
<b>Totals for Operating Fund:</b>				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
<b>Beginning Balance:</b>	\$0.00								<b>Interest Earned:</b>	\$0.00					
<b>Plus Principal From Cash:</b>	\$0.00								<b>Less Beg Accrued Interest:</b>	\$0.00					
<b>Less Principal Withdrawn:</b>	\$0.00								<b>Plus End Accrued Interest:</b>	\$0.00					
<b>Plus Interest Reinvested:</b>	\$0.00								<b>Fixed Interest Earned:</b>	\$0.00					
<b>Fixed Balance:</b>	\$0.00								<b>MM Interest Earned:</b>	\$10,482.48					
<b>MM Balance:</b>	\$1,223,476.30								<b>Total Interest Earned:</b>	\$10,482.48					
<b>Total Balance:</b>	\$1,223,476.30														
<b>Totals for District:</b>				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

<b>Total</b>	<b>\$ 164.70</b>
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### Color Photocopies @ \$0.50

	\$ -
<b>Total</b>	<b>\$ -</b>

### Binding sets @ \$1.00

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

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



**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.

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

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<b>Total Professional Services</b>	<b>\$2,866.63</b>
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<b>Expenses and Other Items</b>	<b>Amount</b>
Document Storage & Retention Service	\$1.47
Electronic Data Storage	27.50
<b>Total Expenses and Other Items</b>	<b>\$28.97</b>

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<b>Total Professional Services</b>	<b>\$2,866.63</b>
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<b>Total Expenses and Other Items</b>	<b>28.97</b>
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<b>Total Amount Due</b>	<b>\$2,895.60</b>
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# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 21994409

Matter No: 0037619.000001

Total Fees	\$ 5,957.50
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 5,957.50
<b>Total Current Billing on this Invoice</b>	<b>\$ 5,957.50</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 5,957.50</b>

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

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

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21994409**

### Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

### Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 21995762

Matter No: 0037619.000001

Total Fees	\$ 375.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 375.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 375.00</b>
Balance Forward	\$ 5,957.50
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 6,332.50</b>

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

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

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**21995762**

### Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

### Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>



# INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2378  
DATE 04/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: March 2025	4,500.00
In-House Postage, Photocopies, Binding, Etc.: March 2025	169.20
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: February 2025	18.20
<hr/>	
BALANCE DUE	<b>\$4,687.40</b>

# Hardy/Near Northside RA TIRZ 21

## In-house Postage, Photocopies, Binding, etc.

### Postage

Date	Amount
	\$ -

### Photocopies @ \$0.15

Date	Pages	Amount
3/20/2025	1008	\$ 151.20

<b>Total</b>	<b>\$ 151.20</b>
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### Color Photocopies @ \$0.50

	\$ -
<b>Total</b>	<b>\$ -</b>

### Binding sets @ \$1.00

Date	Sets	Amount
3/20/2025	18	\$ 18.00
<b>Total</b>		<b>\$ 18.00</b>

<b>Total, all Items</b>	
Postage	\$ -
Photocopies	\$ 151.20
Color Photocopies	\$ -
Binding sets	\$ 18.00
<b>TOTAL</b>	<b>\$ 169.20</b>





MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043

Invoice No: 111664

Professional Services from February 10, 2025 to March 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	7.67	\$1,533.32
Sr. Consultant	2.33	525.00
Manager	1.50	375.00
<b>Total Preparation of Financial Report</b>		<b>\$2,433.32</b>

---

**Total Professional Services** **\$2,433.32**

Expenses and Other Items	Amount
Document Storage & Retention Service	\$1.47
Electronic Data Storage	27.50
End of Year Filing	131.25
End of Year Forms	16.11
Investment Officer	100.00
<b>Total Expenses and Other Items</b>	<b>\$276.33</b>

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**Total Professional Services** **\$2,433.32**

**Total Expenses and Other Items** **276.33**

**Total Amount Due** **\$2,709.65**

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AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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**RATIFY PAYMENT OF MARCH INVOICES.**

# Cash Flow Report - Texas Capital Operating Account

As of March 26, 2025

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 02/27/2025</b>				<b>\$1,407.07</b>
<b>Receipts</b>				
	Funds Transfer		7,500.00	
<b>Total Receipts</b>				<b>7,500.00</b>
<b>Disbursements</b>				
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)	
<b>Total Disbursements</b>				<b>(7,942.02)</b>
<b>BALANCE AS OF 03/26/2025</b>				<b>\$965.05</b>



# 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

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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

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

### Binding sets @ \$1.00

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

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

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**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
<b>Total Preparation of Financial Report</b>		<b>\$2,866.63</b>

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**Total Professional Services** **\$2,866.63**

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

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**Total Professional Services** **\$2,866.63**

**Total Expenses and Other Items** **28.97**

**Total Amount Due** **\$2,895.60**

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AGENDA MEMORANDUM

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

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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:

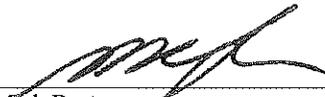
N/A

(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

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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 23rd day of April, 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 23rd day of April, 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 23rd day of April, 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.<sup>1</sup> 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)

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<sup>1</sup> 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
Amegy 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**



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AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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7. SWA update.
  - a. Zone Urban Design Guidelines
  - b. Zone-Wide tree plantings.
  - c. METRO Pocket Parks.

**SWA Houston**

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

**PROJECT STATUS REPORT BY SWA**

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

**PROJECTS:** TIRZ #21 CIP

**DATE:** April 23, 2025

**CURRENT PROJECTS STATUS**

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
  - SWA is commencing with Guidelines document per March CIP Committee meeting review.
  - 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 – 45% Complete
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
  - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
  - No current open authorized Task Orders for SWA. Administrator is coordinating with Hardy Yards for potential future phase tree planting at Hardy Yards development.
4. ON-CALL AGREEMENT:
  - Attendance at Meetings

END OF REPORT



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AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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



▶ 11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832.318.8800 **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

April 17<sup>th</sup>, 2025

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

Re: Gauge Engineering, LLC Transfer of Operations

Dear Mr. Reyes,

I am pleased to inform you that Gauge Engineering is expanding our capabilities through strategic integration with HR Green, Inc. The primary purpose of the integration is to ensure the continuation and expansion of excellent service to all our clients. As part of the integration between the two firms, we are consolidating the operations of Gauge under HR Green, Inc. (HR Green). I do wish to emphasize that the Gauge team that has served TIRZ 21 for many years and will continue our engagement uninterrupted, with a deeper bench of resources to support you.

This letter is to provide notice that HR Green will continue performance, including all rights, obligations and responsibilities of Gauge Engineering under the current master professional services agreement executed June 24<sup>th</sup>, 2020 as of the date of this letter. In addition, Muhammad Ali, Derek St. John and our respective teams will continue to manage and lead all your assignments through completion. The team will remain fully intact but now unified with our HR Green colleagues like Jesus Olivas and positioned to leverage complementary proficiencies to support performance for TIRZ 21.

By this letter, HR Green hereby assumes and ratifies all the terms, conditions and requirements of Gauge under the Agreement. Additionally, please be advised that HR Green will perform the work required by the Agreement with the existing Gauge professionals and there will be no interruption in the services provided pursuant to the Agreement.

We kindly request that you countersign this letter and return an executed copy to: Gauge Engineering, LLC, 11750 Katy Freeway, Suite 400, Houston, TX 77079, Attn: Muhammad Ali or e-mail it to [MAli@GaugeEngineering.com](mailto:MAli@GaugeEngineering.com). Alternatively, to the extent you require other documentation necessary to effectuate the transfer, we are happy to execute such form(s) in accordance with your internal procedures. Please feel free to contact me directly with any questions or should you need any additional information regarding the change in operations. Our legal department is also available to address any questions regarding organizational filings, and contact information is listed below. For our invoices, please mail checks to the following address:

HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301

Sincerely,

A handwritten signature in blue ink, appearing to be 'MA', written over a blue line.

Muhammad Ali-PE  
Principal



Acknowledged and Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Hardy/Near Northside Redevelopment Authority/TIRZ 21

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

City of Houston

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

cc: **Erin Winner, Esq.**  
General Counsel  
EWinner@HRGreen.com  
630-708-5059 (direct)

# PROGRESS REPORT

APRIL 2025

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



## PINCKNEY TRAIL

### Activities This Period:

- Construction work is ongoing.
- Installed inlets from Fletcher St to South St.
- Installed storm sewer from South St. to White Oak Bayou Greenway Trail.
- Delays in getting modified inlets and manholes.
- Harris County granted Contractor a time extension of 49 days.

## 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



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AGENDA MEMORANDUM

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

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9. Municipal Services Agreement with the City of Houston.

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

**MUNICIPAL SERVICE COSTS AGREEMENT**

This Municipal Service Costs Agreement (“Agreement”) is made and entered into by and among the **CITY OF HOUSTON**, a municipal corporation and home-rule city of the State of Texas, principally situated in Harris County (“City”); **REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS**, a reinvestment zone created by the City pursuant to Chapter 311, Texas Tax Code (“Zone”); and **HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**, a not-for-profit local government corporation organized and existing under the laws of the State of Texas (“Authority”). For the purposes of this Agreement, the City, the Zone, and the Authority are referred to singularly as “Party” and collectively as “the Parties.” It is the intention of the Parties to this Agreement to set forth, in writing, the terms and conditions of their understanding and agreement regarding the payment of municipal services costs.

**W I T N E S S E T H:**

**WHEREAS**, by Ordinance No. 2003-1258, passed and adopted on December 17, 2003, the City designated the Zone pursuant to Chapter 311, Texas Tax Code (the “TIF Act”) and established a tax increment fund for the Zone (the “TIF Fund”); and

**WHEREAS**, by Resolution No. 2009-32, passed and adopted on November 10, 2009, the City approved the creation of the Authority to aid, assist, and act on behalf of the City in the performance of the City’s governmental functions with respect to the administration of the Zone and the implementation of the Project Plan and Reinvestment Zone Financing Plan (the “Plan”); and

**WHEREAS**, pursuant to Ordinance No. 2009-1271, passed and adopted on December 9, 2009, the City, the Zone, and the Authority entered into an agreement (the “Tri-Party Agreement”) whereby the City makes payments to the Authority from the TIF Fund (“Authority Revenues”) for the Authority to spend in accordance with the Plan and the TIF Act; and

**WHEREAS**, Section 311.010(i) of the TIF Act permits the Authority, on behalf of the Zone, to contract with the City to pay the incremental costs of providing municipal services incurred as a result of the creation of the Zone or the development or redevelopment of the land in the Zone, regardless of whether the costs of those services are identified in the Plan; and

**WHEREAS**, as a result of the creation of the Zone and the development or redevelopment of the land in the Zone, the City is incurring an incremental increase in costs of providing certain municipal services (“Incremental Service Costs”); and

**WHEREAS**, the City will examine annually its records and financial data to determine the Incremental Service Costs and will use such information to calculate annually the Incremental Service Costs, if any, in accordance with Section 311.010(i) of the TIF Act; and

**WHEREAS**, the City, the Zone, and the Authority now desire to enter into this Agreement to provide for payment of the Incremental Service Costs from Available Authority Revenues (as defined in Article III of this Agreement) that are derived from the City's portion of the tax increment deposited into the TIF Fund and paid to the Authority pursuant to the Tri-Party Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements, and benefits to the Parties named herein, it is agreed as follows:

### **I. GENERAL TERMS**

**A. Incorporation of Recitals.** The recitals to this Agreement are hereby incorporated for all purposes.

**B. Definitions.** All capitalized terms shall have the meaning as defined herein, or, if not defined herein, shall have the meaning as defined in the Tri-Party Agreement.

**C. Singular and Plural.** Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

### **II. INCREMENTAL SERVICE COSTS**

The City, the Zone, and the Authority hereby agree that the Incremental Service Costs for the Zone shall be calculated by the City based on an examination of its records and financial data, with input from the Zone and the Authority, and shall be the amount, if any, shown as a line item in the Budget approved by the City, the Zone, and the Authority. The Zone and the Authority hereby agree that the Authority shall pay to the City, on or before the end of each fiscal year in which this Agreement is in effect, beginning with the Incremental Service Costs shown in the fiscal year 2025 Budget, from Available Authority Revenues as defined in this Agreement, the Incremental Service Costs as calculated pursuant to this Agreement.

### **III. AVAILABLE AUTHORITY REVENUES**

The Authority's payment of the Incremental Service Costs is subject to and conditioned upon the Authority's having Available Authority Revenues, as defined in this Agreement, sufficient to pay the Incremental Service Costs. "Available Authority Revenues" are Authority Revenues available to the Authority in the Authority's Surplus

Fund, derived from the City's portion of Tax Increment deposited into the TIF Fund, after 1) payment of all principal, all interest, and all paying agent/registrar charges on the Bonds and Notes and other obligations of the Authority, now or hereafter issued at the respective times and in the respective amounts as fixed and prescribed in the resolution or resolutions pursuant to which the Bonds or Notes or other obligations are now or hereafter issued by the Authority; 2) payments on other Authority Obligations with Developer/Builders as required by the Development Agreements now or hereafter entered into with such Developer/Builders; and 3) payments for other Project Costs to be paid pursuant to existing contracts with consultants or other contractors, permitted by the Tri-Party Agreement and the TIF Act. If the Authority does not have Available Authority Revenues in its Surplus Fund to pay all of the Incremental Service Costs, then the Authority shall pay a portion of the Incremental Service Costs in the amount of the Available Authority Revenues. The amount of any unpaid Incremental Service Costs shall accrue annually and become due and payable at such time as Available Authority Revenues are sufficient to pay all or a portion of such accrued and unpaid Incremental Service Costs.

#### **IV. PERIOD OF AGREEMENT**

This Agreement is effective on the Countersignature Date as shown in the signature page of this Agreement and remains in effect for a period expiring June 30, 2025. This Agreement shall automatically renew for successive one-year periods until the June 30<sup>th</sup> following the date on which the Zone terminates, unless any Party elects to terminate this Agreement by giving notice to the other Parties prior to the end of the then current term. The obligation to pay any accrued but unpaid Incremental Service Costs shall survive the termination of this Agreement.

#### **V. NOTICES**

All notices or payments required or permitted hereunder shall be in writing and shall be deemed delivered on the earlier of the following dates: the date of actual receipt or the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested), addressed to the respective other Party at the address prescribed herein below or at such other address as the receiving Party may have theretofore prescribed by written notice to the sending Party.

Addresses for notice shall be as follows:

City: Chief Economic Development Officer  
City of Houston, Texas  
P.O. Box 1562  
Houston, Texas 77002

Zone: Reinvestment Zone Number Twenty-One, City of Houston, Texas  
c/o Hawes Hill & Associates LLP  
P.O. Box 22167  
Houston, Texas 77227-2167

Authority: Hardy/Near Northside Redevelopment Authority  
c/o Hawes Hill & Associates LLP  
P.O. Box 22167  
Houston Texas 77227-2167

## **VI. LEGAL CONSTRUCTION**

If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices the other Party.

## **VII. SOLE AGREEMENT**

This instrument contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. Any modifications concerning these instruments shall be of no force and effect excepting a subsequent modification in writing, signed by all Parties.

**[SIGNATURE PAGES FOLLOW]**

**IN TESTIMONY OF WHICH**, this Agreement, in multiple originals, each having equal force, has been executed on behalf of the Parties hereto as follows, to-wit:

**CITY OF HOUSTON:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Mayor

**ATTEST/SEAL:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
City Secretary

**COUNTERSIGNED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
City Controller

**APPROVED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Chief Economic Development Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Assistant City Attorney  
LD-RE-0000003247

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY:**

**APPROVED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Chair  
Hardy/Near Northside Redevelopment Authority

**ATTEST:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Secretary  
Hardy/Near Northside Redevelopment Authority

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

**APPROVED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Chair  
Reinvestment Zone Number Twenty-One, City of Houston

**ATTEST:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Secretary  
Reinvestment Zone Number Twenty-One, City of Houston



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AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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10. Administrator's Report.



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AGENDA MEMORANDUM

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

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11. Next meeting – Wednesday, May 22, 2025, at 9:00 a.m.