

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

OCTOBER 24, 2022

BOARD PACKET

REINVESTMENT ZONE NUMBER

TWENTY-ONE

CITY OF HOUSTON, TEXAS

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

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”) will hold a joint meeting, open to the public, on **October 24, 2022**, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report and payment of bills.
5. Engagement Agreement Municipal Accounts & Consulting, L.P. for Bookkeeping Services.
6. Engagement Agreement Burton Accounting, P.L.L.C., for Agreed Upon Procedures Services.
7. Engagement Agreement KUO & Associates, Inc, for preparation of Metes and Bounds Description of proposed Airline Corridor Annexation Area.
- 8a. Resolution Recommending the Adoption of the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Number Twenty-One, City of Houston, Texas.
- 8b. Resolution Adopting Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan (Part E Plan) for Reinvestment Zone Twenty-One, City of Houston, Texas.
- 8c. Proposed Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas.
9. SWA Group Task Order 3: Sub-Authorizations including conceptual design for METRO Parcel Parks and Preliminary Tree Planting Master Plan for the Zone.
10. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
 - a. Infrastructure Committee Report – Director Bustamante
 - i. Trees for Houston.
 - b. Parks Committee Report – Director Ortiz and Mr. De Leon.
 - i. METRO Parcel Park Schematics.
11. Convene in Executive Session pursuant to Sections 551.071-551.089 of the Texas Government Code to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.
12. Reconvene in Open Session and authorize appropriate action.
13. Discuss meeting schedule including date and time of next meeting for **November 22, 2022, at 9:00 a.m.**
14. Adjourn.



Ralph De Leon
Administrator for the Zone

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

TAB

THREE

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

September 26, 2022

The joint meeting of the Board of Directors (the “Board”) of the Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, on the 26th day of September 2022, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

All members of the Board of Directors except Director Zamarripa and Director Quiles were present, thus constituting a quorum.

Also present were Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Muhammad Ali of Gauge Engineering; Michael Robinson of the SWA Group; Melissa Morton of Morton Accounting Services; Suzanne Villarreal of McCall Gibson Swedlund Barfoot, PLLC and Carlos Sanchez of the Greater Northside Management District.

- 1. Establish quorum and call to order.** Director Reyes performed a roll call. Upon establishment of a quorum Director Reyes called the meeting to order at 9:00 a.m.
- 2. Public Comments.** There were no public comments.
- 3. Approve Minutes from last meeting.** The Board considered approval of the minutes of June 27, 2022. Following discussion, upon a motion made by Director Large, and seconded by Director Bustamante, the minutes were approved by unanimous vote.
- 4. Financial and bookkeeping matters, Financial Report and payment of bills.**
 - a. Ratification of Ordinance No. 2022-0681 related to the Operating Budget of the Authority for Fiscal Year 2023 and Capital Improvement Budget of the Zone for Fiscal Years 2023 thru 2027.**

Ms. Morton and Mr. De Leon reviewed invoices for the current and prior period, and the financial statements and investment report with the Board. Mr. De Leon reported that on September 7, 2022, the City adopted the draft Fiscal Year (FY) 2023 Operating Budget and FY 2023-2027 Capital Improvement (CIP) Budget previously approved by the

Authority and the Zone and submitted to the City for review and approval. Mr. De Leon recommended Board ratification of the FY 2023 Operating Budget and FY 2023-2027 CIP Budget adopted by the City. After review and discussion Director Cavazos motioned to accept the Financial Report, authorize payment of current invoices, ratify payment of invoices approved and paid for the prior period, and ratify the FY 2023 Operating Budget of the Authority and FY 2023-2027 CIP Budget of the Zone, which was seconded by Director Large and passed by unanimous vote.

5. **Adopt Fiscal Year Audit for year ending June 30, 2022.** Ms. Villarreal, the Authority’s auditor, provided an overview of the FY 2022 Audit. After review and discussion Director Ortiz motioned to accept the FY 2022 Audit and authorize submittal of the final document to the City Controller’s office. The motion was seconded by Director Bustamante and passed by unanimous vote.
6. **Engagement Agreement Municipal Accounts & Consulting, L.P. for Bookkeeping Services.** This item was tabled. No action was taken.
7. **Engagement Agreement Burton Accounting, P.L.L.C., for Agreed Upon Procedures Services.**
This item was tabled. No action was taken.
8. **SWA Group Task Order 3: Sub-Authorizations including Fulton Street Amendment Graphics, Zone Boundary Amendment Graphics and Hogan/Lorraine Walkable Places Streetscape Schematics.** Mr. Robinson and Mr. De Leon provided an overview of the three sub-authorization task orders needed by the Infrastructure and Parks Committees to further efforts related to the infrastructure projects and annexation efforts of the Zone. After review and discussion Director Cavazos motioned to authorize the three sub-authorization task orders, which was seconded by Director Large and passed by unanimous vote.
9. **Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:**
 - a. **Proposed Annexation of Airline Corridor.** Mr. De Leon reported that the Infrastructure Committee met with Council Member Cisneros, who reported that she had met with the City’s Economic Development staff and was instructed to move forward with the proposed annexation of the Airline Corridor area by the Zone. Mr. De Leon subsequently reported that an Amended Project Plan and Reinvestment Zone Financing Plan will be brought forward at the October Board meeting for consideration and approval by the Board.
 - b. **Infrastructure Committee Report — Director Bustamante & Mr. De Leon including:**
 - i. **U.S. Department of Transportation Safe Streets and Roads for All (SS4A) Grant Program and,**
 - ii. **Tactical Urbanism.**

Director Bustamante reported that the US Department of Transportation has created a grant program available to public entities for use in funding the design and construction of public infrastructure projects that address existing unsafe conditions for pedestrian and motorists. Criteria for grant eligibility include adoption of a Vision Zero Plan by the Authority. The Infrastructure Committee will work on the effort during FY 2023. Director Large recommended that the T-2104 (2600 – 3500 Main Street) Project be included in the effort. Director Bustamante subsequently described the tactical urbanism initiative currently being implemented in various urban areas throughout the United States. The effort consists of the artistic and utilitarian transformations of paved underutilized urban environments using short-term, low-cost intervention methods intended to catalyze long-term change.

c. Parks Committee Report – Director Ortiz, Director Large, Director Cavazos and SWA Group including:

- i. Hogan/Lorraine Corridor.** Mr. Robinson reviewed various schematics developed in tandem by the Parks and Infrastructure Committees for the Hogan/Lorraine Corridor through a comparison of criteria contained in the Houston Public Works Design Manual and criteria included in the Planning Department’s walkable places and transit-oriented development ordinances. Mr. Robinson reported that schematic review and development efforts are ongoing at this time.
- ii. METRO Parcels.** Director Large reported that Directors Ortiz, Cavazos and Large had met with METRO regarding the assignment of rights for certain parcels owned by METRO and the Federal Transit Administration to the Authority. Mr. De Leon described the process discussed with METRO and reported on the necessary steps to complete the transactions.
- d. MTRP Amendment – Mr. De Leon.** Mr. De Leon reported that on September 1, 2022, the Planning Commission met to consider proposed amendments to the City’s Major Thoroughfare Plan. He noted that the proposed amendment recommended by the Authority was declined as presented, but instead the City recommended a compromise consisting of the reclassification of a Fulton Street/San Jacinto connection from a major thoroughfare to a major collector street, a change that would not result in displacement of population or the demolition of existing single-family homes.

10. Discuss meeting schedule including date and time of next meeting for October 24, 2022, at 9:00 a.m. Director Reyes reported that the Board will next meet on October 24, 2022.

11. Convene in Executive Session pursuant to Sections 551.071-551.089 of the Texas Government Code 87, Texas Government Code, to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations. The Board did not enter a closed executive session at this meeting.

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

13. Adjourn. After discussion, Director Bustamante moved to adjourn the meeting at 10:14 a.m., which was seconded by Director Cavazos and passed by unanimous vote.

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

Secretary

TAB

FOUR



**Hardy Near Northside Redevelopment Authority
Monthly Financial Report Summary
October Board Meeting
Monday, October 24, 2022**

At the beginning of September, the Hardy Near Northside Redevelopment Authority (TIRZ #21) beginning Operating Fund Balance was \$551,017. TIRZ #21 received a total of \$725 mainly from bank interest. During the period, TIRZ #21 processed \$9,822 in disbursements during the period. 72% of the disbursements related to a disbursement to TIFWorks for Administrative consulting (\$4,029) and to SWA Group for consulting (\$3,000). The ending balance as of month end September 30, 2022 was \$541,919.

The invoices pending approval total \$42,142. See attached "Unpaid Bills Detail" Report on page 3.

There was \$18,285 spent towards Capital Projects for the period. See attached Capital Improvement Plan report on page 4.

During September, the opening balance for the TexPool investment account was \$257,810. We received \$511 in interest (interest rate of 2.4126%) in September. The ending balance as of month end September 30, 2022 was \$258,321. See page 5 for "Investment" reports.

**Hardy Near Northside Redevelopment Authority
General Operating Fund
As of September 30, 2022**

General Operating Fund

BEGINNING BALANCE						\$ 551,017.18
REVENUE						
Texas Capital Money Mkt		213.40		Monthly Interest		
TexPool Investment		511.24		Monthly Interest		
Total Revenue						724.64
DISBURSEMENTS						
ACH Texas Capital		263.17		Bank Service Charge		
ACH Bracewell LLP		200.00		Legal Services		
ACH Gauge Engineering		0.00		CIP Project		
ACH SWA Group		3,000.00		Consultants		
ACH TIFWorks LLC		4,029.40		Admin Consultants		
ACH The Morton Accounting Services		2,329.86		CPA Services		
Total Disbursements						9,822.43
ENDING BALANCE						\$ 541,919.39

September 30, 2022

LOCATION OF ASSETS						
Texas Capital Money Market						\$ 268,611.26
Texas Capital Operating						14,987.07
PNC Operating						-
TexPool Investment						258,321.06
Total Account Balance						\$ 541,919.39

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of October 19, 2022

Type	Date	Num	Memo	Open Balance
Bracewell LLP				
Bill	09/30/2022	21943083	General Legal through September 30, 2022	3,400.00
Total Bracewell LLP				3,400.00
Gauge Engineering LLC				
Bill	09/30/2022	2061	Sidewalk Assessment through 10.07.22	18,285.00
Bill	09/30/2022	2062	On Call Engineering Services through 10.7.22	457.09
Total Gauge Engineering LLC				18,742.09
SWA Group				
Bill	09/30/2022	192089	Task 3 - Auth 1, 2 and 3 \$50,000 -September 2022	16,000.00
Total SWA Group				16,000.00
TIFWorks, LLC				
Bill	10/14/2022	66	General Consulting Services Sept 19 through Oct 14, 2022	4,000.00
Total TIFWorks, LLC				4,000.00
TOTAL				42,142.09

10/19/22

HARDY/NEAR NORTHSIDE TIRZ # 21

Capital Improvement Plan

September 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Adj</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Capital Improvement Plan								
Bill	09/30/2022	2061		Gauge Engineering LLC	Sidewalk Assessment through 10.07.22	18,285.00		18,285.00
Total Capital Improvement Plan						18,285.00	0.00	18,285.00
TOTAL						18,285.00	0.00	18,285.00

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss Prev Year Comparison
July through September 2022

	Jul - Sep 22	Jul - Sep 21	\$ Change	% Change
Ordinary Income/Expense				
Income				
Interest Income	1,742.16	35.61	1,706.55	4,792.3%
Tax increments	0.00	0.00	0.00	0.0%
Total Income	1,742.16	35.61	1,706.55	4,792.3%
Cost of Goods Sold				
Capital Improvement Plan				
T-2105 Pickney St Hike & Bike	2,382.18	0.00	2,382.18	100.0%
Capital Improvement Plan - Other	20,700.00	0.00	20,700.00	100.0%
Total Capital Improvement Plan	23,082.18	0.00	23,082.18	100.0%
Total COGS	23,082.18	0.00	23,082.18	100.0%
Gross Profit	-21,340.02	35.61	-21,375.63	-60,027.0%
Expense				
Developer Reimbursement				
Hardy Yards/Cypress - Offsite	268,531.00	300,736.00	-32,205.00	-10.7%
Hardy Yards/Cypress - Onsite	94,349.00	116,953.00	-22,604.00	-19.3%
Total Developer Reimbursement	362,880.00	417,689.00	-54,809.00	-13.1%
Program and Project Consultants				
Planning Consultants	23,000.00	3,000.00	20,000.00	666.7%
Engineering Consultation	457.09	0.00	457.09	100.0%
Legal Consultants	3,600.00	3,961.75	-361.75	-9.1%
Total Program and Project Consultants	27,057.09	6,961.75	20,095.34	288.7%
TIRZ Administration Overhead				
Tax Consultants	12,963.60	12,528.00	435.60	3.5%
Accounting Services	2,329.86	0.00	2,329.86	100.0%
Administrative Services	10,874.40	5,596.75	5,277.65	94.3%
Audit Services	0.00	7,500.00	-7,500.00	-100.0%
Bank Charges	638.32	98.95	539.37	545.1%
Office Expense	1,188.00	0.00	1,188.00	100.0%
Total TIRZ Administration Overhead	27,994.18	25,723.70	2,270.48	8.8%
Total Expense	417,931.27	450,374.45	-32,443.18	-7.2%
Net Ordinary Income	-439,271.29	-450,338.84	11,067.55	2.5%
Net Income	-439,271.29	-450,338.84	11,067.55	2.5%

HARDY/NEAR NORTHSIDE TIRZ # 21 Balance Sheet Prev Year Comparison

10/19/22

As of September 30, 2022

Accrual Basis

	Sep 30, 22	Sep 30, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Texas Capital Money Mrkt	268,611.26	0.00	268,611.26	100.0%
Texas Capital Operating	14,987.07	0.00	14,987.07	100.0%
PNC Bank	0.00	31,630.10	-31,630.10	-100.0%
Tex Pool AC 7932300001	258,321.06	606,412.46	-348,091.40	-57.4%
Total Checking/Savings	541,919.39	638,042.56	-96,123.17	-15.1%
Total Current Assets	541,919.39	638,042.56	-96,123.17	-15.1%
TOTAL ASSETS	541,919.39	638,042.56	-96,123.17	-15.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
*Accounts Payable	38,142.09	7,895.25	30,246.84	383.1%
Total Accounts Payable	38,142.09	7,895.25	30,246.84	383.1%
Total Current Liabilities	38,142.09	7,895.25	30,246.84	383.1%
Total Liabilities	38,142.09	7,895.25	30,246.84	383.1%
Equity				
*Fund Balance	943,048.59	1,080,486.15	-137,437.56	-12.7%
Net Income	-439,271.29	-450,338.84	11,067.55	2.5%
Total Equity	503,777.30	630,147.31	-126,370.01	-20.1%
TOTAL LIABILITIES & EQUITY	541,919.39	638,042.56	-96,123.17	-15.1%

Profit & Loss Detail

July through September 2022

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income						
De...	07/01/2022			Interest		0.59
De...	07/31/2022			Interest		0.39
De...	07/31/2022			Interest		331.90
De...	08/31/2022			Interest		211.39
De...	08/31/2022			Interest		0.58
De...	08/31/2022			Interest		472.67
De...	09/30/2022			Interest		213.40
De...	09/30/2022			Interest		511.24
Total Interest Income						1,742.16
Total Income						1,742.16
Cost of Goods Sold						
Capital Improvement Plan						
T-2105 Pickney St Hike & Bike						
Bill	07/31/2022	1985		Gauge Engineering LLC	Pickney Trail Connection through 8.12.22	2,382.18
Total T-2105 Pickney St Hike & Bike						2,382.18
Capital Improvement Plan - Other						
Bill	07/31/2022	1986		Gauge Engineering LLC	Sidewalk Assessment through 8.12.22	2,415.00
Bill	09/30/2022	2061		Gauge Engineering LLC	Sidewalk Assessment through 10.07.22	18,285.00
Total Capital Improvement Plan - Other						20,700.00
Total Capital Improvement Plan						23,082.18
Total COGS						23,082.18
Gross Profit						-21,340.02
Expense						
Developer Reimbursement						
Hardy Yards/Cypress - Offsite						
Bill	07/01/2022	De...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	268,531.00
Total Hardy Yards/Cypress - Offsite						268,531.00
Hardy Yards/Cypress - Onsite						
Bill	07/01/2022	De...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	94,349.00
Total Hardy Yards/Cypress - Onsite						94,349.00
Total Developer Reimbursement						362,880.00
Program and Project Consultants						
Planning Consultants						
Bill	07/31/2022	191...		SWA Group	Task 8 & 9 - Final Plans & Area Guidelines \$100,000...	4,000.00
Bill	08/31/2022	191...		SWA Group	Task 8 & 9 - Final Plans & Area Guidelines \$100,000...	3,000.00
Bill	09/30/2022	192...		SWA Group	Task 3 - Auth 1, 2 and 3 \$50,000 -September 2022	16,000.00
Total Planning Consultants						23,000.00
Engineering Consultation						
Bill	09/30/2022	2062		Gauge Engineering LLC	On Call Engineering Services through 10.7.22	457.09
Total Engineering Consultation						457.09
Legal Consultants						
Bill	08/31/2022	219...		Bracewell LLP	General Legal through August 31, 2022	200.00
Bill	09/30/2022	219...		Bracewell LLP	General Legal through September 30, 2022	3,400.00
Total Legal Consultants						3,600.00
Total Program and Project Consultants						27,057.09

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through September 2022

10/19/22

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
TIRZ Administration Overhead						
Tax Consultants						
Bill	07/01/2022	587...		Equi-Tax Inc.	July - June 2023 Consultant Services fee per Contract	12,963.60
Total Tax Consultants						12,963.60
Accounting Services						
Bill	08/31/2022	2332		The Morton Accounting ...	CPA Services and Invest. Officer July and Aug 2022	2,329.86
Total Accounting Services						2,329.86
Administrative Services						
Bill	07/13/2022	64		TIFWorks, LLC	General Consulting Services July 1 through July 18, ...	2,000.00
Bill	07/31/2022	219...		Bracewell LLP	Meeting services through July 31, 2022	845.00
Bill	07/31/2022	64		TIFWorks, LLC	General Consulting Services July 18 through August ...	4,000.00
Bill	09/19/2022	65		TIFWorks, LLC	General Consulting Services Aug 18 through Sept18,...	4,029.40
Total Administrative Services						10,874.40
Bank Charges						
Ch...	07/15/2022				Service Charge	25.00
Ch...	07/31/2022				Service Charge	138.00
Ch...	08/15/2022				Service Charge	25.25
Ch...	08/31/2022				Service Charge	186.90
Ch...	09/30/2022				Service Charge	263.17
Total Bank Charges						638.32
Office Expense						
Bill	07/01/2022	629...		Squidz Ink Design	Website Design/Hosting - 1 year	1,188.00
Total Office Expense						1,188.00
Total TIRZ Administration Overhead						27,994.18
Total Expense						417,931.27
Net Ordinary Income						-439,271.29
Net Income						-439,271.29

BRACEWELL

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

October 04, 2022
Invoice: 21943083
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through September 30, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/14/22	Revise meeting minutes, agenda, and accountant/auditor engagement letters	Mary Buzak	1.25	400.00	500.00
09/16/22	Revise accountant/auditor engagement letters; discussion with C Lord re: same	Mary Buzak	2.25	400.00	900.00
09/23/22	Review materials and agreements for board meeting,	Clark Stockton Lord	2.50	400.00	1,000.00
09/26/22	Prepare for and attend board meeting,	Clark Stockton Lord	2.50	400.00	1,000.00
Total Fees					\$ 3,400.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	3.50	400.00	1,400.00
Clark Stockton Lord	Partner	5.00	400.00	2,000.00
Total Summary of Fees		8.50		\$ 3,400.00

Total Fees, Expenses and Charges on This Invoice **\$ 3,400.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21943083

Matter No: 0037619.000001

Total Fees	\$ 3,400.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 3,400.00
Total Current Billing on this Invoice	\$ 3,400.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 3,400.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

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

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

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

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

Please include invoice number as a reference when sending the wire:**21943083**

Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

Credit Card Information

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



Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Hardy/Near Northside Redevelopment Authority/TIRZ 21
 c/o Bracewll, LP and Tifworks
 711 Louisiana Street, Suite 2300
 Houston, TX 77002

Invoice number 2062
 Date 10/14/2022

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

Professional Services Provided Through October 07, 2022

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	10,000.00	5,187.50	5,644.59	4,355.41	457.09
Total	10,000.00	5,187.50	5,644.59	4,355.41	457.09

Professional Fees

	Hours	Rate	Billed Amount
Principal Muhammad M. Ali	1.00	225.00	225.00

Reimbursables

	Date	Units	Rate	Billed Amount
Copiess B&E Reprographics, Inc.	09/16/2022			160.86
	09/26/2022			71.23
	Subtotal			232.09
	Reimbursables subtotal			232.09
	Invoice total			457.09

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2062	10/14/2022	457.09	457.09				
	Total	457.09	457.09	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 770079

Gauge Engineering

11750 Katy Freeway, Suite 400
Houston, TX 77079



Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewll, LP and Tifworks
711 Louisiana Street, Suite 2300
Houston, TX 77002

Invoice number 2061
Date 10/14/2022

Project 1175 SIDEWALK ASSESSMENT

Professional Services Provided Through October 07, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Basic Services	23,000.00	90.00	2,415.00	20,700.00	2,300.00	18,285.00
Total	23,000.00	90.00	2,415.00	20,700.00	2,300.00	18,285.00

Invoice total **18,285.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2061	10/14/2022	18,285.00	18,285.00				
	Total	18,285.00	18,285.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



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

Date: October 10, 2022
Invoice No: 192089
For Period: September
Project No: NNRT202
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

WORK PERFORMED:

Authorization #1 (Fulton St MTFP Graphics): 100%
Authorization #2 (Zone Boundary Expansion Graphics): 100%
Authorization #3 (Hogan-Lorraine Streetscape): 70%

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

Fee

Total Fee Earned	50,000.00		
% Complete	32.00	Total Earned	16,000.00
		Previous Fee Billing	0.00
		Current Fee Billing	16,000.00
		Total Fee Earned	16,000.00
		Total Due this Invoice:	<u>\$16,000.00</u>

Remit to:
SWA Group
P.O. Box 5904
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.
A discount of 1% on current charges allowed if paid in full in thirty days.
A service charge will be assessed on all past due accounts.

INVOICE

Date: 10/14/2022
 Invoice # Number 66

TIFWorks, LLC
 P.O. Box 10330
 Houston, Texas 77206
 (832)-978-5910
 ralph@tifworks.com

To
 Ed Reyes
 Chairman of the Board
 Hardy/Near Northside Redevelopment Authority
 Tax Increment Investment Zone Number
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
Ralph De Leon	Hardy/Near Northside Redevelopment Authority 9/19/2022 thru 10/14/2022	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
	BASIC SERVICES		\$4,000.00
Total			\$4,000.00

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

TAB

FIVE

AGREEMENT FOR BOOKKEEPING SERVICES

THIS AGREEMENT FOR BOOKKEEPING SERVICES (this "Agreement") effective September 12th 2022 ("Effective Date"), is made by and between NEAR NORTHSIDE REDEVELOPMENT AUTHORITY ("Authority"), a local government corporation created and organized under the provisions of the Texas Transportation Corporation Act, Chapter 431, Transportation Code, acting by and through its board of directors ("Authority Board"), and acting on behalf of REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, a tax increment reinvestment zone created by the City of Houston, Texas, pursuant to Chapter 311 of the Texas Tax Code, and MUNICIPAL ACCOUNTS & CONSULTING, L.P., a Texas limited partnership (the "Bookkeeper"), in consideration of the mutual covenants and agreements herein contained.

ARTICLE I

Bookkeeper shall render the following services to the Authority:

1. Establish and maintain, if applicable, checking accounts, journals and ledgers pertaining to the Authority's Debt Service Fund, Capital Projects Fund, and General Operating Fund all in accordance with generally accepted accounting procedures, the laws of the State of Texas, and policies and regulations adopted by the Authority Board.
2. Reconcile all accounts at least every thirty (30) days, and promptly report any discrepancies to the appropriate depository institution and the Authority Board at its next meeting.
3. Maintain a summary general ledger for the Tax Fund from reports supplied by the Harris County Tax Office.
4. Prepare and present for Authority Board approval all checks, with invoices attached, drawn on the Authority's Debt Service Fund, Capital Projects Fund, and General Operating Fund.
5. At each meeting of the Authority Board (but not more often than monthly), prepare and present a cash flow report and account balance report indicating all activity within each of the above funds and the current distribution and investment of moneys within each fund and prepare and present an actual versus budget comparison statement and balance sheet in the General Operating Fund.
6. Complete postings and close all journals and ledgers within forty-five (45) days after the end of Authority's fiscal year.
7. Travel to and attend meetings of the Authority Board.
8. Prepare Internal Revenue Service Forms 1099 and 1096.
9. Correct vendor invoices/reports.
10. Prepare audit schedules.
11. Be accessible to the Authority's auditor to efficiently perform the annual audit, including use of Bookkeeper's office facilities during the field audit.

12. To the extent the Authority enters into a payroll processing service agreement (a "Payroll Agreement") with a third party vendor, Bookkeeper shall handle all responsibilities and obligations of the Authority thereunder.

All such services shall be rendered in a professional, competent and timely manner and in accordance with the provisions of the Authority's order establishing policies for investment of Authority funds, as same may be amended from time to time (the "Investment Policy"). Bookkeeper shall promptly pay or reimburse the Authority for any financial liabilities incurred by the Authority that arise out of Bookkeeper's acts or omissions in handling the Authority's responsibilities and obligations set forth in a Payroll Agreement.

ARTICLE II

As consideration for the services rendered by the Bookkeeper to the Authority as set forth in Article I above, the Authority shall pay the Bookkeeper an hourly fee based upon Bookkeeper's current hourly rates as shown on **Exhibit A** attached hereto and incorporated herein for all purposes. Bookkeeper's, and if so elected hereunder, the Investment Officer's, hourly rates are subject to annual revision in January of each year that this Agreement is in force. Bookkeeper shall provide Authority with a revised schedule of hourly rates at least thirty (30) days prior to the institution of same.

If the Authority so elects, Mark M. Burton and Ghia Lewis, or such other employee(s) of Bookkeeper as the Authority and Bookkeeper may agree to in writing, shall jointly serve as the Authority's Investment Officer and as such, shall comply with all terms and provisions of the Investment Policy and all applicable laws, including but not limited to, the Public Funds Investment Act, Texas Government Code, Chapter 2256, as may be amended from time to time. Should the Authority elect for the above employee(s) of Bookkeeper to serve as the Authority's Investment Officer, the Authority shall pay an hourly fee for such services based upon Bookkeeper's current hourly rates as shown on **Exhibit A** attached hereto and incorporated herein for all purposes, which services shall include the preparation of the quarterly report of investment transactions as required by the Investment Policy and arranging for appropriate security of Authority funds as required by the Investment Policy.

At each Authority bond funding, the Bookkeeper shall supply the Authority's financial advisor with Debt Service Fund balances; verify bond funds to be deposited into the Authority's Debt Service Fund, Capital Projects Fund, and General Operating Fund; establish schedules for anticipated payment of future construction pay estimates; invest all surplus bond proceeds; wire and/or disburse Authority funds in accordance with instructions from the Authority Board; arrange for appropriate security of Authority funds as required by law and the Investment Policy; prepare annual debt service requirement schedules in connection with the levy of taxes; and prepare outstanding debt service obligation schedules and amendments to same if the Authority sells bonds as required by the legal counsel and/or financial advisor for the Authority, all of which services shall be paid at the rate set forth in **Exhibit A**.

In addition to the fees set forth above, the Authority shall pay the Bookkeeper for all out-of-pocket expenses reasonably and necessarily incurred by Bookkeeper in the performance of the services described herein, including but not limited to, printing, reproduction of documents, fax,

long distance telephone calls, document storage and retention, data storage, travel expense, courier services, and postage.

ARTICLE III

The Authority shall instruct all contractors, vendors and service representatives of the Authority to submit all bills and invoices to Bookkeeper at least five (5) days prior to any scheduled meetings of the Authority Board, or in accordance with the deadline for the Bookkeeper's report as required by the Authority Board. It is understood that any bill or invoice submitted subsequent to said five (5) day period shall be paid if possible at said meeting, but will not necessarily be reflected on the cash flow report. Bills, invoices and/or reports requested to be prepared for any scheduled meeting after this cutoff date shall be billed at Bookkeeper's hourly rates as shown on **Exhibit A**.

ARTICLE IV

All records and documents related to the services of the Bookkeeper to the Authority hereunder shall be the Authority's property. The Authority and the Bookkeeper each acknowledge that the requirements of Chapter 552, Texas Government Code, as amended (the "Public Information Act"), and Chapters 201-205, Texas Local Government Code, as amended (the "Local Government Records Act," and together with the Public Information Act, the "Acts"), each apply to all public information, as defined by the Public Information Act, and all local government records, as defined by the Local Government Records Act, related to the relationship between the Authority and the Bookkeeper, and to any work carried out thereunder. The Bookkeeper covenants that it will comply with all requirements of the Acts, the Authority's records management program, and all applicable rules, regulations, policies and retention schedules adopted thereunder. Upon termination of this Agreement, said records and documents, other than in proprietary form, shall be promptly delivered by the Bookkeeper to the Authority or the Authority's designee.

ARTICLE V

Bookkeeper shall provide and maintain in full force and effect at Bookkeeper's expense insurance in the amount of \$3,000,000 ensuring that Bookkeeper will faithfully account for all monies, which shall come into Bookkeeper's custody under terms of its service agreements. If the Authority elects, Bookkeeper shall also provide the Authority with a public employee blanket bond, acceptable to the Authority, in a minimum amount of \$10,000 or, if greater, the minimum amount required by law. The cost of such bond shall be borne by the Authority.

ARTICLE VI

The term of this Agreement shall be for a period of one (1) year from the date hereof and shall continue thereafter for successive one-year periods until terminated by either party. This Agreement may be terminated at any time by either party hereto by providing thirty (30) days advance written notice to the other party. All work associated with transitioning to or from another party will be billed at Bookkeeper's hourly rate. In the event the Authority incurs any early termination fees or similar financial liabilities by virtue of a Payroll Agreement that contains a longer termination notice provision that this Agreement, Bookkeeper shall reimburse the Authority for any early termination fees and other financial liabilities incurred in connection with termination

of the Payroll Agreement on or about the date of termination of this Agreement pursuant to this Article VI.

ARTICLE VII

Bookkeeper represents that, at the time of execution of this Agreement neither the Bookkeeper, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to enable the Bookkeeper to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal or Texas law and excludes the Bookkeeper and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. As used in this provision, Bookkeeper understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Bookkeeper within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

Bookkeeper will provide a completed Form 1295 generated by the Texas Ethics Commission (the "TEC")'s electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (a "Form 1295"), in connection with entry into this Agreement. Upon receipt of Bookkeeper's Form 1295, the Authority agrees to acknowledge Bookkeeper's Form 1295 through its electronic filing application. Bookkeeper and the Authority understand and agree that, with the exception of information identifying the Authority and the contract identification number, neither the Authority nor its consultants are responsible for the information contained in Bookkeeper's Form 1295 and neither the Authority nor its consultants have verified such information.

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including all matters of construction, validity, performance and enforcement.

IN WITNESS WHEREOF, the Authority and the Bookkeeper have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the date first set forth above. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligations hereunder have been duly authorized, and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms. The parties hereby agree that each party may sign and deliver this Agreement electronically or by electronic means and that an electronic transmittal of a signature, including but not limited to, a scanned signature page, will be as good, binding, and effective as an original signature.

NEAR NORTHSIDE REDEVELOPMENT
AUTHORITY

By _____
Chair, Board of Directors

MUNICIPAL ACCOUNTS &
CONSULTING, L.P.

By _____
Mark M. Burton, Managing Member
The Asher Group, LLC, General Partner

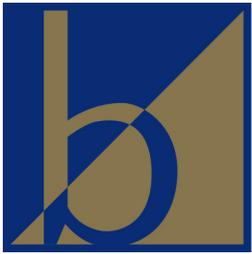
Exhibit A

Bookkeeper's Hourly Rates

[to be inserted]

TAB

SIX



BURTON ACCOUNTING, P.L.L.C.
Certified Public Accountants
HOUSTON • AUSTIN • CONROE

September 8, 2022

Ed Reyes, Chair, Board of Directors
Near Northside Redevelopment Authority
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

RE: AGREED UPON PROCEDURES ENGAGEMENT

We are pleased to confirm our understanding of the terms of Burton Accounting, P.L.L.C. (“Burton”)’s engagement and the nature and limitations of the services provided to Near Northside Redevelopment Authority (hereinafter called the “Client”).

We will apply the procedures enumerated in this letter to solely assist Client in the determining the status of the agreed-upon procedures which Client has specified below for the fiscal year ended June 30, 2022:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, Client agrees to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain Client’s written agreement to the procedures to be applied and Client’s acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which Client agrees.

We plan to begin our procedures when we receive the necessary documents from the Client’s auditors, and, unless unforeseeable problems are encountered, the engagement should be completed within two weeks after receiving the documents.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Chair of Client's board of directors. If we encounter restrictions in performing our procedures, we will discuss the matter with Client. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to Client.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- Client refuses to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- Client fails to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to Client.

Client agrees to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

Client is responsible for the audit review. In addition, Client is responsible for providing us with (1) access to all information of which Client or the appropriate party is aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the audit review.

Chris Palis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will range from \$2,500.00 to \$3,000.00. Client will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$85.00 to \$250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from Client's consultants and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with Client and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if Client's account becomes 60 days or more overdue and will not be resumed until Client's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. Client will be obligated to

compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We represent that, at the time of execution of this engagement letter neither Burton, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Burton, is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to enable Burton to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal or Texas law and excludes Burton and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. As used in this provision, we understand "affiliate" to mean an entity that controls, is controlled by, or is under common control with Burton within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

Burton will provide a completed Form 1295 generated by the Texas Ethics Commission (the "TEC")'s electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (a "Form 1295"), in connection with entry into this Agreement. Upon receipt of Burton's Form 1295, Client agrees to acknowledge Burton's Form 1295 through its electronic filing application. Burton and Client understand and agree that, with the exception of information identifying Client and the contract identification number, neither Client nor its consultants are responsible for the information contained in Burton's Form 1295 and neither Client nor its consultants have verified such information.

We appreciate the opportunity to assist Client and believe this letter accurately summarizes the significant terms of Burton's engagement. If you have any questions, please let us know. If Client is in agreement with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with Client will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,



Burton Accounting, P.L.L.C.

RESPONSE:

This letter correctly sets forth the understanding of Client with respect to the engagement described herein.

Near Northside Redevelopment Authority

By: _____

Title: _____

Date: _____

TAB

SEVEN



KUO
 & associates, Inc.
 Consulting Engineers
 & Surveyors

10300 Westoffice Drive, Ste. 800
 Houston, TX 77042
 Phone: (713) 975-8769
 Fax: (713) 975-0920
 Engineering Firm Reg. No. F-4578
 Surveying Firm Reg. No. 10075600
 www.kuoassociates.com

October 5, 2022

RE: TIRZ 21 -Proposed Annexation
Preparing Metes and Bounds Description

Kuo & Associates, Inc. is pleased to submit this proposal to perform services in preparing a metes and bounds description for the area (blue shaded) of proposed annexation as shown in the attached exhibit. Scope of work and fees are proposed to be as follows:

Scope of Work:

Scope of work is to prepare a metes and bounds description from HCAD map and available recorded subdivision plats in the vicinity. All bearing and distances will be based on same as on recorded plats or HCAD map as applicable. In the absence of any recorded plat along any segment of the perimeter of the map, HCAD and Google Earth would be the options for reference for estimating bearing and distances for the proposed segment. All bearing and distances would be estimates only out of desktop work without benefit of any boundary research/analysis and field works. In general, our office will perform the following tasks:

- Perform limited abstracting to obtain copies of recorded subdivision plats in the vicinity
- Prepare a map for the annexation boundary in the AutoCAD based on available subdivision plats and HCAD map in order to estimate bearing and distances
- Prepare metes and bound description for proposed annexation boundary

Exclusion:

To our understanding, the following and any tasks not mentioned above are excluded from the scope of this proposal:

- Any field survey work or reconnaissance work for any verification of boundary
- Any signed and sealed copy for the prepared metes and bounds
- Any boundary maps

Deliverables:

Deliverable will be as follows:

- A WORD copy of the metes and bounds in letter size paper.

Fee and Schedules:

Estimated **not to exceed** fees and schedule for the works stated in the above scope are as follows:

Item No.	Item	Fee (not to exceed)	Schedule
1	Metes and Bounds Description	\$5,000.00	3 to 4 weeks

Details on the level of efforts are shown in the attached table.

October 5, 2022
Proposal for Metes & Bounds
TIRZ 21 Annexation

If you need further information, please do not hesitate to contact me. We appreciate this opportunity in submitting this proposal.

Sincerely,



Shaheen Chowdhury, P.E., R.P.L.S.
President
Kuo & Associates, Inc.

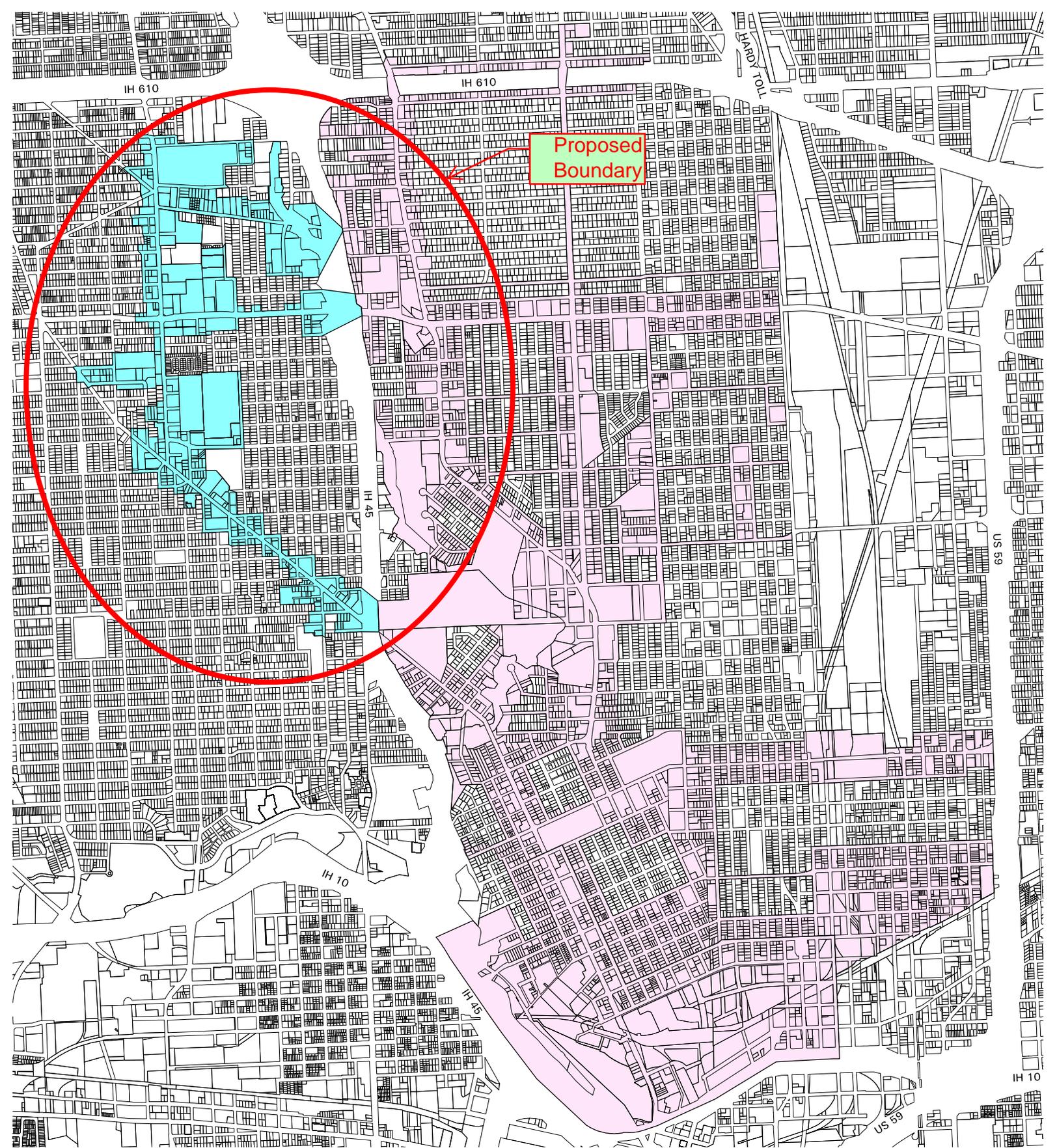
Accepted By:

Name:

Title:

Firm:

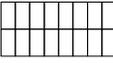
Level of Efforts for-TIRZ Annexation Metes and Bounds						
ITEM	Principal \$220.00	RPLS \$150.00	SIT \$110.00	CADD \$90.00	Survey Crew \$150.00	Cost
TOPOGRAPHIC SURVEY						
Limited abstracting			4			\$440.00
Prepare a map out of HCAD and subdivision plats			32			\$3,520.00
Prepare a metes and bounds Description for the map			4			\$440.00
QC/QA & Coordination		4				\$600.00
Project Management						\$0.00
Total (not to exceed)						\$5,000.00

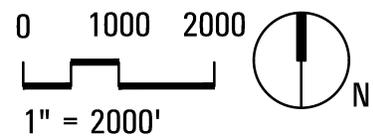


Proposed Boundary

**TAX INCREMENT REINVESTMENT
ZONE NUMBER TWENTY ONE
NEAR NORTHSIDE
CITY OF HOUSTON**

DRAWING DATE: AUGUST 05, 2022

LEGEND	
	PARCELS
	NEAR NORTHSIDE AS ENLARGED
	PROPOSED ANNEXED AREA



DRAFT

TAB

EIGHT

RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E - FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 2003-1258 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

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

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 2008-1212, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 2009-1272, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2012-710, and (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2019-994 (as amended, the Plan); and

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

WHEREAS, the Board of Directors of the Authority (Authority Board) desires to recommend that the Zone Board and the City Council of the City adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone and to the land to be added to the Zone in conjunction with the Part E Plan and to revise estimated project costs and revenue schedules; and

WHEREAS, the Authority Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that the Part E Plan should be submitted to the Zone Board and to the City Council of the City for approval;

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

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

Section 2. The Authority Board hereby (i) recommends that the Zone Board adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A and submit the Part E Plan to the City Council of the City, and (ii) requests that the City Council of the City approve the Part E Plan.

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the _____ day of October 2022.

Chair, Board of Directors

Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Twenty-One, City of Houston, Texas

SIGNED this the _____ day of October 2022.

Secretary, Board of Directors

SINGLE SHEET OF PLAIN
COLORED PAPER

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

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 2003-1258 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 2008-1212, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 2009-1272, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2012-710, and (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2019-994 (as amended, the Plan); and

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

WHEREAS, the Zone Board desires to adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone and to the land to be added to the Zone in conjunction with the Part E Plan and to revise estimated project costs and revenue schedules; and

WHEREAS, the Zone Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that such Part E Plan should be adopted and submitted to the City Council of the City for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, THAT:

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

Section 2. The Zone Board hereby adopts the Part E - Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A, and hereby determines that the Part E Plan is feasible. The Board hereby submits the Part E Plan to the City Council of the City and requests that the City Council of the City approve the Part E Plan.

Section 3. The Chair, Secretary, and other officers and members of the Zone Board, and the Zone's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is

reasonably necessary to secure the approval of the City of the Part E Plan in accordance with Chapter 311, Texas Tax Code, as amended.

PASSED AND APPROVED the _____ day of October 2022.

Chair, Board of Directors

Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Twenty-One, City of Houston, Texas

SIGNED this the _____ day of October 2022.

Secretary, Board of Directors

SINGLE SHEET OF PLAIN
COLORED PAPER

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

HARDY/NEAR NORTHSIDE ZONE

Fourth Amended
Project Plan and Reinvestment Zone Financing Plan

October 24, 2022

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

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REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
HARDY/NEAR NORTHSIDE ZONE
PART E – FOUR AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

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

Section One:

The Part A Plan:

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

The Part B Plan:

On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, by Ordinance No. 2012-0710, the City adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan). The Part C Plan restated the goals and objectives of the Part A and Part B Plans, provided for enhancements in the 326.1 acres of the Zone covered by the Part A and Part B Plans, and extended the duration of the Zone to December 31, 2040.

The Part D Plan:

On December 4, 2019, by Ordinance No. 2019-993, the City annexed an additional 1,154.52 acres of land into the Zone (2019 Annexation Area) for a total Zone area of 1,480.62 acres, and by Ordinance No. 2019-994, the City adopted the Third Amended Project Plan and Reinvestment

Zone Financing Plan for the Zone (Part D Plan), which restated the goals and objectives of the Part A, Part B, and Part C Plans. Provisions included in the Part A, Part B, Part C and Part D Plans provide for the design and construction of roadways and street projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems.

Section Two:

The Zone and the City now desire to further amend the Project Plan and Reinvestment Zone Financing Plan for the Zone as further described herein (Part E Plan). The Part E Plan provides for enhancement and improvements to the 160 acres in and around and adjacent to certain major thoroughfares including Link Road, Main Street, Cavalcade Street and Airline Drive annexed into the Zone by separate ordinance in conjunction with the Part E Plan (2022 Annexation Area).

The Part E Plan, combined collectively with the prior Plans, will provide the necessary tools needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and encourage the sound growth of residential, retail, and commercial development within the Zone.

The Part E Plan:

Public improvements proposed in the Part E Plan related to the goals of the Part A, Part B, Part C and Part D Plans and are as follows:

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

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

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

Improvements to public infrastructure and regional trail systems and enhancements to area parks and other public green spaces will attract more visitors to the Zone, support redevelopment, and improve the quality of life in area neighborhoods.

Goal 3: Expansion of pedestrian-attractive retail developments:

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

Goal 4: Metropolitan Transit Authority (METRO) initiatives that complement the revitalization activities proposed to occur along the METRO North Corridor alignment:

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

Goal 5: Cultural and Public Facilities and Affordable Housing:

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

Goal 6: Public Infrastructure Improvements:

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

A. Project Plan

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

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

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): Non-project costs reflect, in part, costs of the Greater Northside Management District, and the portion of its annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal,

landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications. Additional public infrastructure costs primarily associated with transportation and mobility projects are to be incurred by TxDOT, METRO, Harris County Toll Road Authority, Harris County Precinct Two and the City.

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

B. Reinvestment Zone Financing Plan

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

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

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

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

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. As outlined in Exhibits 2, 3, 3A, and 3B approximately \$266,823,176 million in increment is estimated to be generated over the remaining life of the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.55083/\$100 of assessed valuation.

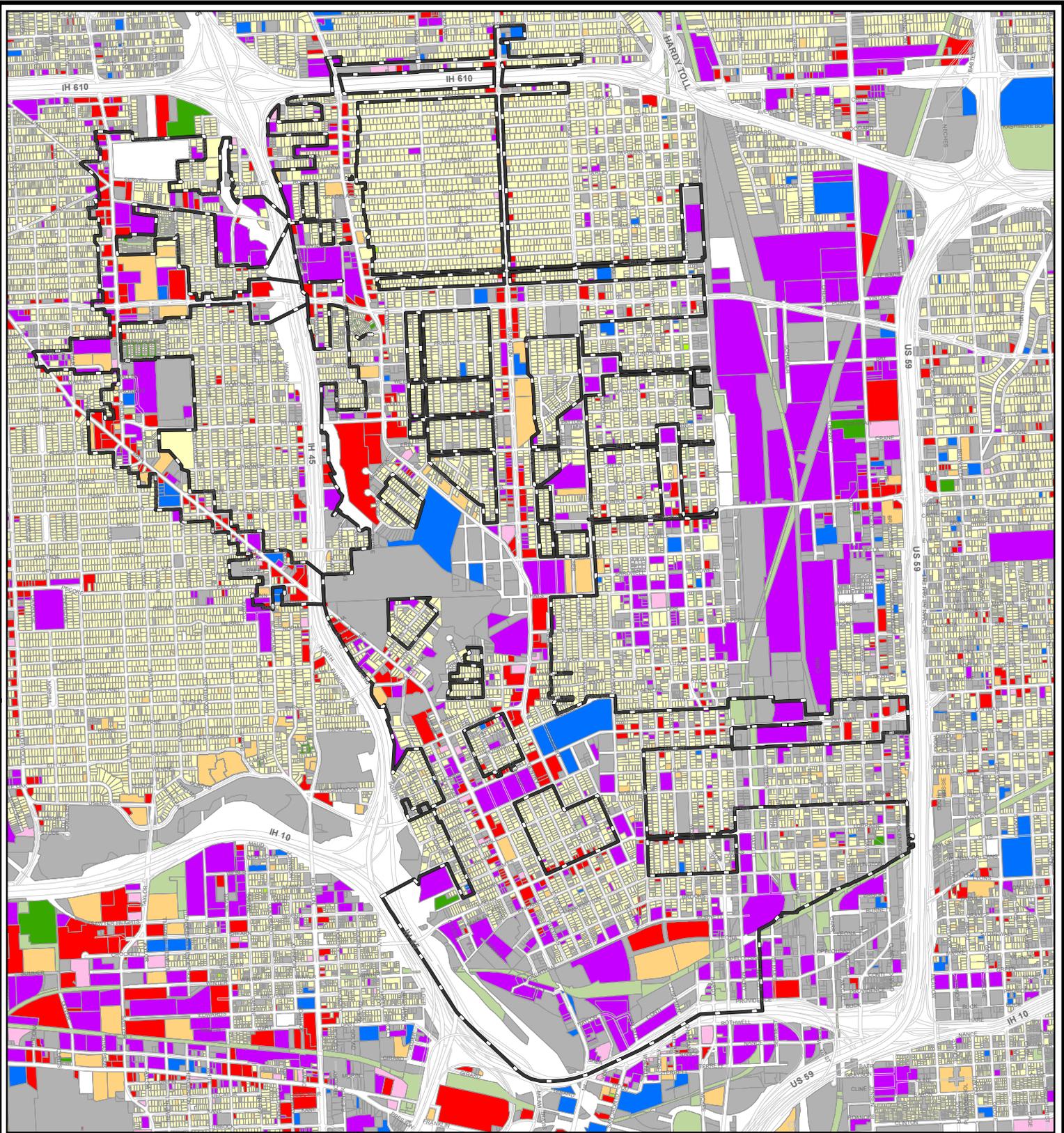
Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of August 2022, the certified appraised value of taxable real property in the Zone for Tax Year 2022 is \$1,006,496,559. Base year values are computed with regard to the area originally designated as the Zone, the 2019 Annexation Area, and the 2022 Annexation Area, in accordance with Texas Tax Code Section 311.012.

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

Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by the City, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, and the increased demand on the already-distressed infrastructure, the termination date of the Zone was extended to December 31, 2040, as part of the Part C Plan. The Part E Plan extends the duration of the Zone to December 31, 2052.

The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, after the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

MAPS AND EXHIBITS

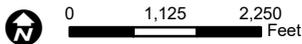


Legend

Land Use

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

City of Houston Hardy/Near Northside Proposed and Existing Land Use



Source: COHGIS Data, HCAD

Date: October 2022
Reference: PJ25564_Landuse

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

	Estimated Costs 2008 Plan - Part A	Estimated Costs 2009 Plan - Part B	Estimated Costs 2012 Plan - Part C	Estimated Costs 2019 Plan - Part D	Estimated Costs 2022 Plan - Part E	Total Costs	Cost Through 06/30/2022	Remaining Costs
Infrastructure Improvements:								
Roadway and Sidewalk Improvements - Parts A, B, C & D	\$ 16,000,000	\$ 21,692,000	\$ -	\$ 60,000,000	\$ -	\$ 97,692,000		
Roadway, Sidewalk and Landscape Improvements								
Roadway and Sidewalk - Part E								
Roadway, Sidewalk and Bridge Improvements								
Total Roadway, Sidewalks and Bridges - Parts A, B, C, D & E	\$ 16,000,000	\$ 21,692,000	\$ -	\$ 60,000,000	\$ 200,000,000	\$ 297,692,000	\$ 13,166,287	\$ 284,525,713
Public Utility Improvements								
Public Utility Improvements - Parts A, B, C & D	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ -	\$ 47,884,000		
Public Utility Improvements - Part E								
Public Utility Improvements	\$ -	\$ -	\$ -	\$ -	\$ 100,000,000	\$ 100,000,000		
Total Public Utility Improvements - Parts A, B, C, D & E	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ 100,000,000	\$ 147,884,000	\$ -	\$ 147,884,000
Total Infrastructure Improvements - Parts A, B, C, D & E	\$ 16,000,000	\$ 23,621,000	\$ 5,955,000	\$ 100,000,000	\$ 300,000,000	\$ 445,576,000	\$ -	\$ 432,409,713
Other Project Costs:								
Parks and Recreational Facilities Improvements - Parts A, B, C & D								
Parks, Plazas and Public Space Improvements	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ -	\$ 29,328,000		
Parkland Recreational Facilities Improvements - Part E								
Parks, Plazas and Public Space Improvements	\$ -	\$ -	\$ -	\$ -	\$ 50,000,000	\$ 50,000,000		
Total Parks and Recreational Facilities Improvements - Parts A, B, C, D & E	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ 50,000,000	\$ 79,328,000	\$ -	\$ 79,328,000
Land Acquisition - Parts Parts A, B, C & D								
Land Assembly, Site Preparation, Environmental Remediation	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ -	\$ 9,820,000		
Land Acquisition - Part E								
Land Assembly, Site Preparation, Environmental Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Land Acquisition - Parts A, B, C, D & E	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ -	\$ 9,820,000	\$ -	\$ 9,820,000
Zone Creation, Operations and Financing Costs - Parts A, B, C & D								
Zone Creation and Administration	\$ 2,200,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 4,200,000		
Financing Costs	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000		
Zone Creation, Operations and Financing Costs - Part E								
Zone Creation and Administration	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000		
Total Creation, Operations and Financing Costs - Parts A, B, C, D & E	\$ 3,900,000	\$ -	\$ -	\$ 2,000,000	\$ 1,000,000	\$ 6,900,000	\$ 1,316,988	\$ 5,583,012
Affordable Housing Costs - Parts A, B, C & D								
Affordable Housing	\$ 5,000,000	\$ 12,500,000	\$ 7,420,000	\$ 8,000,000	\$ -	\$ 32,920,000		
Affordable Housing Costs - Part E								
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Affordable Housing Costs - Parts A, B, C, D & E	\$ 5,000,000	\$ 12,500,000	\$ 7,420,000	\$ 8,000,000	\$ -	\$ 32,920,000	\$ 2,556,586	\$ 30,363,414
Total Other Project Costs - Parts A, B, C, D & E	\$ 8,900,000	\$ 18,760,000	\$ 10,308,000	\$ 132,000,000	\$ 351,000,000	\$ 541,624,000	\$ 17,039,861	\$ 527,140,725
PROJECT PLAN TOTAL	\$ 24,900,000	\$ 42,381,000	\$ 16,263,000	\$ 140,000,000	\$ 351,000,000	\$ 987,200,000	\$ 17,039,861	\$ 959,550,438

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

TY	Increment Revenue			
	City Original Area	City 2019 Annexed Area	City 2022 Annexed Area	Total Increment Revenue
2022	\$ 705,819	\$ 443,769	\$ -	\$ 1,149,588
2023	\$ 751,658	\$ 595,730	\$ 93,708	\$ 1,441,096
2024	\$ 799,788	\$ 755,290	\$ 192,101	\$ 1,747,179
2025	\$ 850,325	\$ 922,827	\$ 295,414	\$ 2,068,566
2026	\$ 903,389	\$ 1,098,741	\$ 403,892	\$ 2,406,022
2027	\$ 959,106	\$ 1,283,451	\$ 517,795	\$ 2,760,352
2028	\$ 1,017,609	\$ 1,477,396	\$ 637,392	\$ 3,132,397
2029	\$ 1,079,037	\$ 1,681,039	\$ 762,969	\$ 3,523,045
2030	\$ 1,143,537	\$ 1,894,863	\$ 894,826	\$ 3,933,226
2031	\$ 1,211,262	\$ 2,119,379	\$ 1,033,275	\$ 4,363,915
2032	\$ 1,282,372	\$ 2,355,121	\$ 1,178,646	\$ 4,816,139
2033	\$ 1,357,039	\$ 2,602,649	\$ 1,331,286	\$ 5,290,974
2034	\$ 1,435,438	\$ 2,862,555	\$ 1,491,558	\$ 5,789,551
2035	\$ 1,517,758	\$ 3,135,455	\$ 1,659,844	\$ 6,313,057
2036	\$ 1,604,193	\$ 3,422,000	\$ 1,836,544	\$ 6,862,738
2037	\$ 1,694,951	\$ 3,722,873	\$ 2,022,079	\$ 7,439,903
2038	\$ 1,790,246	\$ 4,038,790	\$ 2,216,891	\$ 8,045,926
2039	\$ 1,890,306	\$ 4,370,502	\$ 2,421,443	\$ 8,682,251
2040	\$ 1,995,369	\$ 4,718,800	\$ 2,636,223	\$ 9,350,392
2041	\$ 2,105,685	\$ 5,084,512	\$ 2,861,742	\$ 10,051,939
2042	\$ 2,221,517	\$ 5,468,511	\$ 3,098,537	\$ 10,788,565
2043	\$ 2,343,141	\$ 5,871,709	\$ 3,347,171	\$ 11,562,021
2044	\$ 2,470,845	\$ 6,295,067	\$ 3,608,238	\$ 12,374,150
2045	\$ 2,604,935	\$ 6,739,593	\$ 3,882,357	\$ 13,226,886
2046	\$ 2,745,730	\$ 7,206,345	\$ 4,170,183	\$ 14,122,258
2047	\$ 2,893,564	\$ 7,696,435	\$ 4,472,400	\$ 15,062,399
2048	\$ 3,048,790	\$ 8,211,030	\$ 4,789,728	\$ 16,049,547
2049	\$ 3,211,777	\$ 8,751,354	\$ 5,122,922	\$ 17,086,053
2050	\$ 3,382,913	\$ 9,318,695	\$ 5,472,776	\$ 18,174,384
2051	\$ 3,562,607	\$ 9,914,402	\$ 5,840,122	\$ 19,317,131
2052	\$ 3,751,285	\$ 9,914,402	\$ 6,225,836	\$ 19,891,523
	\$ 58,331,992	\$ 133,973,284	\$ 74,517,900	\$ 266,823,176

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

Tax Year	Increment Revenue						Net Revenue (Total Increment Revenue less Transfers)
	Original Area	2019 Annexed Area	2022 Annexed Area	Total	Less City Admin Fees (City Only)	Less City Affordable Housing (City Only)	
	City	City	City	Total City All Areas			
2022	\$ 705,819	\$ 443,769	\$ -	\$ 1,149,588	\$ 57,479	\$ 199,383	\$ 892,726
2023	\$ 751,658	\$ 595,730	\$ 93,708	\$ 1,441,096	\$ 72,055	\$ 212,591	\$ 1,156,450
2024	\$ 799,788	\$ 755,290	\$ 192,101	\$ 1,747,179	\$ 87,359	\$ 226,394	\$ 1,433,426
2025	\$ 850,325	\$ 922,827	\$ 295,414	\$ 2,068,566	\$ 103,428	\$ 240,818	\$ 1,724,320
2026	\$ 903,389	\$ 1,098,741	\$ 403,892	\$ 2,406,022	\$ 120,301	\$ 255,890	\$ 2,029,831
2027	\$ 959,106	\$ 1,283,451	\$ 517,795	\$ 2,760,352	\$ 138,018	\$ 271,641	\$ 2,350,693
2028	\$ 1,017,609	\$ 1,477,396	\$ 637,392	\$ 3,132,397	\$ 156,620	\$ 288,101	\$ 2,687,677
2029	\$ 1,079,037	\$ 1,681,039	\$ 762,969	\$ 3,523,045	\$ 176,152	\$ 305,302	\$ 3,041,591
2030	\$ 1,143,537	\$ 1,894,863	\$ 894,826	\$ 3,933,226	\$ 196,661	\$ 323,276	\$ 3,413,289
2031	\$ 1,211,262	\$ 2,119,379	\$ 1,033,275	\$ 4,363,915	\$ 218,196	\$ 342,059	\$ 3,803,661
2032	\$ 1,282,372	\$ 2,355,121	\$ 1,178,646	\$ 4,816,139	\$ 240,807	\$ 361,688	\$ 4,213,644
2033	\$ 1,357,039	\$ 2,602,649	\$ 1,331,286	\$ 5,290,974	\$ 264,549	\$ 382,200	\$ 4,644,226
2034	\$ 1,435,438	\$ 2,862,555	\$ 1,491,558	\$ 5,789,551	\$ 289,478	\$ -	\$ 5,500,074
2035	\$ 1,517,758	\$ 3,135,455	\$ 1,659,844	\$ 6,313,057	\$ 315,653	\$ -	\$ 5,997,404
2036	\$ 1,604,193	\$ 3,422,000	\$ 1,836,544	\$ 6,862,738	\$ 343,137	\$ -	\$ 6,519,601
2037	\$ 1,694,951	\$ 3,722,873	\$ 2,022,079	\$ 7,439,903	\$ 371,995	\$ -	\$ 7,067,908
2038	\$ 1,790,246	\$ 4,038,790	\$ 2,216,891	\$ 8,045,926	\$ 402,296	\$ -	\$ 7,643,630
2039	\$ 1,890,306	\$ 4,370,502	\$ 2,421,443	\$ 8,682,251	\$ 434,113	\$ -	\$ 8,248,138
2040	\$ 1,995,369	\$ 4,718,800	\$ 2,636,223	\$ 9,350,392	\$ 467,520	\$ -	\$ 8,882,872
2041	\$ 2,105,685	\$ 5,084,512	\$ 2,861,742	\$ 10,051,939	\$ 502,597	\$ -	\$ 9,549,342
2042	\$ 2,221,517	\$ 5,468,511	\$ 3,098,537	\$ 10,788,565	\$ 539,428	\$ -	\$ 10,249,136
2043	\$ 2,343,141	\$ 5,871,709	\$ 3,347,171	\$ 11,562,021	\$ 578,101	\$ -	\$ 10,983,920
2044	\$ 2,470,845	\$ 6,295,067	\$ 3,608,238	\$ 12,374,150	\$ 618,708	\$ -	\$ 11,755,443
2045	\$ 2,604,935	\$ 6,739,593	\$ 3,882,357	\$ 13,226,886	\$ 661,344	\$ -	\$ 12,565,542
2046	\$ 2,745,730	\$ 7,206,345	\$ 4,170,183	\$ 14,122,258	\$ 706,113	\$ -	\$ 13,416,145
2047	\$ 2,893,564	\$ 7,696,435	\$ 4,472,400	\$ 15,062,399	\$ 753,120	\$ -	\$ 14,309,279
2048	\$ 3,048,790	\$ 8,211,030	\$ 4,789,728	\$ 16,049,547	\$ 802,477	\$ -	\$ 15,247,070
2049	\$ 3,211,777	\$ 8,751,354	\$ 5,122,922	\$ 17,086,053	\$ 854,303	\$ -	\$ 16,231,750
2050	\$ 3,382,913	\$ 9,318,695	\$ 5,472,776	\$ 18,174,384	\$ 908,719	\$ -	\$ 17,265,665
2051	\$ 3,562,607	\$ 9,914,402	\$ 5,840,122	\$ 19,317,131	\$ 965,857	\$ -	\$ 18,351,275
2052	\$ 3,751,285	\$ 9,914,402	\$ 6,225,836	\$ 19,891,523	\$ 994,576	\$ -	\$ 18,896,947
	\$ 58,331,992	\$ 133,973,284	\$ 74,517,900	\$ 266,823,176	\$ 13,341,159	\$ 3,409,343	\$ 250,072,674

EXHIBIT 3: TIRZ 21 Revenue Schedule
City of Houston, Original Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Gross Increment Revenue	Contribution Rate	Increment Revenue
2022	\$ 40,313,080	\$ 175,194,496	\$ 134,881,416	95.00%	0.55083	\$ 705,819	100.00%	\$ 705,819
2023	\$ 40,313,080	\$ 183,954,221	\$ 143,641,141	95.00%	0.55083	\$ 751,658	100.00%	\$ 751,658
2024	\$ 40,313,080	\$ 193,151,932	\$ 152,838,852	95.00%	0.55083	\$ 799,788	100.00%	\$ 799,788
2025	\$ 40,313,080	\$ 202,809,528	\$ 162,496,448	95.00%	0.55083	\$ 850,325	100.00%	\$ 850,325
2026	\$ 40,313,080	\$ 212,950,005	\$ 172,636,925	95.00%	0.55083	\$ 903,389	100.00%	\$ 903,389
2027	\$ 40,313,080	\$ 223,597,505	\$ 183,284,425	95.00%	0.55083	\$ 959,106	100.00%	\$ 959,106
2028	\$ 40,313,080	\$ 234,777,380	\$ 194,464,300	95.00%	0.55083	\$ 1,017,609	100.00%	\$ 1,017,609
2029	\$ 40,313,080	\$ 246,516,249	\$ 206,203,169	95.00%	0.55083	\$ 1,079,037	100.00%	\$ 1,079,037
2030	\$ 40,313,080	\$ 258,842,062	\$ 218,528,982	95.00%	0.55083	\$ 1,143,537	100.00%	\$ 1,143,537
2031	\$ 40,313,080	\$ 271,784,165	\$ 231,471,085	95.00%	0.55083	\$ 1,211,262	100.00%	\$ 1,211,262
2032	\$ 40,313,080	\$ 285,373,373	\$ 245,060,293	95.00%	0.55083	\$ 1,282,372	100.00%	\$ 1,282,372
2033	\$ 40,313,080	\$ 299,642,042	\$ 259,328,962	95.00%	0.55083	\$ 1,357,039	100.00%	\$ 1,357,039
2034	\$ 40,313,080	\$ 314,624,144	\$ 274,311,064	95.00%	0.55083	\$ 1,435,438	100.00%	\$ 1,435,438
2035	\$ 40,313,080	\$ 330,355,351	\$ 290,042,271	95.00%	0.55083	\$ 1,517,758	100.00%	\$ 1,517,758
2036	\$ 40,313,080	\$ 346,873,119	\$ 306,560,039	95.00%	0.55083	\$ 1,604,193	100.00%	\$ 1,604,193
2037	\$ 40,313,080	\$ 364,216,775	\$ 323,903,695	95.00%	0.55083	\$ 1,694,951	100.00%	\$ 1,694,951
2038	\$ 40,313,080	\$ 382,427,613	\$ 342,114,533	95.00%	0.55083	\$ 1,790,246	100.00%	\$ 1,790,246
2039	\$ 40,313,080	\$ 401,548,994	\$ 361,235,914	95.00%	0.55083	\$ 1,890,306	100.00%	\$ 1,890,306
2040	\$ 40,313,080	\$ 421,626,444	\$ 381,313,364	95.00%	0.55083	\$ 1,995,369	100.00%	\$ 1,995,369
2041	\$ 40,313,080	\$ 442,707,766	\$ 402,394,686	95.00%	0.55083	\$ 2,105,685	100.00%	\$ 2,105,685
2042	\$ 40,313,080	\$ 464,843,154	\$ 424,530,074	95.00%	0.55083	\$ 2,221,517	100.00%	\$ 2,221,517
2043	\$ 40,313,080	\$ 488,085,312	\$ 447,772,232	95.00%	0.55083	\$ 2,343,141	100.00%	\$ 2,343,141
2044	\$ 40,313,080	\$ 512,489,577	\$ 472,176,497	95.00%	0.55083	\$ 2,470,845	100.00%	\$ 2,470,845
2045	\$ 40,313,080	\$ 538,114,056	\$ 497,800,976	95.00%	0.55083	\$ 2,604,935	100.00%	\$ 2,604,935
2046	\$ 40,313,080	\$ 565,019,759	\$ 524,706,679	95.00%	0.55083	\$ 2,745,730	100.00%	\$ 2,745,730
2047	\$ 40,313,080	\$ 593,270,747	\$ 552,957,667	95.00%	0.55083	\$ 2,893,564	100.00%	\$ 2,893,564
2048	\$ 40,313,080	\$ 622,934,285	\$ 582,621,205	95.00%	0.55083	\$ 3,048,790	100.00%	\$ 3,048,790
2049	\$ 40,313,080	\$ 654,080,999	\$ 613,767,919	95.00%	0.55083	\$ 3,211,777	100.00%	\$ 3,211,777
2050	\$ 40,313,080	\$ 686,785,049	\$ 646,471,969	95.00%	0.55083	\$ 3,382,913	100.00%	\$ 3,382,913
2051	\$ 40,313,080	\$ 721,124,301	\$ 680,811,221	95.00%	0.55083	\$ 3,562,607	100.00%	\$ 3,562,607
2052	\$ 40,313,080	\$ 757,180,516	\$ 716,867,436	95.00%	0.55083	\$ 3,751,285	100.00%	\$ 3,751,285
								\$ 58,331,992

EXHIBIT 3A: TIRZ 21 Revenue Schedule
City of Houston, 2019 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Gross Increment Revenue	Contribution Rate	Increment Revenue
2022	\$ 495,989,156	\$ 580,793,106	\$ 84,803,950	95.00%	0.55083	\$ 443,769	100.00%	\$ 443,769
2023	\$ 495,989,156	\$ 609,832,761	\$ 113,843,605	95.00%	0.55083	\$ 595,730	100.00%	\$ 595,730
2024	\$ 495,989,156	\$ 640,324,399	\$ 144,335,243	95.00%	0.55083	\$ 755,290	100.00%	\$ 755,290
2025	\$ 495,989,156	\$ 672,340,619	\$ 176,351,463	95.00%	0.55083	\$ 922,827	100.00%	\$ 922,827
2026	\$ 495,989,156	\$ 705,957,650	\$ 209,968,494	95.00%	0.55083	\$ 1,098,741	100.00%	\$ 1,098,741
2027	\$ 495,989,156	\$ 741,255,533	\$ 245,266,377	95.00%	0.55083	\$ 1,283,451	100.00%	\$ 1,283,451
2028	\$ 495,989,156	\$ 778,318,309	\$ 282,329,153	95.00%	0.55083	\$ 1,477,396	100.00%	\$ 1,477,396
2029	\$ 495,989,156	\$ 817,234,225	\$ 321,245,069	95.00%	0.55083	\$ 1,681,039	100.00%	\$ 1,681,039
2030	\$ 495,989,156	\$ 858,095,936	\$ 362,106,780	95.00%	0.55083	\$ 1,894,863	100.00%	\$ 1,894,863
2031	\$ 495,989,156	\$ 901,000,733	\$ 405,011,577	95.00%	0.55083	\$ 2,119,379	100.00%	\$ 2,119,379
2032	\$ 495,989,156	\$ 946,050,770	\$ 450,061,614	95.00%	0.55083	\$ 2,355,121	100.00%	\$ 2,355,121
2033	\$ 495,989,156	\$ 993,353,308	\$ 497,364,152	95.00%	0.55083	\$ 2,602,649	100.00%	\$ 2,602,649
2034	\$ 495,989,156	\$ 1,043,020,974	\$ 547,031,818	95.00%	0.55083	\$ 2,862,555	100.00%	\$ 2,862,555
2035	\$ 495,989,156	\$ 1,095,172,022	\$ 599,182,866	95.00%	0.55083	\$ 3,135,455	100.00%	\$ 3,135,455
2036	\$ 495,989,156	\$ 1,149,930,623	\$ 653,941,467	95.00%	0.55083	\$ 3,422,000	100.00%	\$ 3,422,000
2037	\$ 495,989,156	\$ 1,207,427,154	\$ 711,437,998	95.00%	0.55083	\$ 3,722,873	100.00%	\$ 3,722,873
2038	\$ 495,989,156	\$ 1,267,798,512	\$ 771,809,356	95.00%	0.55083	\$ 4,038,790	100.00%	\$ 4,038,790
2039	\$ 495,989,156	\$ 1,331,188,438	\$ 835,199,282	95.00%	0.55083	\$ 4,370,502	100.00%	\$ 4,370,502
2040	\$ 495,989,156	\$ 1,397,747,860	\$ 901,758,704	95.00%	0.55083	\$ 4,718,800	100.00%	\$ 4,718,800
2041	\$ 495,989,156	\$ 1,467,635,253	\$ 971,646,097	95.00%	0.55083	\$ 5,084,512	100.00%	\$ 5,084,512
2042	\$ 495,989,156	\$ 1,541,017,015	\$ 1,045,027,859	95.00%	0.55083	\$ 5,468,511	100.00%	\$ 5,468,511
2043	\$ 495,989,156	\$ 1,618,067,866	\$ 1,122,078,710	95.00%	0.55083	\$ 5,871,709	100.00%	\$ 5,871,709
2044	\$ 495,989,156	\$ 1,698,971,259	\$ 1,202,982,103	95.00%	0.55083	\$ 6,295,067	100.00%	\$ 6,295,067
2045	\$ 495,989,156	\$ 1,783,919,822	\$ 1,287,930,666	95.00%	0.55083	\$ 6,739,593	100.00%	\$ 6,739,593
2046	\$ 495,989,156	\$ 1,873,115,813	\$ 1,377,126,657	95.00%	0.55083	\$ 7,206,345	100.00%	\$ 7,206,345
2047	\$ 495,989,156	\$ 1,966,771,604	\$ 1,470,782,448	95.00%	0.55083	\$ 7,696,435	100.00%	\$ 7,696,435
2048	\$ 495,989,156	\$ 2,065,110,184	\$ 1,569,121,028	95.00%	0.55083	\$ 8,211,030	100.00%	\$ 8,211,030
2049	\$ 495,989,156	\$ 2,168,365,694	\$ 1,672,376,538	95.00%	0.55083	\$ 8,751,354	100.00%	\$ 8,751,354
2050	\$ 495,989,156	\$ 2,276,783,978	\$ 1,780,794,822	95.00%	0.55083	\$ 9,318,695	100.00%	\$ 9,318,695
2051	\$ 495,989,156	\$ 2,390,623,177	\$ 1,894,634,021	95.00%	0.55083	\$ 9,914,402	100.00%	\$ 9,914,402
2052	\$ 495,989,156	\$ 2,390,623,177	\$ 1,894,634,021	95.00%	0.55083	\$ 9,914,402	100.00%	\$ 9,914,402
								\$ 133,973,284

EXHIBIT 3B: TIRZ 21 Revenue Schedule
City of Houston Annex 2022

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Gross Increment Revenue	Contribution Rate	Increment Revenue
2022	\$ 358,149,553	\$ 358,149,553	\$ -	95.00%	0.55083	\$ -	100.00%	\$ -
2023	\$ 358,149,553	\$ 376,057,031	\$ 17,907,478	95.00%	0.55083	\$ 93,708	100.00%	\$ 93,708
2024	\$ 358,149,553	\$ 394,859,882	\$ 36,710,329	95.00%	0.55083	\$ 192,101	100.00%	\$ 192,101
2025	\$ 358,149,553	\$ 414,602,876	\$ 56,453,323	95.00%	0.55083	\$ 295,414	100.00%	\$ 295,414
2026	\$ 358,149,553	\$ 435,333,020	\$ 77,183,467	95.00%	0.55083	\$ 403,892	100.00%	\$ 403,892
2027	\$ 358,149,553	\$ 457,099,671	\$ 98,950,118	95.00%	0.55083	\$ 517,795	100.00%	\$ 517,795
2028	\$ 358,149,553	\$ 479,954,655	\$ 121,805,102	95.00%	0.55083	\$ 637,392	100.00%	\$ 637,392
2029	\$ 358,149,553	\$ 503,952,387	\$ 145,802,834	95.00%	0.55083	\$ 762,969	100.00%	\$ 762,969
2030	\$ 358,149,553	\$ 529,150,007	\$ 171,000,454	95.00%	0.55083	\$ 894,826	100.00%	\$ 894,826
2031	\$ 358,149,553	\$ 555,607,507	\$ 197,457,954	95.00%	0.55083	\$ 1,033,275	100.00%	\$ 1,033,275
2032	\$ 358,149,553	\$ 583,387,882	\$ 225,238,329	95.00%	0.55083	\$ 1,178,646	100.00%	\$ 1,178,646
2033	\$ 358,149,553	\$ 612,557,277	\$ 254,407,724	95.00%	0.55083	\$ 1,331,286	100.00%	\$ 1,331,286
2034	\$ 358,149,553	\$ 643,185,140	\$ 285,035,587	95.00%	0.55083	\$ 1,491,558	100.00%	\$ 1,491,558
2035	\$ 358,149,553	\$ 675,344,397	\$ 317,194,844	95.00%	0.55083	\$ 1,659,844	100.00%	\$ 1,659,844
2036	\$ 358,149,553	\$ 709,111,617	\$ 350,962,064	95.00%	0.55083	\$ 1,836,544	100.00%	\$ 1,836,544
2037	\$ 358,149,553	\$ 744,567,198	\$ 386,417,645	95.00%	0.55083	\$ 2,022,079	100.00%	\$ 2,022,079
2038	\$ 358,149,553	\$ 781,795,558	\$ 423,646,005	95.00%	0.55083	\$ 2,216,891	100.00%	\$ 2,216,891
2039	\$ 358,149,553	\$ 820,885,336	\$ 462,735,783	95.00%	0.55083	\$ 2,421,443	100.00%	\$ 2,421,443
2040	\$ 358,149,553	\$ 861,929,603	\$ 503,780,050	95.00%	0.55083	\$ 2,636,223	100.00%	\$ 2,636,223
2041	\$ 358,149,553	\$ 905,026,083	\$ 546,876,530	95.00%	0.55083	\$ 2,861,742	100.00%	\$ 2,861,742
2042	\$ 358,149,553	\$ 950,277,387	\$ 592,127,834	95.00%	0.55083	\$ 3,098,537	100.00%	\$ 3,098,537
2043	\$ 358,149,553	\$ 997,791,256	\$ 639,641,703	95.00%	0.55083	\$ 3,347,171	100.00%	\$ 3,347,171
2044	\$ 358,149,553	\$ 1,047,680,819	\$ 689,531,266	95.00%	0.55083	\$ 3,608,238	100.00%	\$ 3,608,238
2045	\$ 358,149,553	\$ 1,100,064,860	\$ 741,915,307	95.00%	0.55083	\$ 3,882,357	100.00%	\$ 3,882,357
2046	\$ 358,149,553	\$ 1,155,068,103	\$ 796,918,550	95.00%	0.55083	\$ 4,170,183	100.00%	\$ 4,170,183
2047	\$ 358,149,553	\$ 1,212,821,508	\$ 854,671,955	95.00%	0.55083	\$ 4,472,400	100.00%	\$ 4,472,400
2048	\$ 358,149,553	\$ 1,273,462,584	\$ 915,313,031	95.00%	0.55083	\$ 4,789,728	100.00%	\$ 4,789,728
2049	\$ 358,149,553	\$ 1,337,135,713	\$ 978,986,160	95.00%	0.55083	\$ 5,122,922	100.00%	\$ 5,122,922
2050	\$ 358,149,553	\$ 1,403,992,499	\$ 1,045,842,946	95.00%	0.55083	\$ 5,472,776	100.00%	\$ 5,472,776
2051	\$ 358,149,553	\$ 1,474,192,124	\$ 1,116,042,571	95.00%	0.55083	\$ 5,840,122	100.00%	\$ 5,840,122
2052	\$ 358,149,553	\$ 1,547,901,730	\$ 1,189,752,177	95.00%	0.55083	\$ 6,225,836	100.00%	\$ 6,225,836
								\$ 74,517,900

TAB

NINE

SWA TASK ORDER #3: Authorizations 4, 5

TIRZ #21 Near Northside Redevelopment Authority

SWA TASK ORDER #3: MISCELLANEOUS DRAWINGS & VISUALIZATION

October 24, 2022

SWA proposes two (2) authorizations for ongoing design and graphic support to the Zone per Task Order #3:

1. **Authorization #4: METRO Parklets Illustrative Graphics (Fulton and English, Fulton and Beggs, Main and Boundary)**
 - a. Deliverables:
 - i. Three (3) illustrative plan graphics (one at each site) of potential site design for inclusion as exhibits for METRO agreement.
 - ii. One (1) eye-level perspective rendering of one site
 - b. Schedule: November 2022
 - c. Fee: \$6,500.00
2. **Authorization #5: Tree Master Plan for Major Thoroughfares and Collector Streets within current TIRZ #21 boundary**
 - a. Deliverables:
 - i. Coordination with Trees for Houston and City of Houston Urban Forestry
 - ii. Preparation of base materials and existing conditions
 - iii. Site visits to confirm existing and prospective tree locations
 - iv. Plan with proposed tree species for Major Thoroughfare and Collector streets
 - b. Schedule: November 2022-February 2023
 - c. Fee: \$12,500.00

(Total of previous Task Order # 3 Authorizations, including #1, #2, and #3: \$22,000.00)

Total of current Task Order # 3 Authorizations, including #4, and #5: \$19,000.00

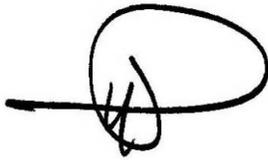
Amount Remaining to be authorized in Task Order #3: \$9,000.00



Approved By:

Near Northside Redevelopment Authority

Date



SWA Group:

James Vick, AIA

Principal

Architect, TX License #10477

Architects are licensed by the State of Texas.

Michael Robinson, PLA, ASLA

Associate Principal

Landscape Architect, TX License #3056

Landscape Architects are licensed by the State of Texas

October 24, 2022

Date

END OF DOCUMENT

swa

TIRZ #21 Near Northside Redevelopment Authority
Task Order #3; SWA Job Number: NNRT202
Authorizations 4, 5
October 24, 2022

TAB

TEN

SWA Houston

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

PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: October 24, 2022

CURRENT PROJECTS STATUS

1. ZONE URBAN DESIGN GUIDELINES (WO#1)

- Task 1: Board Workshop #1 – 100% Complete
- Task 2: Research – 100% Complete
- Task 3: Community Event #1 – 100% Complete
- Task 4: Board Workshop #2 – 100% Complete
- Task 5: Area Plans – 100% Complete
- Task 6: Area Guidelines – 90% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 90% Complete
 - SWA continued development of Guidelines document.
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 50% Complete

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

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

3. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

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

END OF REPORT

SINGLE SHEET OF PLAIN
COLORED PAPER

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

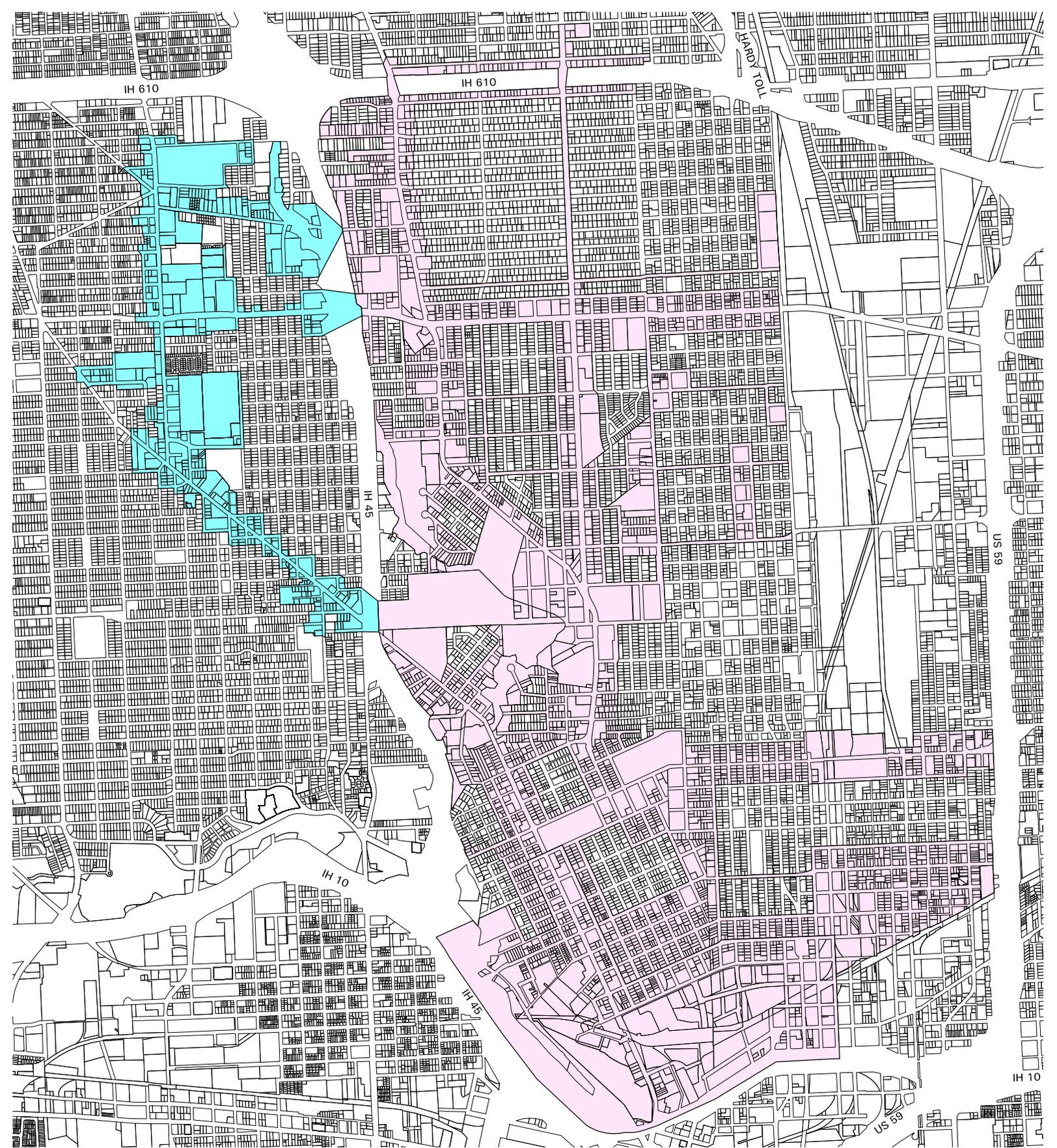
Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the “Authority”) and the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the “Zone”) will hold a joint meeting, open to the public, on **September 26, 2022**, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Approve Minutes from last meeting.
4. Financial and bookkeeping matters, including Financial Report and payment of bills and:
 - a. Ratification of Ordinance No. 2022-0681 related to the Operating Budget of the Authority for Fiscal Year 2023 and Capital Improvement Budget of the Zone for Fiscal Years 2023 thru 2027.
5. Adopt Fiscal Year Audit for year ending June 30, 2022.
6. Engagement Agreement Municipal Accounts & Consulting, L.P. for Bookkeeping Services.
7. Engagement Agreement Burton Accounting, P.L.L.C., for Agreed Upon Procedures Services.
8. SWA Group Task Order 3: Sub-Authorizations including Fulton Street Amendment Graphics, Zone Boundary Amendment Graphics and Hogan/Lorraine Walkable Places Streetscape Schematics.
9. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, Developers or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan including:
 - a. Proposed Annexation Airline Corridor – Mr. De Leon,
 - b. Infrastructure Committee Report – Director Bustamante & Mr. De Leon including:
 - i. U.S. Department of Transportation Safe Streets and Roads for All (SS4A) Grant Program and,
 - ii. Tactical Urbanism.
 - c. Parks Committee Report – Director Ortiz, Director Large, Director Cavazos and SWA Group including:
 - i. Hogan/Lorraine Corridor and,
 - ii. METRO Parcels.
 - d. MTRP Amendment – Mr. De Leon,
10. Convene in Executive Session pursuant to Sections 551.071-551.089 of the Texas Government Code to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.
11. Reconvene in Open Session and authorize appropriate action.
12. Discuss meeting schedule including date and time of next meeting for **October 25, 2022, at 9:00 a.m.**
13. Adjourn.



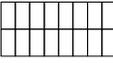
Ralph De Leon
Administrator for the Zone

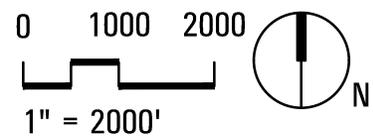
The Board of Directors meeting packet can be found at: <https://nearnorthsidetirz21.com/calendar/>



**TAX INCREMENT REINVESTMENT
ZONE NUMBER TWENTY ONE
NEAR NORTHSIDE
CITY OF HOUSTON**

DRAWING DATE: AUGUST 05, 2022

LEGEND	
	PARCELS
	NEAR NORTHSIDE AS ENLARGED
	PROPOSED ANNEXED AREA



DRAFT

TIRZ 21 - Airline Corridor Annexation Net Revenue

Tax Year	2022 Annexed Area	Less City Admin Fees	Less City Affordable Housing	Net Revenue (Total Increment Revenue less Transfers)
	City			
2022	\$ -	\$ -	\$ -	\$ -
2023	\$ 93,708	\$ 4,685	\$ 30,924	\$ 58,099
2024	\$ 192,101	\$ 9,605	\$ 63,393	\$ 119,103
2025	\$ 295,414	\$ 14,771	\$ 97,487	\$ 183,157
2026	\$ 403,892	\$ 20,195	\$ 133,284	\$ 250,413
2027	\$ 517,795	\$ 25,890	\$ 170,872	\$ 321,033
2028	\$ 637,392	\$ 31,870	\$ 210,339	\$ 395,183
2029	\$ 762,969	\$ 38,148	\$ 251,780	\$ 473,041
2030	\$ 894,826	\$ 44,741	\$ 295,292	\$ 554,792
2031	\$ 1,033,275	\$ 51,664	\$ 340,981	\$ 640,630
2032	\$ 1,178,646	\$ 58,932	\$ 388,953	\$ 730,761
2033	\$ 1,331,286	\$ 66,564	\$ 439,324	\$ 825,398
2034	\$ 1,491,558	\$ 74,578	\$ 492,214	\$ 924,766
2035	\$ 1,659,844	\$ 82,992	\$ 547,749	\$ 1,029,103
2036	\$ 1,836,544	\$ 91,827	\$ 606,060	\$ 1,138,657
2037	\$ 2,022,079	\$ 101,104	\$ 667,286	\$ 1,253,689
2038	\$ 2,216,891	\$ 110,845	\$ 731,574	\$ 1,374,472
2039	\$ 2,421,443	\$ 121,072	\$ 799,076	\$ 1,501,295
2040	\$ 2,636,223	\$ 131,811	\$ 869,954	\$ 1,634,458
	\$ 21,625,887	\$ 1,081,294	\$ 7,136,543	\$ 13,408,050

TIRZ 21 Revenue Schedule
Airline Corridor

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Gross Increment Revenue	Contribution Rate	Increment Revenue
2022	\$ 358,149,553	\$ 358,149,553	\$ -	95.00%	0.55083	\$ -	100.00%	\$ -
2023	\$ 358,149,553	\$ 376,057,031	\$ 17,907,478	95.00%	0.55083	\$ 93,708	100.00%	\$ 93,708
2024	\$ 358,149,553	\$ 394,859,882	\$ 36,710,329	95.00%	0.55083	\$ 192,101	100.00%	\$ 192,101
2025	\$ 358,149,553	\$ 414,602,876	\$ 56,453,323	95.00%	0.55083	\$ 295,414	100.00%	\$ 295,414
2026	\$ 358,149,553	\$ 435,333,020	\$ 77,183,467	95.00%	0.55083	\$ 403,892	100.00%	\$ 403,892
2027	\$ 358,149,553	\$ 457,099,671	\$ 98,950,118	95.00%	0.55083	\$ 517,795	100.00%	\$ 517,795
2028	\$ 358,149,553	\$ 479,954,655	\$ 121,805,102	95.00%	0.55083	\$ 637,392	100.00%	\$ 637,392
2029	\$ 358,149,553	\$ 503,952,387	\$ 145,802,834	95.00%	0.55083	\$ 762,969	100.00%	\$ 762,969
2030	\$ 358,149,553	\$ 529,150,007	\$ 171,000,454	95.00%	0.55083	\$ 894,826	100.00%	\$ 894,826
2031	\$ 358,149,553	\$ 555,607,507	\$ 197,457,954	95.00%	0.55083	\$ 1,033,275	100.00%	\$ 1,033,275
2032	\$ 358,149,553	\$ 583,387,882	\$ 225,238,329	95.00%	0.55083	\$ 1,178,646	100.00%	\$ 1,178,646
2033	\$ 358,149,553	\$ 612,557,277	\$ 254,407,724	95.00%	0.55083	\$ 1,331,286	100.00%	\$ 1,331,286
2034	\$ 358,149,553	\$ 643,185,140	\$ 285,035,587	95.00%	0.55083	\$ 1,491,558	100.00%	\$ 1,491,558
2035	\$ 358,149,553	\$ 675,344,397	\$ 317,194,844	95.00%	0.55083	\$ 1,659,844	100.00%	\$ 1,659,844
2036	\$ 358,149,553	\$ 709,111,617	\$ 350,962,064	95.00%	0.55083	\$ 1,836,544	100.00%	\$ 1,836,544
2037	\$ 358,149,553	\$ 744,567,198	\$ 386,417,645	95.00%	0.55083	\$ 2,022,079	100.00%	\$ 2,022,079
2038	\$ 358,149,553	\$ 781,795,558	\$ 423,646,005	95.00%	0.55083	\$ 2,216,891	100.00%	\$ 2,216,891
2039	\$ 358,149,553	\$ 820,885,336	\$ 462,735,783	95.00%	0.55083	\$ 2,421,443	100.00%	\$ 2,421,443
2040	\$ 358,149,553	\$ 861,929,603	\$ 503,780,050	95.00%	0.55083	\$ 2,636,223	100.00%	\$ 2,636,223
								\$ 21,625,887

TIRZ 21 - Proposed Annexation Analysis

Code	Description	Sq. Feet	Percentage
A	Single Family Residential	653,256	9.02%
B	Multi-Family Residential	890,974	12.31%
C	Vacant Lots/Tracts of Land	630,578	8.71%
D	Ag Exempt/Qualified Open Space	0	0.00%
E	Rural Land/Improvements	0	0.00%
F	Commercial/Industrial	4,057,364	56.04%
J	Utilities	0	0.00%
X	Totally Exempt Property	1,008,245	13.93%
N/A	Open Water/Rights-of-Way/Easements	0	0.00%
Total		7,240,417	100%

2022 Base Value Proposed Annexation \$ 358,149,553
 Acres 166

SINGLE SHEET OF PLAIN
COLORED PAPER

From: [Busker, Andrew - MYR](#)
To: [Ralph De Leon](#)
Cc: [Tillotson-Bell, Gwendolyn - MYR](#)
Subject: RE: TIRZ 21 Annexation Proposal
Date: Monday, October 17, 2022 5:25:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[TIRZ 21 Overview.pdf](#)

Hi Ralph,

Andy and Gwen met with the Mayor in August to review the proposals submitted for consideration of either a creation or annexation of an existing TIRZ. Unlike in prior years when the City was further from the TIRZ cap maximum, the City's ability to create a new TIRZ or annex property into an existing TIRZ is very limited this year. The TIRZ taxable value is now at 23.78% out of 25.00%, which really restricts our ability to create or annex into TIRZs.

Given how close the city is to the 25% cap, the Mayor supports a "conservative" increase in TIRZ value, by adding a low taxable value of not more than \$450M for all TIRZs, which allows us only to consider "very low value" proposals. At this time, we do not have the capacity to consider the approximate \$350M in taxable value proposed by TIRZ 21.

However, the Mayor did support the condensed version of this proposal (~\$36M) that is attached to this email. We have the opportunity to move forward with this streamlined annexation and consider annexing portions of the original proposal in future years. If TIRZ 21 is willing to accept the ~\$36M proposal, then we will need its Metes and Bounds description reasonably soon, and the updated project plan and finance schedule in time prior to the TIRZ public hearings in November.

Please let me know if you have any questions.

Thanks,
Andrew



Andrew Busker, CPRP

Staff Analyst

Mayor's Office of Economic Development

City of Houston | City Hall | 901 Bagby St. 4th Floor, Houston, TX 77002

O: 832.393.0871

C: 832.986.2292

E: andrew.busker@houstontx.gov

From: Ralph De Leon <ralph@tifworks.com>

Sent: Monday, October 17, 2022 1:16 PM

To: Busker, Andrew - MYR <Andrew.Busker@houstontx.gov>

Subject: RE: TIRZ 21 Annexation Proposal

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Andrew. Per our conversation. Attached is the Map and the Revenue Projections shared with CM Cisneros and Gwen. These are the items we will bring forward along with a draft Amended Project Plan on October 24th.

From: Busker, Andrew - MYR <Andrew.Busker@houstontx.gov>

Sent: Monday, October 17, 2022 11:31 AM

To: Ralph De Leon <ralph@tifworks.com>

Subject: TIRZ 21 Annexation Proposal

Hi Ralph,

Our office would like to move forward with the TIRZ 21 proposal to annex the Houston Farmers Market and surrounding parcels (image below). Since our office plans to complete the annexation process before the end of the year, we're following this timeline:

November 16 – Motion to set a public hearing date of 11/30 for TIRZ proposals

November 18 – Place Public Hearing Announcements in Houston Chronicle

November 30 – TIRZ public hearings

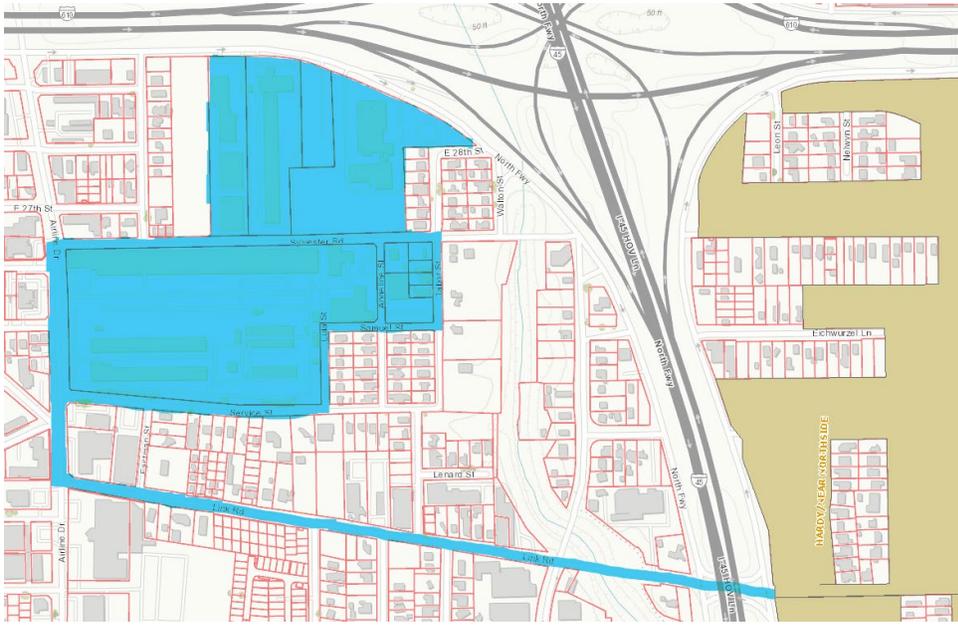
December 7 – Motions to approve TIRZ proposals

To meet this timeline, we need the following items for this proposal to be considered by Council:

- Metes and Bounds description sent to me as soon as possible so it can be reviewed by Planning & Development
- An updated project plan approved by the TIRZ board
- An updated finance schedule approved by the TIRZ board

Please let me know if you have any questions.

Thanks,
Andrew



SINGLE SHEET OF PLAIN
COLORED PAPER

Prepared by Near Northside TIRZ

Airline Corridor Annexed Area Net Revenue

Tax Year	2022 Annexed Area	Less City Admin Fees (City Only)	Less City Affordable Housing (City Only)	Net Revenue (Total Increment Revenue less Transfers)
	City			
2022	\$ -			
2023	\$ 9,495	\$ 475	\$ 3,165	\$ 5,855
2024	\$ 19,465	\$ 973	\$ 6,488	\$ 12,003
2025	\$ 29,933	\$ 1,497	\$ 9,978	\$ 18,459
2026	\$ 40,924	\$ 2,046	\$ 13,641	\$ 25,237
2027	\$ 52,465	\$ 2,623	\$ 17,488	\$ 32,354
2028	\$ 64,584	\$ 3,229	\$ 21,528	\$ 39,827
2029	\$ 77,308	\$ 3,865	\$ 25,769	\$ 47,673
2030	\$ 90,668	\$ 4,533	\$ 30,223	\$ 55,912
2031	\$ 104,696	\$ 5,235	\$ 34,899	\$ 64,563
2032	\$ 119,426	\$ 5,971	\$ 39,809	\$ 73,646
2033	\$ 134,892	\$ 6,745	\$ 44,964	\$ 83,184
2034	\$ 151,132	\$ 7,557	\$ -	\$ 143,575
2035	\$ 168,183	\$ 8,409	\$ -	\$ 159,774
2036	\$ 186,087	\$ 9,304	\$ -	\$ 176,783
2037	\$ 204,887	\$ 10,244	\$ -	\$ 194,642
2038	\$ 224,626	\$ 11,231	\$ -	\$ 213,394
2039	\$ 245,352	\$ 12,268	\$ -	\$ 233,084
2040	\$ 267,114	\$ 13,356	\$ -	\$ 253,759
	\$ 2,191,236	\$ 109,562	\$ 247,952	\$ 1,833,723