

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

NOVEMBER 22, 2021

BOARD PACKET

REINVESTMENT ZONE NUMBER

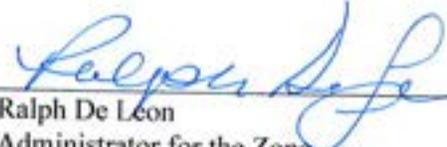
TWENTY-ONE

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 **November 22, 2021**, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and is open to the public, 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 including payment of bills.
5. 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. Infrastructure Committee Report – Director Bustamante,
 - b. Parks Committee Report – Director Ortiz.
6. Convene in Executive Session pursuant to section 551.087, 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.
7. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.
8. Discuss meeting schedule including date and time of next meeting for **Monday, January 25, 2021, at 9:00 a.m.**
9. Adjourn.



Ralph De León
Administrator for the Zone

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

TAB

THREE

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

October 25, 2021

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, on the 25th day of October 2021, 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 Cavazos and Bustamante were present, thus constituting a quorum.

Also present were Brian Jackson of the City of Houston; Ralph De Leon of TIFWorks LLC; Clark Lord of Bracewell LLP; Derek St. John of Gauge Engineering; Michael Robinson of the SWA Group; Carlos Sanchez of the Near Northside Management District; Linda Trevino, Rachael Die, Luis Garcia, and Amma Cobbirah of Houston METRO (“METRO”); Rachel Massey, Mariah Najmuddin and Thomas Mumford of Holloway Environmental + Communications (“Holloway”); Bin Wang, Katherine Cheng, and Sina Raouf of WSP Global (“WSP”). There were no members of the public that were present.

1. **Establish quorum and call to order.** Director Reyes performed a roll call and noted that a quorum was present. He called the meeting to order at 9:01 a.m.
2. **Public Comments.** There were no public comments.
3. **Approve Minutes from last meeting.** The Board considered approval of the minutes of September 20, 2021. Following discussion, upon a motion made by Director Large, and seconded by Director Quiles and approval of the Minutes were passed by unanimous vote.
4. **Financial and bookkeeping matters, Financial Report and payment of bills including:**
 - a. **Ratify Fiscal Year 2022 Budget Ordinance.**

Mr. De Leon reviewed current Invoices and reported the City had adopted the Fiscal Year 2021 Budget of the Authority and Fiscal Years 2021 thru 2016 Capital Improvement Budget of the Zone and changes had been made to the documents originally adopted by

the Authority and submitted to the City. Mr. De Leon subsequently asked the Board to ratify the final version of the two Budgets as adopted by the City. After review and discussion Director Ortiz motioned to approve payment of current invoices and ratify the final Budgets as adopted by the City, and which was seconded by Director Large and which passed by unanimous vote.

5. **Supplement No. 1: Exhibit A Agreement by and between Hardy Near/Northside Redevelopment Authority and TIFWORKS, LLC.** Mr. De Leon reviewed an expanded and more comprehensive level of effort needed to administer the Authority and the Zone. After review and discussion Director Ortiz motioned to adopt Supplement No. 1 to Exhibit A, which was seconded by Director Zamarripa, and which passed by unanimous vote.

6. **Gauge Engineering Task Order No. 6: Proposal for Support – Urban Design Guidelines.** Mr. De Leon provided an overview of Task Order No. 6 for Gauge Engineering which provided for engineering support for the Authority’s on-going Place Making Effort. Additionally, Mr. De Leon reported that the fees associated with Task Order No. 6 had been previously authorized by the Gauge Engineering Task Order No. 2, since Amended, and were being reallocated to Task Order No. 6. After review and discussion Director Quiles motioned to adopt Task Order No. 6, which was seconded by Director Large, and which passed by unanimous vote.

7. **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. **Infrastructure Committee Report – Director Bustamante,**
 - i. **Harris County Interlocal Agreement related to the Pickney Trail Project.**

Mr. De Leon reported that the Harris County Attorney is currently working on a draft Inter-Local Agreement related to the Pickney Trail Project, between Harris County Precinct 2 and the Authority, and staff is expected to bring the Agreement forward at the November Board meeting.
 - b. **Parks Committee Report – Director Ortiz,**

Director Ortiz reported the first of three community workshops related to the Place Making effort will occur in November. Director Ortiz further reported the workshops were needed to ensure public input into the process.
 - c. **Attorney’s Report – DBA,**

Mr. Lord provided an overview related to the process of changing the name of the entity. After review and discussion Director Reyes asked the Board to consider options for a new name for the entity and for item to be discussed further at the November Board meeting.

8. **Fiscal Year 2022 Board and Committee Meeting Calendar.** Mr. De Leon provided an overview of the 2022 Calendar for various Board Meetings and Committee meetings of the Zone and the Authority. No action was taken.

- 9. Presentation: METRO Inner Katy Project.** METRO staff in conjunction with representatives from WSP and Holloway presented a comprehensive presentation related to planned public transit improvement between the 610 west and downtown. No action was taken.
- 10. Discuss meeting schedule including date and time of next meeting for November 22, 2021, at 9:00 a.m.** Director Reyes reported the Board will meet in November.
- 11. Convene in Executive Session pursuant to section 551.087, Texas Government Code, to discuss economic development matters of the Zone.** The Board convened into Executive Session at 9:36 a.m. to discuss affordable housing matters.
- 12. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.** The Board adjourned from Executive Session at 10:47 a.m. and reconvened into open Session.
- 13. Adjourn.** After discussion, Director Ortiz moved to adjourn the meeting at 10:50 a.m., which was seconded by Director Quiles 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
November Board Meeting
Monday, November 22, 2021**

At the beginning of September, the Hardy Near Northside Redevelopment Authority (TIRZ #21) beginning Operating Fund Balance was \$1,071,704. TIRZ #21 received a total of \$42, mainly from bank interest. During the period, TIRZ #21 processed \$444,950 in disbursements during the period. 94% of the disbursements related to disbursements to CRV Hardy Yards for Developer reimbursement (\$444,950). The ending balance as of month end October 31, 2021 was \$626,797.

The invoices pending approval total \$57,541. See attached "Unpaid Bills Detail" Report on page 3. A transfer of \$50,000 will be transferred from the Pool Account to the Operating account to cover outstanding invoices.

**Hardy Near Northside Redevelopment Authority
General Operating Fund
As of October 31, 2021**

General Operating Fund

BEGINNING BALANCE		\$ 1,071,703.95
REVENUE		
BBVA Compass	6.17	Monthly Interest
BBVA Compass	6.39	Monthly Interest
TexPool Investment	11.70	Monthly Interest
TexPool Investment	18.22	Monthly Interest
Total Revenue		42.48
DISBURSEMENTS		
EFT BBVA Compass	14.60	Bank Service Charge
1109 Bracewell LLP	500.75	Legal Services
1116 SWA Group	3,000.00	Consultants
1113 CRV Hardy Yards	417,689.00	Reimbursement
1117 TIFWorks LLC	3,375.00	Admin Consultants
1115 Bracewell LLP	4,895.25	Legal Services
1110 McCall Gibson Swedlund	7,500.00	Audit
1111 The Morton Accounting Services	5,462.41	CPA Services
1112 TIFWorks LLC	2,512.50	Admin Consultants
Total Disbursements		444,949.51
ENDING BALANCE		\$ 626,796.92

October 31, 2021

		Balance
LOCATION OF ASSETS		
BBVA Compass		\$ 20,366.24
TexPool Investment		606,430.68
Total Account Balance		\$ 626,796.92

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of November 18, 2021

Type	Date	Num	Memo	Open Balance
Bracewell LLP				
Bill	10/31/2021	21920549	General Legal through October 31, 2021	2,100.00
Bill	10/31/2021	21920544	Meeting services through October 31, 2021	666.00
Total Bracewell LLP				2,766.00
Gauge Engineering LLC				
Bill	11/15/2021	1659	On Call Engineering Services through 11.12.21	1,182.50
Bill	11/15/2021	1660	Capital Improvement Plan Development through 11.12.21	26,460.00
Bill	11/15/2021	1661	Main Street Ped/Bike Improvements through 11.12.21	4,170.00
Bill	11/15/2021	1662	Pickney Trail Connection through 11.12.21	6,261.00
Bill	11/15/2021	1663	Urban Design Guideline Suppor through 11.12.21	745.50
Total Gauge Engineering LLC				38,819.00
McCall Gibson Swedlund Barfoot PLLC				
Bill	11/01/2021	2021 Audit...	FYE 06.30.21 Audit - Final billing	1,750.00
Total McCall Gibson Swedlund Barfoot PLLC				1,750.00
SWA Group				
Bill	10/31/2021	187539	Task 3: Community Event 1 \$100,000	4,000.00
Total SWA Group				4,000.00
The Morton Accounting Services				
Bill	10/31/2021	2258	CPA Services and Invest. Officer July, Aug, Sept and Oct 2021	6,206.48
Total The Morton Accounting Services				6,206.48
TIFWorks, LLC				
Bill	11/18/2021	55	General Consulting Services October 19 through November 18, 2021	4,000.00
Total TIFWorks, LLC				4,000.00
TOTAL				57,541.48

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss Budget vs. Actual
 July through October 2021

	<u>Jul - Oct 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest Income	60.22	1,620.00	-1,559.78	3.7%
Interest on TIRZ revenue	0.00	170.00	-170.00	0.0%
Tax increments	0.00	631,313.00	-631,313.00	0.0%
Total Income	60.22	633,103.00	-633,042.78	0.0%
Cost of Goods Sold				
Capital Improvement Plan				
T-2105 Pickney St Hike & Bike	0.00	605,000.00	-605,000.00	0.0%
T-2103 METRO Parcel Acquisition	0.00	59,000.00	-59,000.00	0.0%
T-2104 2600-3500 Block Main St	0.00	27,500.00	-27,500.00	0.0%
T-2199 Concrete Panel Replaceme	0.00	25,000.00	-25,000.00	0.0%
Total Capital Improvement Plan	0.00	716,500.00	-716,500.00	0.0%
Total COGS	0.00	716,500.00	-716,500.00	0.0%
Gross Profit	60.22	-83,397.00	83,457.22	-0.1%
Expense				
Developer Reimbursement				
Hardy Yards/Cypress - Offsite	300,736.00	315,381.00	-14,645.00	95.4%
Hardy Yards/Cypress - Onsite	116,953.00	122,648.00	-5,695.00	95.4%
Total Developer Reimbursement	417,689.00	438,029.00	-20,340.00	95.4%
Program and Project Consultants				
Planning Consultants	4,725.00	100,000.00	-95,275.00	4.7%
Engineering Consultation	0.00	225,000.00	-225,000.00	0.0%
Legal Consultants	13,430.75	20,000.00	-6,569.25	67.2%
Total Program and Project Consultants	18,155.75	345,000.00	-326,844.25	5.3%
TIRZ Administration Overhead				
Tax Consultants	12,528.00	2,000.00	10,528.00	626.4%
Accounting Services	5,462.41	12,000.00	-6,537.59	45.5%
Administrative Services	10,822.25	50,000.00	-39,177.75	21.6%
Audit Services	7,500.00	10,000.00	-2,500.00	75.0%
Bank Charges	98.95	0.00	98.95	100.0%
Insurance - Liability	0.00	1,000.00	-1,000.00	0.0%
Office Expense	0.00	4,000.00	-4,000.00	0.0%
Total TIRZ Administration Overhead	36,411.61	79,000.00	-42,588.39	46.1%
Total Expense	472,256.36	862,029.00	-389,772.64	54.8%
Net Ordinary Income	-472,196.14	-945,426.00	473,229.86	49.9%
Net Income	-472,196.14	-945,426.00	473,229.86	49.9%

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of October 31, 2021

	Oct 31, 21	Oct 31, 20	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
PNC Bank	20,366.24	50,327.85	-29,961.61	-59.5%
Tex Pool AC 7932300001	606,430.68	691,218.23	-84,787.55	-12.3%
Total Checking/Savings	626,796.92	741,546.08	-114,749.16	-15.5%
Total Current Assets	626,796.92	741,546.08	-114,749.16	-15.5%
TOTAL ASSETS	626,796.92	741,546.08	-114,749.16	-15.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
*Accounts Payable	12,972.48	15,798.73	-2,826.25	-17.9%
Total Accounts Payable	12,972.48	15,798.73	-2,826.25	-17.9%
Total Current Liabilities	12,972.48	15,798.73	-2,826.25	-17.9%
Total Liabilities	12,972.48	15,798.73	-2,826.25	-17.9%
Equity				
*Fund Balance	1,080,486.15	1,216,618.56	-136,132.41	-11.2%
Net Income	-466,661.71	-490,871.21	24,209.50	4.9%
Total Equity	613,824.44	725,747.35	-111,922.91	-15.4%
TOTAL LIABILITIES & EQUITY	626,796.92	741,546.08	-114,749.16	-15.5%

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through October 2021

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income checking						
Deposit	07/01/2021				Interest	1.24
Deposit	08/01/2021				Interest	4.04
Deposit	09/01/2021				Interest	6.17
Deposit	10/01/2021				Interest	6.39
Total Interest Income checking						17.84
Interest on TexPool						
Deposit	07/31/2021				Interest	5.73
Deposit	08/31/2021				Interest	6.73
Deposit	09/30/2021				Interest	11.70
Deposit	10/31/2021				Interest	18.22
Total Interest on TexPool						42.38
Tax increments						
Genera...	07/01/2021	CPA ...	*	City of Houston, TX	City of Houston Incrememnt	-590,728.50
Deposit	07/15/2021			City of Houston, TX	City of Houston increment	590,728.50
Total Tax increments						0.00
Total Income						60.22
Gross Profit						60.22
Expense						
Developer Reimbursement						
Hardy Yards/Cypress - Offsite						
Bill	08/31/2021	Devel...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	300,736.00
Total Hardy Yards/Cypress - Offsite						300,736.00
Hardy Yards/Cypress - Onsite						
Bill	08/31/2021	Devel...		CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	116,953.00
Total Hardy Yards/Cypress - Onsite						116,953.00
Total Developer Reimbursement						417,689.00
Program and Project Consultants						
Planning Consultants						
Bill	09/30/2021	187088		SWA Group	Task 3: Community Event 1 \$100,000	3,000.00
Bill	10/31/2021	187539		SWA Group	Task 3: Community Event 1 \$100,000	4,000.00
Total Planning Consultants						7,000.00
Legal Consultants						
Bill	07/31/2021	21913...		Bracewell LLP	General Legal through July 31, 2021	315.25
Bill	09/30/2021	21918...		Bracewell LLP	General Legal through September 30, 2021	3,646.50
Bill	10/31/2021	21920...		Bracewell LLP	General Legal through October 31, 2021	2,100.00
Total Legal Consultants						6,061.75
Total Program and Project Consultants						13,061.75
TIRZ Administration Overhead						
Tax Consultants						
Bill	07/01/2021	57143		Equi-Tax Inc.	July - June 2022 Consultant Services fee per Contract	12,528.00
Total Tax Consultants						12,528.00
Accounting Services						
Bill	10/31/2021	2258		The Morton Accounting Services	CPA Services and Invest. Officer July, Aug, Sept and Oct 2021	6,206.48
Total Accounting Services						6,206.48
Administrative Services						
Bill	07/15/2021	23		TIFWorks, LLC	General Consulting Services July 1 through July 28, 2021	1,650.00
Bill	07/31/2021	21913...		Bracewell LLP	Meeting services through July 31, 2021	185.50
Bill	09/13/2021	24		TIFWorks, LLC	General Consulting Services July 28 through September 13, 2021	2,512.50
Bill	09/30/2021	21918...		Bracewell LLP	Meeting services through September 30, 2021	1,248.75
Bill	10/18/2021	54		TIFWorks, LLC	General Consulting Services September 13 through October 18, ...	3,375.00
Bill	10/31/2021	21920...		Bracewell LLP	Meeting services through October 31, 2021	666.00
Total Administrative Services						9,637.75

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11/16/21

Accrual Basis

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through October 2021

Type	Date	Num	Adj	Name	Memo	Amount
Audit Services						
Bill	08/24/2021	2021 ...		McCall Gibson Swedlund Barfo...	FYE 06.30.21 Audit - Interim billing	7,500.00
Total Audit Services						7,500.00
Bank Charges						
Check	07/15/2021				Service Charge	69.55
Check	08/15/2021				Service Charge	14.80
Check	09/15/2021				Service Charge	14.60
Total Bank Charges						98.95
Total TIRZ Administration Overhead						35,971.18
Total Expense						466,721.93
Net Ordinary Income						-466,661.71
Net Income						-466,661.71

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
1st QUARTER FISCAL YEAR 2022
July 1, 2021 to
September 30, 2021

Transaction Date	TexasClass Deposits or Withdrawals	Book Value	Market Value	Activity
7/1/2021	Texpool	\$ 356,388.30	\$ 356,388.30	Beginning Balance
7/31/2021	5.73	356,394.03	356,394.03	Interest 0.0197%
8/31/2021	6.73	356,400.76	356,400.76	Interest 0.0248%
9/15/2021	600,000.00	956,400.76	956,400.76	Transfer from Checking Account
9/16/2021	(350,000.00)	606,400.76	606,400.76	Transfer to Checking Account
9/30/2021	11.70	606,412.46	606,412.46	Interest 0.0374%
9/30/2021		606,412.46	606,412.46	Ending Balance

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: 

BRACEWELL

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

November 04, 2021
Invoice: 21920549
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through October 31, 2021

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/05/21	Prepare for and attend meeting with R De Leon and C Lord re: annual affordable housing set-aside amount	Mary Buzak	0.50	400.00	200.00
10/05/21	Teleconference R De Leon regarding affordable housing issues	Clark Stockton Lord	1.00	400.00	400.00
10/15/21	Revise affordable housing payment summary; draft email to R De Leon re: same	Mary Buzak	0.75	400.00	300.00
10/20/21	Email correspondence with B Presser re: execution of 3rd amendment to Hardy Yards development agreement	Mary Buzak	0.25	400.00	100.00
10/21/21	Email correspondence with B Presser re: execution of 3rd amendment to Hardy Yards development agreement	Mary Buzak	0.25	400.00	100.00
10/25/21	Prepare for and attend board meeting	Clark Stockton Lord	2.50	400.00	1,000.00
Total Fees					\$ 2,100.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	1.75	400.00	700.00
Clark Stockton Lord	Partner	3.50	400.00	1,400.00
Total Summary of Fees		5.25		\$ 2,100.00

BRACEWELL

Page 2

Client: Hardy/Near Northside Redevelopment Authority

Invoice: 21920549

Total Fees, Expenses and Charges on This Invoice

\$ 2,100.00

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21920549

Matter No: 0037619.000001

Total Fees	\$ 2,100.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 2,100.00
Total Current Billing on this Invoice	\$ 2,100.00
Balance Forward	\$ 3,646.50
Please Remit Total Balance Due on this Invoice	\$ 5,746.50

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:**21920549**

Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

Credit Card Information

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

BRACEWELL

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

November 04, 2021
Invoice: 21920544
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000003 Meeting Services
For Services Through October 31, 2021

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/20/21	Follow up on outstanding documents for signature. Receive and review instructions for meeting preparation.	Brenda Presser	1.00	333.00	333.00
10/21/21	Follow up on meeting materials and prepare meeting folder. Follow up on original Third Amendment to Development Agreement.	Brenda Presser	1.00	333.00	333.00
Total Fees					\$ 666.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Brenda Presser	Paralegal	2.00	333.00	666.00
Total Summary of Fees		2.00		\$ 666.00

Total Fees, Expenses and Charges on This Invoice **\$ 666.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21920544

Matter No: 0037619.000003

Total Fees	\$ 666.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 666.00
Total Current Billing on this Invoice	\$ 666.00
Balance Forward	\$ 1,248.75
Please Remit Total Balance Due on this Invoice	\$ 1,914.75

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:**21920544**

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
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042

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

Invoice number 1659
 Date 11/15/2021

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

Professional Services Provided Through November 12, 2021

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	10,000.00	1,705.00	2,887.50	7,112.50	1,182.50
Total	10,000.00	1,705.00	2,887.50	7,112.50	1,182.50

Professional Fees

	Hours	Rate	Billed Amount
Principal Muhammad M. Ali	5.50	215.00	1,182.50
Invoice total			1,182.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1659	11/15/2021	1,182.50	1,182.50				
	Total	1,182.50	1,182.50	0.00	0.00	0.00	0.00

I certify the above to be true and correct



 Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Frost Bank
 Routing No.: 114000093
 Account No.: 560048747

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services
On-Call Engineering Services

Phase Status: Active

Billing Cutoff: 11/12/2021

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Principal

Muhammad M. Ali

Project Management	05/28/2021	2.00	215.00	430.00
Project Management	09/14/2021	2.50	215.00	537.50
Project Management	09/17/2021	1.00	215.00	215.00
Subtotal			5.50	1,182.50
Labor total			5.50	1,182.50

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	2,887.50	29	7,112.50	71
Total	10,000.00	2,887.50	29	7,112.50	71

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	2,887.50	29	7,112.50	71
Expense					
Consultant					
Total	10,000.00	2,887.50	29	7,112.50	71

Gauge Engineering

3200 Wilcrest Dr. Suite 220
Houston, TX 77042



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

Invoice number 1660
Date 11/15/2021
Project 1082 TO #2 - TIRZ 21 - CIP

Professional Services Provided Through November 12, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Drainage Analysis	106,015.25	100.00	106,015.25	106,015.25	0.00	0.00
Mgmt & QA/QC	11,932.50	100.00	11,932.50	11,932.50	0.00	0.00
Mobility Analysis	31,867.00	100.00	31,867.00	31,867.00	0.00	0.00
Expenses	245.64	100.00	245.64	245.64	0.00	0.00
Amendment 1	29,400.00	90.00	0.00	26,460.00	2,940.00	26,460.00
Total	179,460.39	98.36	150,060.39	176,520.39	2,940.00	26,460.00

Invoice total **26,460.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1660	11/15/2021	26,460.00	26,460.00				
	Total	26,460.00	26,460.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please make checks payable to:
Gauge Engineering, LLC
3200 Wilcrest Dr. Suite 220
Houston, TX 77042

Please send ACH/Wire payments to:
Frost Bank
Routing No.: 114000093
Account No.: 560048747

Pre-Billing Worksheet

1082 TO #2 - TIRZ 21 - CIP

Drainage Analysis

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
------	-------	------	--------

Units	Amount
-------	--------

Labor

WIP Status: Billable

Project Manager

Heather Goodpasture

Project Management	05/10/2021	1.00	150.00	150.00
Project Management	05/11/2021	1.00	150.00	150.00
Project Management	05/12/2021	1.00	150.00	150.00
Project Management	05/13/2021	2.00	150.00	300.00
Project Management	05/14/2021	2.00	150.00	300.00
Project Management	05/17/2021	2.00	150.00	300.00
Project Management	05/18/2021	1.50	150.00	225.00
Project Management	05/19/2021	2.00	150.00	300.00
Project Management	05/21/2021	2.50	150.00	375.00
Meetings	05/20/2021	0.75	150.00	112.50
Meetings	05/24/2021	1.00	150.00	150.00

Status Meeting

Meetings	05/26/2021	2.00	150.00	300.00
Meetings	06/01/2021	0.25	150.00	37.50
Meetings	06/07/2021	1.00	150.00	150.00
Meetings	06/08/2021	2.00	150.00	300.00
Meetings	06/09/2021	1.00	150.00	150.00
Meetings	06/10/2021	1.00	150.00	150.00
Meetings	06/11/2021	1.00	150.00	150.00
Meetings	06/14/2021	3.00	150.00	450.00
Meetings	06/15/2021	1.50	150.00	225.00
Meetings	06/16/2021	1.50	150.00	225.00
Meetings	06/17/2021	1.00	150.00	150.00
Meetings	06/18/2021	1.50	150.00	225.00

Subtotal **33.50** **5,025.00**

Graduate Engineer

Sami Malas

Production	05/10/2021	7.00	90.00	630.00
Production	05/11/2021	13.00	90.00	1,170.00
Production	05/12/2021	9.00	90.00	810.00
Production	05/13/2021	8.00	90.00	720.00
Production	05/14/2021	9.50	90.00	855.00
Production	05/17/2021	5.75	90.00	517.50
Production	05/18/2021	5.00	90.00	450.00
Production	05/19/2021	7.25	90.00	652.50
Production	05/20/2021	8.50	90.00	765.00
Production	05/21/2021	2.00	90.00	180.00
Production	05/24/2021	6.75	90.00	607.50
Production	05/25/2021	8.00	90.00	720.00

Pre-Billing Worksheet

1082 TO #2 - TIRZ 21 - CIP

Drainage Analysis

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
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Units	Amount
-------	--------

Labor

WIP Status: Billable

Graduate Engineer

Sami Malas

Production	05/26/2021	8.00	90.00	720.00
Production	05/27/2021	7.50	90.00	675.00
Production	05/28/2021	7.00	90.00	630.00
Production	06/03/2021	0.25	90.00	22.50
Production	06/08/2021	6.00	90.00	540.00
Production	06/09/2021	8.00	90.00	720.00
Production	06/10/2021	7.00	90.00	630.00
Production	06/11/2021	4.00	90.00	360.00
Production	06/14/2021	8.50	90.00	765.00
Production	06/15/2021	8.50	90.00	765.00
Production	06/16/2021	8.50	90.00	765.00
Production	06/17/2021	2.00	90.00	180.00
Production	06/18/2021	8.50	90.00	765.00
Production	06/29/2021	1.50	90.00	135.00
Production	06/30/2021	1.50	90.00	135.00
Subtotal		176.50		15,885.00

Hydrologist

Kelly H. Hay

Production	05/17/2021	1.00	165.00	165.00
Production	05/18/2021	0.50	165.00	82.50
Production	05/19/2021	0.75	165.00	123.75
Production	05/20/2021	0.25	165.00	41.25

Subtotal **2.50** **412.50**

Labor total **212.50** **21,322.50**

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	106,015.25	96,365.00	91	106,015.25	100			21,322.50	
Total	106,015.25	96,365.00	91	106,015.25	100			21,322.50	

Mgmt & QA/QC

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
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Units	Amount
-------	--------

Labor

WIP Status: Billable

Principal

Derek A. St. John

Project Management	05/11/2021	1.00	215.00	215.00
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Pre-Billing Worksheet

1082 TO #2 - TIRZ 21 - CIP

Mgmt & QA/QC

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
------	-------	------	--------

Units	Amount
-------	--------

Labor

WIP Status: Billable

Principal

Derek A. St. John

Project Management	05/14/2021	1.00	215.00	215.00
Project Management	05/20/2021	1.00	215.00	215.00
Project Management	05/21/2021	1.00	215.00	215.00
Project Management	05/24/2021	1.00	215.00	215.00
Project Management	06/04/2021	3.00	215.00	645.00
Project Management	06/11/2021	0.50	215.00	107.50
Project Management	06/14/2021	0.50	215.00	107.50

Subtotal **9.00** **1,935.00**

Muhammad M. Ali

Project Management	05/11/2021	1.00	215.00	215.00
Project Management	05/14/2021	1.00	215.00	215.00
Project Management	05/18/2021	2.00	215.00	430.00
Project Management	05/19/2021	1.00	215.00	215.00
Project Management	05/20/2021	1.00	215.00	215.00
Project Management	05/21/2021	1.00	215.00	215.00
Project Management	05/24/2021	2.00	215.00	430.00

Subtotal **9.00** **1,935.00**

Labor total **18.00** **3,870.00**

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	11,932.50	15,802.50	132	11,932.50	100			3,870.00	
Total	11,932.50	15,802.50	132	11,932.50	100			3,870.00	

Mobility Analysis

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

	Contract		Previously Billed			To Bill		
	Units	Amount	Units	%	Amount	Units	%	Amount
Labor		7,627.00	26.00	180	13,753.00	-80		-6,126.00
Consultant		24,240.00		75	18,114.00	25		6,126.00
Subtotal		31,867.00	26.00	100	31,867.00	0.00	0	0.00

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	7,627.00	7,440.00	98	13,753.00	180	-6,126.00	-80	-80	-6,126.00
Consultant	24,240.00	24,240.00	100	18,114.00	75	6,126.00	25	25	6,126.00
Total	31,867.00	31,680.00	99	31,867.00	100				

Pre-Billing Worksheet

1082 TO #2 - TIRZ 21 - CIP

Expenses

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
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Units	Amount
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Expense

WIP Status: Billable

Muhammad M. Ali

Expense Report

Mileage - 2021 Rate

06/04/2021 34.00 0.56 19.04

Subtotal **34.00 19.04**

Expense total **34.00 19.04**

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Expense	245.64	264.68	108	245.64	100			19.04	
Total	245.64	264.68	108	245.64	100			19.04	

Amendment 1

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

	Contract		Previously Billed			To Bill		
	Units	Amount	Units	%	Amount	Units	%	Amount
Labor		18,480.00				84		15,540.00
Consultant		10,920.00				100		10,920.00
Subtotal		29,400.00	0.00	0	0.00	0.00	90	26,460.00

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
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Units	Amount
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Labor

WIP Status: Billable

Principal

Derek A. St. John

Project Management

11/05/2021 1.00 215.00 215.00

Project Management

11/07/2021 3.00 215.00 645.00

Project Management

11/08/2021 1.00 215.00 215.00

Subtotal **5.00 1,075.00**

Project Manager

Heather Goodpasture

Meetings

10/12/2021 0.50 150.00 75.00

Meetings

10/25/2021 0.50 150.00 75.00

Meetings

10/28/2021 0.50 150.00 75.00

Report QC

Meetings

10/29/2021 3.00 150.00 450.00

Report QC

Meetings

11/01/2021 4.00 150.00 600.00

Meetings

11/02/2021 1.50 150.00 225.00

Subtotal **10.00 1,500.00**

Graduate Engineer

Sami Malas

Pre-Billing Worksheet

1082 TO #2 - TIRZ 21 - CIP

Amendment 1

Phase Status: Active

WIP Included In Fee

Billing Cutoff: 11/12/2021

To Bill

Billing Type: Percent Complete

Date	Units	Rate	Amount
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Units	Amount
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Labor

WIP Status: Billable

Graduate Engineer

Sami Malas

Production	10/05/2021	1.50	90.00	135.00
Production	10/07/2021	7.50	90.00	675.00
Production	10/08/2021	8.50	90.00	765.00
Production	10/11/2021	3.00	90.00	270.00
Production	10/19/2021	7.75	90.00	697.50
Production	10/20/2021	3.25	90.00	292.50
Production	10/21/2021	3.75	90.00	337.50
Production	10/22/2021	8.50	90.00	765.00
Production	10/25/2021	8.50	90.00	765.00
Production	10/26/2021	8.50	90.00	765.00
Production	10/27/2021	1.00	90.00	90.00
Production	11/08/2021	8.50	90.00	765.00
Production	11/09/2021	9.50	90.00	855.00
Production	11/10/2021	2.75	90.00	247.50

Subtotal	82.50		7,425.00
Labor total	97.50		10,000.00

Consultant

WIP Status: Billable

Traffic Engineers Inc.

Traffic Consultant

10/31/2021		10,920.00
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Subtotal	10,920.00
Consultant total	10,920.00

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	18,480.00	10,000.00	54			18,480.00	100	10,000.00	84 15,540.00
Consultant	10,920.00	10,920.00	100			10,920.00	100	10,920.00	100 10,920.00
Total	29,400.00	20,920.00	71			29,400.00	100	20,920.00	90 26,460.00

Invoice Summary

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	144,054.75	129,607.50	90	131,700.75	91	12,354.00	9	35,192.50	9,414.00
Expense	245.64	264.68	108	245.64	100			19.04	
Consultant	35,160.00	35,160.00	100	18,114.00	52	17,046.00	48	10,920.00	17,046.00
Total	179,460.39	165,032.18	92	150,060.39	84	29,400.00	16	46,131.54	26,460.00



801 Congress Street, Suite 325
 Houston, Texas 77002
 713-270-8145

Gauge Engineering
 3200 Wilcrest Drive, Suite 220
 Houston, TX 77042
 kduillard@gaugeengineering.com
 Muhammad Ali

Invoice number 13384
 Date 11/09/2021

Project **11840 GAUGE-TIRZ 21 MOBILITY PLANNING**

Professional services through 10/31/2021

Invoice Summary

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
TASK 1: BASELINE CONDITIONS & MOBILITY FACT BOOK	13,320.00	100.00	13,320.00	13,320.00	0.00	0.00
TASK 2: MOBILITY ASSESSMENT & NETWORK PRIORITIZATION	21,840.00	100.00	21,840.00	10,920.00	0.00	10,920.00
Total	35,160.00	100.00	35,160.00	24,240.00	0.00	10,920.00

Invoice total **10,920.00**

Approved by:

Shaida Libhart

Gauge Engineering

3200 Wilcrest Dr. Suite 220
Houston, TX 77042



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

Invoice number 1661
Date 11/15/2021

Project 1083 TO #3 - MAIN STREET TECH MEMO

Professional Services Provided Through November 12, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Preliminary Engineering	55,000.00	75.00	37,080.00	41,250.00	13,750.00	4,170.00
Total	55,000.00	75.00	37,080.00	41,250.00	13,750.00	4,170.00

Invoice total **4,170.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1661	11/15/2021	4,170.00	4,170.00				
	Total	4,170.00	4,170.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please make checks payable to:
Gauge Engineering, LLC
3200 Wilcrest Dr. Suite 220
Houston, TX 77042

Please send ACH/Wire payments to:
Frost Bank
Routing No.: 114000093
Account No.: 560048747

Pre-Billing Worksheet

1083 TO #3 - Main Street Tech Memo

Preliminary Engineering

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	55,000.00	250.00	67	37,080.00	8		4,170.00
Subtotal	55,000.00	250.00	67	37,080.00	0.00	8	4,170.00

WIP Included In Fee

Billing Type: Percent Complete

Billing Cutoff: 11/12/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

Labor

WIP Status: Billable

Principal

Muhammad M. Ali

Project Management	06/04/2021	2.00	215.00	430.00
Project Management	06/10/2021	1.00	215.00	215.00
Project Management	11/11/2021	1.00	215.00	215.00
Project Management	11/12/2021	1.00	215.00	215.00
Subtotal		5.00		1,075.00

Project Engineer

David G. Greaney

Production	05/12/2021	2.00	165.00	330.00
<i>Crash Exhibit</i>				
Production	05/13/2021	0.50	165.00	82.50
Production	10/04/2021	3.00	165.00	495.00
<i>Technical memo</i>				
Subtotal		5.50		907.50

Graduate Engineer

Sami Malas

Production	06/21/2021	8.50	90.00	765.00
Production	06/22/2021	7.50	90.00	675.00
Production	06/28/2021	8.00	90.00	720.00
Subtotal		24.00		2,160.00
Labor total		34.50		4,142.50

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	55,000.00	40,797.00	74	37,080.00	67	17,920.00	33	4,142.50	8 4,170.00
Total	55,000.00	40,797.00	74	37,080.00	67	17,920.00	33	4,142.50	8 4,170.00

Invoice Summary

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	55,000.00	40,797.00	74	37,080.00	67	17,920.00	33	4,142.50	4,170.00
Expense									
Consultant									
Total	55,000.00	40,797.00	74	37,080.00	67	17,920.00	33	4,142.50	4,170.00

Gauge Engineering

3200 Wilcrest Dr. Suite 220
Houston, TX 77042



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

Invoice number 1662
Date 11/15/2021

Project 1136 PINCKNEY TRIAL CONNECTION

Professional Services Provided Through November 12, 2021

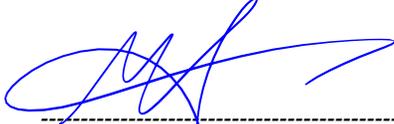
Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	0.00	0.00	0.00	5,622.50	0.00
Storm Sewer Design	40,275.00	11.00	0.00	4,430.25	35,844.75	4,430.25
Trial Design	30,210.00	0.00	0.00	0.00	30,210.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	0.00	0.00	0.00	23,130.00	0.00
Quality Assurance/Quality Control	3,525.00	7.00	0.00	246.75	3,278.25	246.75
Subtotal	102,762.50	4.55	0.00	4,677.00	98,085.50	4,677.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	0.00	0.00	0.00	12,109.90	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	90.00	0.00	1,584.00	176.00	1,584.00
Structural design - Retaining Wall Design - Kuo	11,550.00	0.00	0.00	0.00	11,550.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	0.00	0.00	0.00	3,080.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	0.00	0.00	0.00	1,100.00	0.00
Subtotal	29,599.90	5.35	0.00	1,584.00	28,015.90	1,584.00
Expenses	5,350.00	0.00	0.00	0.00	5,350.00	0.00
Construction Phase Services	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	157,332.40	3.98	0.00	6,261.00	151,071.40	6,261.00

Invoice total **6,261.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1662	11/15/2021	6,261.00	6,261.00				
	Total	6,261.00	6,261.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct



Muhammad Ali, PE

Please make checks payable to:
Gauge Engineering, LLC
3200 Wilcrest Dr. Suite 220
Houston, TX 77042

Please send ACH/Wire payments to:
Frost Bank
Routing No.: 114000093
Account No.: 560048747

Pre-Billing Worksheet

1136 Pinckney Trial Connection

Design Phase 90%, Final Storm Sewer Design

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
	40,275.00				11		4,430.25
Subtotal	40,275.00	0.00	0	0.00	0.00	11	4,430.25

WIP Included In Fee

Billing Type: Percent Complete

Billing Cutoff: 11/12/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

Labor

WIP Status: Billable

Project Engineer

John R. Huml

Production 11/08/2021 8.00 120.00 960.00

Drainage Analysis

Production 11/09/2021 9.00 120.00 1,080.00

Drainage Areas

Production 11/10/2021 9.00 120.00 1,080.00

Field Visit and Drainage Areas

Production 11/11/2021 9.00 120.00 1,080.00

Status Meeting and Drainage Areas

Subtotal **35.00** **4,200.00**

Labor total **35.00** **4,200.00**

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	40,275.00	4,200.00	10			40,275.00	100	4,200.00	11 4,430.25
Total	40,275.00	4,200.00	10			40,275.00	100	4,200.00	11 4,430.25

Design Phase 90%, Final

Quality Assurance/Quality Control

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
	3,525.00				7		246.75
Subtotal	3,525.00	0.00	0	0.00	0.00	7	246.75

WIP Included In Fee

Billing Type: Percent Complete

Billing Cutoff: 11/12/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

Labor

WIP Status: Billable

Graduate Engineer

Danny L. Varghese

Data Collection 11/10/2021 2.50 90.00 225.00

8 - 10:30 went on feild with John to verify survey

Subtotal **2.50** **225.00**

Labor total **2.50** **225.00**

Pre-Billing Worksheet

1136 Pinckney Trial Connection

Phase Summary	Reported % Complete				Date Entered:				
	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	3,525.00	225.00	6			3,525.00	100	225.00	7 246.75
Total	3,525.00	225.00	6			3,525.00	100	225.00	7 246.75

**Subcontracted/Additional Engineering Services
 Geotechnical Investigation Addendum - Aviles**

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

	Contract		Previously Billed			To Bill		
	Units	Amount	Units	%	Amount	Units	%	Amount
Labor		160.00				90		144.00
Consultant		1,600.00				90		1,440.00
Subtotal		1,760.00	0.00	0	0.00	0.00	90	1,584.00

WIP Included In Fee

Billing Type: Percent Complete

Billing Cutoff: 11/12/2021

To Bill

Date	Units	Rate	Amount	Units	Amount

Consultant

WIP Status: Billable

Aviles Engineering Corp

Geotech Consultant

10/04/2021			1,440.00		
Subtotal			1,440.00		
Consultant total			1,440.00		

Phase Summary	Reported % Complete				Date Entered:				
	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	160.00					160.00	100		90 144.00
Consultant	1,600.00	1,440.00	90			1,600.00	100	1,440.00	90 1,440.00
Total	1,760.00	1,440.00	82			1,760.00	100	1,440.00	90 1,584.00

Invoice Summary

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	125,073.40	4,425.00	4			125,073.40	100	4,425.00	4,821.00
Expense	5,350.00					5,350.00	100		
Consultant	26,909.00	1,440.00	5			26,909.00	100	1,440.00	1,440.00
Total	157,332.40	5,865.00	4			157,332.40	100	5,865.00	6,261.00



AVILES ENGINEERING CORPORATION

5790 Windfern, Houston, Texas 77041 - 713-895-7645 - Fax 713-895-7943

Invoice #1

Invoice Date: 10/04/21
AEC Project No.: G146-21

AEC Invoice No.: 092165G
Customer ID: GAUGE

Client: **Gauge Engineering, LLC**

Project: **TIRZ 21 Pinckney Trail Project**
Houston, Texas

Contract No./Account No.: _____

Bill to:

Mr. Muhammad Ali, P.E., and/or
Accounts Payable Department
Gauge Engineering, LLC
3200 Wilcrest Drive, Suite 220
Houston, Texas 77042

Mail to:

Same

Current Services Provided:	Invoice Amount
Geotechnical Investigation Services	\$1,440.00
Subtotal	\$1,440.00
Terms: Net 30	Total Due this Invoice: \$1,440.00

PROJECT INVOICING SUMMARY TO DATE

Contract Amount:	\$1,600.00
Additional Scope Amount:	\$0.00
Amount of this Invoice:	\$1,440.00
Amount of Previous Invoices:	\$0.00
Amount Invoiced including this Invoice:	\$1,440.00
Amount Remaining including this Invoice:	\$160.00
Percent of Estimate Complete:	90.0%

Please Remit to:
Aviles Engineering Corporation
5790 Windfern
Houston, Texas 77041

Please Include Invoice Number on all Remittance. Thank You and We Appreciate Your Business.

Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042



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

Invoice number 1663
 Date 11/15/2021

Project 1142 URBAN DESIGN GUIDELINES
 SUPPORT

Professional Services Provided Through November 12, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Urban Design Guidelines - Support Effort	21,300.00	3.50	0.00	745.50	20,554.50	745.50
PM/QC/Proj Controls/Coordination	4,190.00	0.00	0.00	0.00	4,190.00	0.00
Expenses	460.00	0.00	0.00	0.00	460.00	0.00
Total	25,950.00	2.87	0.00	745.50	25,204.50	745.50

Invoice total **745.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1663	11/15/2021	745.50	745.50				
	Total	745.50	745.50	0.00	0.00	0.00	0.00

I certify the above to be true and correct

 Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Frost Bank
 Routing No.: 114000093
 Account No.: 560048747

Pre-Billing Worksheet

1142 Urban Design Guidelines Support

Urban Design Guidelines - Support Effort

Phase Status: Active

Fee Billing

Billing Type: Percent Complete

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
	21,300.00				4		745.50
Subtotal	21,300.00	0.00	0	0.00	0.00	4	745.50

WIP Included In Fee

Billing Type: Percent Complete

Billing Cutoff: 11/12/2021				To Bill	
Date	Units	Rate	Amount	Units	Amount

Labor

WIP Status: Billable

Principal

Muhammad M. Ali

Project Management

11/03/2021	3.00	215.00	645.00		
Subtotal	3.00		645.00		
Labor total	3.00		645.00		

Phase Summary

Reported % Complete

Date Entered:

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	21,300.00	1,505.00	7			21,300.00	100	645.00	4 745.50
Total	21,300.00	1,505.00	7			21,300.00	100	645.00	4 745.50

Invoice Summary

	Contract	Spent	%	Billed	%	Remaining	%	WIP	To Bill
Labor	25,490.00	1,505.00	6			25,490.00	100	645.00	745.50
Expense	460.00					460.00	100		
Consultant									
Total	25,950.00	1,505.00	6			25,950.00	100	645.00	745.50



Invoice

Date	Invoice #
10/31/2021	2258

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

Terms	Due Date
Net 30	11/30/2021

Serviced	Description	Hours	Rate	Amount
10/31/2021	Accounting/CPA Services and Investment Officer - July, August, September and October	4	900.00	3,600.00
10/31/2021	Audit report - Work with auditors on completion of audit, financial statements and footnotes for report	20.1571	125.00	2,519.64
6/16/2021	Shipping costs for checks		24.10	24.10
8/3/2021	Shipping costs for checks		21.41	21.41
9/16/2021	Shipping costs for checks		22.11	22.11
10/20/2021	Shipping costs for checks		19.22	19.22

Please Remit Payment to: The Morton Accounting Service 1125 Cypress Station Dr. Bldg H-4 Houston, TX 77090	Total	\$6,206.48
	Payments/Credits	\$0.00
or via the Intuit payment link in the email.	Balance Due	\$6,206.48



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

Date: November 11, 2021
Invoice No: 187539
For Period: October
Project No: NNRT101
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

WORK PERFORMED:

Task 3: Community Event 1 (70% Complete): Planning and Document Preparation.

Professional Services from October 1, 2021 to October 31, 2021

Fee

Total Fee Earned	100,000.00		
% Complete	22.00	Total Earned	22,000.00
		Previous Fee Billing	18,000.00
		Current Fee Billing	4,000.00
		Total Fee Earned	4,000.00
		Total Due this Invoice:	<u>\$4,000.00</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: 11/18/2021
 Invoice # Number 55

4

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 10/18/2021 thru 11/18/2021	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!

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, Texas 78755-5126
(512) 610-2209
E-Mail: mgsb@mgsbpllc.com
www.mgsbpllc.com

October 15, 2021

Hardy/Near Northside Redevelopment Authority
c/o Melissa C. Morton, CPA
The Morton Accounting Services
1125 Cypress Station Drive
Building H4
Houston, TX 77090

Client Number: 300-20

Audit of Hardy/Near Northside Redevelopment Authority as of and for the year ended June 30, 2021, including distribution of the report and meeting with the Board of Directors and receiving comments from the City of Houston on the draft audit.

Annual Audit Fee	\$ 9,000.00
Postage, delivery and report production	250.00
Less Interim Billing	<u>7,500.00</u>
Balance Due	<u>\$ 1,750.00</u>

We appreciate your business!

Chris Swedlund

TAB

FIVE

PROGRESS REPORT

NOVEMBER 2021

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



TASK ORDER #1: ON-CALL CONTRACT

Activities This Period:

- 5/28 – Created DCR Intake form for Pinckney Trail
- 9/14 – Participated in SWA's first Board Workshop
- Held a coordination meeting with TIRZ 21's Executive Director to discuss task order scopes and budgets for FY 2022

TASK ORDER #2: CAPITAL IMPROVEMENT PLAN DEVELOPMENT

Activities This Period:

- See Task Order 5 for amendment

TASK ORDER #3: MAIN STREET PED/BIKE IMPROVEMENTS

Activities This Period:

- Report QCed and finalized
- Final Report Signed/Sealed
- To be distributed to Executive Director

TASK ORDER #4: PINCKNEY TRAIL

Activities This Period:

- Received updated Survey
 - Walked site to confirm survey and sent comments to surveyor
- Geotech analysis completed
- Began Design
- Began developing/updating all the sheets
- Began Drainage Analysis

TASK ORDER #5: CIP DEVELOPMENT - AMENDMENT

Activities This Period:

- Draft mobility and drainage reports 90% completed.
- Reports will be distributed internally for QC next week
- To be sent to the Infrastructure Committee the week of November 29th

TASK ORDER #6: URBAN DESIGN GUIDELINES

Activities This Period:

- Participated in two Public Engagement meetings
- Week of 11/15 - meet with SWA to discuss/coordinate upcoming work

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

PROJECTS: TIRZ #21 CIP

DATE: November 22, 2021

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
 - Conducted Community Event #1 (Session 1 at Trash Panda on November 3, 2021 and Session 2 at Castillo Center on November 13, 2021).
- Task 4: Board Workshop #4 – 0% Complete
- Task 5: Area Plans – 0% Complete
- Task 6: Area Guidelines – 0% Complete
- Task 7: Board Workshop #3 – 0% Complete
- Task 8: Final Guidelines – 0% Complete
- Task 9: Community Event #2 – 0% Complete

END OF REPORT