

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

NOVEMBER 30, 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 **November 30, 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. Adopt 2023 Board Meeting and Committee Meeting Calendar.
- 6a. 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.
- 6b. 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.
- 6c. Proposed Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas.
7. 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 – Mr. Robinson and Mr. De Leon
 - i. Tree Master Plan
8. 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.
9. Reconvene in Open Session and authorize appropriate action.
10. Discuss meeting schedule including date and time of next meeting for **Wednesday, January 25, 2023, at 9:00 a.m.**
11. 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

October 24, 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 24th day of October 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; and Susan Graham of the Near Northside community.

- 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 9:07 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 26, 2022. Following discussion, upon a motion made by Director Large, and seconded by Director Ortiz, the minutes were approved by unanimous vote.
- 4. Financial and bookkeeping matters, Financial Report and payment of bills.** Mr. De Leon provided an overview of the Financial Statements and reviewed current Invoices with the Board. After review and discussion Director Ortiz motioned to accept the Financial Report, and authorize payment of current invoices, which was seconded by Director Cavazos, and which passed by unanimous vote.
- 5. Engagement Agreement Municipal Accounts & Consulting, L.P. for Bookkeeping Services.** Mr. De Leon provided additional overview of the Engagement Agreement which had been tabled from the prior meeting. After review and discussion Director Cavazos motioned to engage Municipal Accounting & Consulting for booking services, which was

seconded by Director Large, and which passed by unanimous vote.

6. **Engagement Agreement Burton Accounting, P.L.L.C., for Agreed Upon Procedures Services.** Mr. De Leon provided an overview of the Agreement and mentioned it was a couplet to item 5 above. After review and discussion Director Cavazos motioned to engage Burton Accounting, which was seconded by Director Large, and which passed by unanimous vote.
7. **Engagement Agreement KUO & Associates, Inc, for preparation of Metes and Bounds Description of proposed Airline Corridor Annexation Area.** Mr. De Leon reviewed the Scope of Services for the KUO Agreement and reported the item was needed for the proposed Amendment to the Project Plan. After review and discussion Director Cavazos motioned to engage KUO, which was seconded by Director Large and which passed by unanimous vote.
- 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.** Item was tabled.
- 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.** Item was tabled.
- 8c. **Proposed Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty-One, City of Houston, Texas.** Item was tabled.
9. **SWA Group Task Order 3: Sub-Authorizations including conceptual design for METRO Parcel Parks and Preliminary Tree Planting Master Plan for the Zone.** Mr. De Leon and Mr. Robinson provided an overview for both Sub-Authorizations and reported they were needed to further separate initiatives included in the adopted Fiscal Year 2023 Capital Improvement Plan of the Zone. After review and discussion, Director Ortiz motioned to accept the Sub-Authorizations, which was seconded by Director Quiles and which passed by unanimous vote.
10. **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.** No action was taken.
 - b. **Infrastructure Committee Report.** No action was taken.
 - c. **Parks Committee Report.** No action was taken.
11. **Discuss meeting schedule including date and time of next meeting for November 22, 2022, at 9:00 a.m.** Director Reyes reported that the Board will next meet on October 24, 2022. Directors Cavazos and Large noted they would not be available on Monday, October 22, 2022, and after review of calendars, the Board agreed to hold the November Board meeting to Wednesday, November 30, 2022. Director Large

subsequently requested if all Board meetings could be moved to the fourth Wednesday of the month in 2023, which was acceptable and agreed upon by the Board.

12. **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.
13. **Reconvene in Open Session and authorize appropriate action.** The Board did not enter a closed executive session at this meeting.
14. **Adjourn.** After discussion, Director Bustamante moved to adjourn the meeting at 9:37 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

11:18 PM

11/17/22

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of November 17, 2022

Type	Date	Num	Memo	Open Balance
Bracewell LLP				
Bill	10/31/2022	21945363	General Legal through October 31, 2022	2,701.00
Total Bracewell LLP				2,701.00
Gauge Engineering LLC				
Bill	11/16/2022	2093	Sidewalk Assessment through 11.11.22	2,300.00
Total Gauge Engineering LLC				2,300.00
McCall Gibson Swedlund Barfoot PLLC				
Bill	10/12/2022	2022 Audit Final	FYE 06.30.22 Audit - Final billing	10,250.00
Total McCall Gibson Swedlund Barfoot PLLC				10,250.00
SWA Group				
Bill	10/31/2022	192496	Task 8 & 9 - Final Guideline & Sidewalk Assessment Coordinatio...	4,000.00
Bill	10/31/2022	192498	Task 3 - Auth 3, 4 and 5 \$50,000 -October 2022	6,000.00
Total SWA Group				10,000.00
The Morton Accounting Services				
Bill	10/31/2022	2352	CPA Services and Invest. Officer September and October 2022	1,800.00
Total The Morton Accounting Services				1,800.00
TIFWorks, LLC				
Bill	11/16/2022	67	General Consulting Services October 14 through November 16, 2...	4,000.00
Total TIFWorks, LLC				4,000.00
TOTAL				31,051.00

BRACEWELL

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

November 07, 2022
Invoice: 21945363
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through October 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/04/22	Review affordable housing documentation; email correspondence with C Lord re: same; prepare email to R De Leon re: project plan amendment provisions for same	Mary Buzak	0.50	400.00	200.00
10/10/22	Revise Fourth amended project plan	Mary Buzak	2.50	400.00	1,000.00
10/11/22	Prepare Zone Board and Authority Board resolutions for Fourth amended project plan	Mary Buzak	1.50	400.00	600.00
10/19/22	Teleconference with A Vinson re: Hardy Yards developer reimbursement; prepare email to C Lord re: same	Mary Buzak	0.25	400.00	100.00
10/24/22	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	400.00	800.00
Total Fees					\$ 2,700.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	4.75	400.00	1,900.00
Clark Stockton Lord	Partner	2.00	400.00	800.00
Total Summary of Fees		6.75		\$ 2,700.00

BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

Invoice: 21945363

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
09/14/22	Online Research	Online Research 09/14/2022 Natalie Lira Texas Secretary of State	1.00
Total Expenses			<hr/> \$ 1.00
Total Fees, Expenses and Charges on This Invoice			\$ 2,701.00

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21945363

Matter No: 0037619.000001

Total Fees	\$ 2,700.00
Total Expenses	\$ 1.00
Total Fees, Expenses and Charges for this Invoice	\$ 2,701.00
Total Current Billing on this Invoice	\$ 2,701.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 2,701.00

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:**21945363**

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 2093
Date 11/15/2022

Project 1175 SIDEWALK ASSESSMENT

Professional Services Provided Through November 11, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Basic Services	23,000.00	100.00	20,700.00	23,000.00	0.00	2,300.00
Total	23,000.00	100.00	20,700.00	23,000.00	0.00	2,300.00

Invoice total **2,300.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2093	11/15/2022	2,300.00	2,300.00				
	Total	2,300.00	2,300.00	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

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 12, 2022

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 Near Northside Redevelopment Authority as of and for the year ended June 30, 2022, 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	\$	10,000.00
Postage, delivery and report production		250.00
Less Interim Billing		<u>7,500.00</u>
Balance Due	\$	<u>2,750.00</u>

We appreciate your business!

Chris Swedlund



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 9, 2022
Invoice No: 192496
For Period: October
Project No: NNRT101
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

WORK PERFORMED:

Task 8: Final Guidelines.

Task 9: Sidewalk Assessment Coordination.

Professional Services from October 1, 2022 to October 31, 2022

Fee

Total Fee Earned	100,000.00		
% Complete	96.00	Total Earned	96,000.00
		Previous Fee Billing	92,000.00
		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.

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: November 30, 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 – 95% Complete
 - SWA continued development of Guidelines document.
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% 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: 80% Complete
 - SWA reviewed two street corridor concept plans with Infrastructure Committee.
- Task 4: METRO Parklets: 20% Complete
 - SWA prepared preliminary materials and reviewed with Parks Committee.
- Task 5: Tree Master Plan: 20% Complete
 - SWA prepared preliminary background materials.

END OF REPORT



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

Date: November 9, 2022
Invoice No: 192498
For Period: October
Project No: NNRT202
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

WORK PERFORMED:

Authorization #3 (Hogan-Lorraine Streetscape): 80%
Authorization #4 (METRO Parklets): 20%
Authorization #5 (Tree Master Plan): 20%

Professional Services from October 1, 2022 to October 31, 2022

Fee

Total Fee Earned	50,000.00		
% Complete	44.00	Total Earned	22,000.00
		Previous Fee Billing	16,000.00
		Current Fee Billing	6,000.00
		Total Fee Earned	6,000.00
		Total Due this Invoice:	<u>\$6,000.00</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	Invoice #
10/30/2022	2352

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

Terms	Due Date
Net 30	11/29/2022

Served	Description	Time	Rate	Amount
10/31/2022	Accounting/CPA Services and Investment Officer - September and October	2	900.00	1,800.00

Please Remit Payment to:
The Morton Accounting Service
1125 Cypress Station Dr. Bldg H-4
Houston, TX 77090

or via the Intuit payment link in the email.

Total	\$1,800.00
Payments/Credits	\$0.00
Balance Due	\$1,800.00

INVOICE

Date: 11/16/2022
 Invoice # Number 67

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 10/14/2022 thru 11/16/2022	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!

BRACEWELL

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

November 07, 2022
Invoice: 21945363
BA: 04674 Clark Stockton Lord

Our Matter: 0037619.000001 General Counsel
For Services Through October 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/04/22	Review affordable housing documentation; email correspondence with C Lord re: same; prepare email to R De Leon re: project plan amendment provisions for same	Mary Buzak	0.50	400.00	200.00
10/10/22	Revise Fourth amended project plan	Mary Buzak	2.50	400.00	1,000.00
10/11/22	Prepare Zone Board and Authority Board resolutions for Fourth amended project plan	Mary Buzak	1.50	400.00	600.00
10/19/22	Teleconference with A Vinson re: Hardy Yards developer reimbursement; prepare email to C Lord re: same	Mary Buzak	0.25	400.00	100.00
10/24/22	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	400.00	800.00
Total Fees					\$ 2,700.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	4.75	400.00	1,900.00
Clark Stockton Lord	Partner	2.00	400.00	800.00
Total Summary of Fees		6.75		\$ 2,700.00

BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

Invoice: 21945363

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
09/14/22	Online Research	Online Research 09/14/2022 Natalie Lira Texas Secretary of State	1.00
Total Expenses			<hr/> \$ 1.00
Total Fees, Expenses and Charges on This Invoice			\$ 2,701.00

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21945363

Matter No: 0037619.000001

Total Fees	\$ 2,700.00
Total Expenses	\$ 1.00
Total Fees, Expenses and Charges for this Invoice	\$ 2,701.00
Total Current Billing on this Invoice	\$ 2,701.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 2,701.00

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:**21945363**

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 2093
Date 11/15/2022

Project 1175 SIDEWALK ASSESSMENT

Professional Services Provided Through November 11, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Basic Services	23,000.00	100.00	20,700.00	23,000.00	0.00	2,300.00
Total	23,000.00	100.00	20,700.00	23,000.00	0.00	2,300.00

Invoice total **2,300.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2093	11/15/2022	2,300.00	2,300.00				
	Total	2,300.00	2,300.00	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



Invoice

Date	Invoice #
10/30/2022	2352

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

Terms	Due Date
Net 30	11/29/2022

Served	Description	Time	Rate	Amount
10/31/2022	Accounting/CPA Services and Investment Officer - September and October	2	900.00	1,800.00

Please Remit Payment to: The Morton Accounting Service 1125 Cypress Station Dr. Bldg H-4 Houston, TX 77090	Total	\$1,800.00
	Payments/Credits	\$0.00
or via the Intuit payment link in the email.	Balance Due	\$1,800.00



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

Date: November 9, 2022
Invoice No: 192498
For Period: October
Project No: NNRT202
Project Manager: Michael Robinson

Project Near Northside Redev Authority - TO3 - Misc Vis

WORK PERFORMED:

Authorization #3 (Hogan-Lorraine Streetscape): 80%
Authorization #4 (METRO Parklets): 20%
Authorization #5 (Tree Master Plan): 20%

Professional Services from October 1, 2022 to October 31, 2022

Fee

Total Fee Earned	50,000.00		
% Complete	44.00	Total Earned	22,000.00
		Previous Fee Billing	16,000.00
		Current Fee Billing	6,000.00
		Total Fee Earned	6,000.00
		Total Due this Invoice:	<u>\$6,000.00</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.



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 9, 2022
Invoice No: 192496
For Period: October
Project No: NNRT101
Project Manager: Michael Robinson

Project Hardy/Near Northside Redev Authority

WORK PERFORMED:

Task 8: Final Guidelines.

Task 9: Sidewalk Assessment Coordination.

Professional Services from October 1, 2022 to October 31, 2022

Fee

Total Fee Earned	100,000.00		
% Complete	96.00	Total Earned	96,000.00
		Previous Fee Billing	92,000.00
		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.

swa Houston

The Jones on Main
712 Main Street
6th Floor
Houston, Texas
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+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: November 30, 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 – 95% Complete
 - SWA continued development of Guidelines document.
- Task 9: Perspective View and Sidewalk Assessment (coordination with Gauge) – 70% 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: 80% Complete
 - SWA reviewed two street corridor concept plans with Infrastructure Committee.
- Task 4: METRO Parklets: 20% Complete
 - SWA prepared preliminary materials and reviewed with Parks Committee.
- Task 5: Tree Master Plan: 20% Complete
 - SWA prepared preliminary background materials.

END OF REPORT

INVOICE

Date: 11/16/2022
 Invoice # Number 67

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 10/14/2022 thru 11/16/2022	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

**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
TIRZ NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
CALENDAR YEAR 2023**

Calendar Year 2022	Board Meeting Date	Infrastructure Committee	Parks Committee
JANUARY	Wednesday, 25 th	Friday, 20 st	
FEBRUARY	Break	Friday, 17 th	Friday, 10 th
MARCH	Wednesday, 22 th	Friday, 17 th	
APRIL	Break	Friday, 21 st	Friday, 14 th
MAY	Wednesday, 24 th	Friday, 19 th	
JUNE	Wednesday, 28 th	Friday, 16 th	Friday, 9 th
JULY	Break	Friday, 21 st	
AUGUST	Break	Friday, 18 th	Friday, 11 th
SEPTEMBER	Wednesday, 27 th	Friday, 22 nd	
OCTOBER	Wednesday, 25 th	Friday, 20 st	Friday, 13 th
NOVEMBER	Wednesday, 29 th	Friday, 17 th	
DECEMBER	Break	Friday, 15 th	Friday, 8 th

- Board of Directors meetings will be held on the fourth Wednesday of the Month at 9:00 a.m. at 218 Joyce Street, Houston, Texas 77009.
- Infrastructure Committee meetings are typically held on the third Friday of the Month at 3:00 p.m., both in person at the RDL Architects, 800 Sampson Street, Unit 4, Houston, Texas 77003.
- Parks Committee are typically held on the second Friday of every other month at 3:00 via Zoom.

TAB

SIX A

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

TAB

SIX B

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

TAB

SIX C

**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.

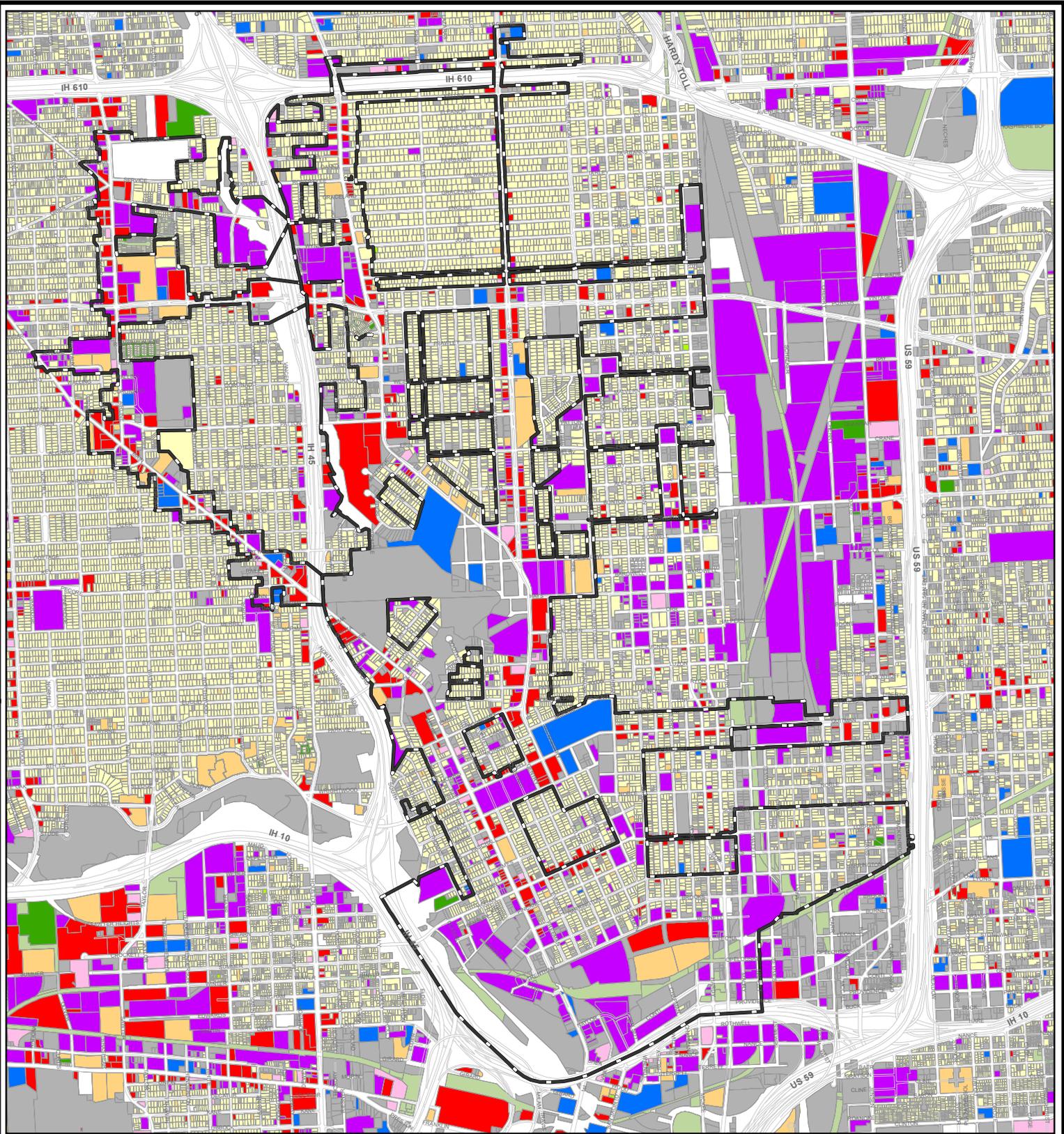
Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of August 2022, the certified appraised value of taxable real property in the Zone for Tax Year 2022 is \$1,006,496,559. Base year values are computed with regard to the area originally designated as the Zone,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

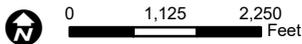


Legend

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**

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