

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

TO: THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, and TO ALL OTHER INTERESTED PARTIES:

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Monday, November 17, 2025, at 9:00 a.m.**, at **Avenue Community Development Corporation, 3517 Irvington Blvd., Houston, Texas 77009**, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of September 24, 2025, meeting.
4. Election of Officers: Secretary and Asst. Secretary.
5. City of Houston Municipal Services Costs Agreement.
6. Amended FY2026 Budget reflecting Municipal Services Charge Adjustment. A copy of the proposed FY2026 Budget is attached.
7. Bookkeeper’s Report; approve payment of invoices.
8. Appointments to CIP Committee.
9. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.
 - c. SWA Task Order Cavalcade Corridor resiliency vision framework plan services.
10. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.
11. Administrator’s Report.
12. Discuss and determine meeting dates for 2026.
13. Adjourn.



Hawes Hill & Associates LLP – Administrator

Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Revised Budget Fiscal Year Ending June 30 2026	No-New-Revenue Tax Rate Budget
Estimated Authority Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

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

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE**

Fund Summary
Fund Name: **Hardy / Near Northside**
TIRZ: **21**
Fund Number: **7569/50**

P R O J E C T F I L E	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2025):	\$ 1,098,526,270
	Current Taxable Value (TY2024):	\$ 1,052,817,115
	Acres:	1,492.11
	Administrator (Contact):	Hawes Hill and Associates
	Contact Number:	(713) 595-1209

N A R R A T I V E	Zone Purpose:
	<p>Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.</p> <p>To date the Near Northside TIRZ 21 has completed improvements to the Henandez Tunnel and has completed engineering and landscaping master plans. The TIRZ has applied for a federal grant for flood mitigation improvements. Currently the TIRZ is constructing the Pinckney Street Hike and Bike Trail in a 50/50 partnership with Harris County, and the schematic design of the Hogan/Lorraine Corridor Improvements in conjunction with Harris County. Future projects currently in planning and design include parks and greenspace improvements, and multi-street mobility improvements.</p>

P R O J E C T P L A N	Total Plan	Cumulative Expenses (to 6/30/24)	Variance
Capital Projects:			
Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,493,128	\$ 84,198,872
Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-
	-	-	-
Total Capital Projects	\$ 534,724,000	\$ 13,493,128	\$ 521,230,872
Affordable Housing	32,920,000	3,863,674	29,056,326
School & Education/Cultural Facilities	-	-	-
Financing Costs	1,700,000	-	1,700,000
Administration Costs/ Professional Services	5,200,000	1,886,087	3,313,913
Creation Costs	-	-	-
Total Project Plan	\$ 574,544,000	\$ 19,242,889	\$ 555,301,111

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimates	FY2026 Budget
	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 3,977,654	-	-
	Developer Agreement - Offsite Improvements	\$ 791,935	-	-
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: Hardy / Near Northside
TIRZ: 21
Fund Number: 7569/50

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,895,747	\$ 1,895,747	\$ 2,671,305
Beginning Balance	\$ 1,895,747	1,895,747	2,671,305
City tax revenue	\$ 2,480,030	\$ 2,480,030	\$ 2,516,764
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 2,480,030	2,480,030	2,516,764
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 10,000	\$ 39,717	\$ 15,000
Other Interest Income	\$ 10,000	\$ 39,717	\$ 15,000
Harris County Joint Participation - Hogan Street Study	\$ 181,000	\$ -	\$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ 275,000	\$ -	\$ -
Grant Proceeds	\$ 456,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 4,841,777	4,415,494	5,203,069

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
 Fund Name: Hardy / Near Northside
 TIRZ: 21
 Fund Number: 7569/50

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
EXPENDITURES			
Accounting	\$ 25,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 55,000	\$ 60,000	\$ 55,000
Auditor	\$ 18,000	\$ 16,250	\$ 18,000
Tax Advisor	\$ 15,000	\$ 15,000	\$ 15,000
Insurance	\$ 2,500	\$ 2,426	\$ 2,500
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
TIRZ Administration and Overhead	\$ 120,500	138,676	135,500
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
Program and Project Consultants	\$ 140,000	\$ 70,000	\$ 140,000
Management consulting services	\$ 260,500	208,676	275,500
Capital Expenditures (See CIP Schedule)	\$ 1,316,000	130,000	1,740,000
TIRZ Capital Expenditures	\$ 1,316,000	130,000	1,740,000
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Hardy Yards/Cypress - OnSite	\$ 606,955	245,184	-
Hardy Yards/Cypress - OffSite	\$ -	209,650	-
Developer / Project Reimbursements	\$ 606,955	\$ 454,834	\$ -
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 2,183,455	793,510	2,015,500
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Adminstration Fees:			
City	\$ 124,002	\$ 124,002	\$ 125,838
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 826,677	\$ 826,677	\$ 838,921

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL**

Fund Summary
Fund Name: **Hardy / Near Northside**
TIRZ: **21**
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 80,324	\$ -	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ -	\$ 100,000
Total Transfers	\$ 1,131,003	950,679	1,190,465
Total Budget	\$ 3,314,458	1,744,189	3,205,965
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,527,319	2,671,305	1,997,104
Ending Fund Balance	\$ 1,527,319	2,671,305	1,997,104
Total Budget & Ending Fund Balance	\$ 4,841,777	\$ 4,415,494	\$ 5,203,069

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
H	T-2101	Near Northside Hernandez Tunnel	\$ 638,578	-	-	-	-	-	-	-	-	638,578
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 42,074	-	75,000	-	-	-	-	-	75,000	117,074
H	T-2105	Pinckney Street Hike and Bike Trail	\$ 211,784	20,000	275,000	-	-	-	-	-	275,000	506,784
H	T-2106	Sidewalk Replacement & Improvements	\$ 23,000	-	440,000	440,000	330,968	-	-	-	1,210,968	1,233,968
B, H	T-2107	Hogan/Lorraine Corridor Improvements	\$ 181,000	-	500,000	500,000	500,000	500,000	500,000	-	2,500,000	2,681,000
B, H	T-2109	Parks and Greenspace Improvements	\$ 43,500	110,000	150,000	500,000	100,000	100,000	100,000	-	950,000	1,103,500
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	-	200,000	550,000	1,000,000	1,000,000	1,000,000	-	3,750,000	3,750,000
H	T-2112	Area Wide Community Improvements	\$ -	-	100,000	100,000	100,000	100,000	100,000	-	500,000	500,000
0	T-1213	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-1214	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
Totals			\$ 1,154,936	130,000	1,740,000	\$ 2,090,000	\$ 2,030,968	\$ 1,700,000	\$ 1,700,000	\$ 9,260,968	\$ 10,545,904	

* NOTE:

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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	1,154,936	130,000	1,740,000	2,090,000	2,030,968	1,700,000	1,700,000	9,260,968	10,545,904
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	1,154,936	130,000	1,740,000	2,090,000	2,030,968	1,700,000	1,700,000	9,260,968	10,545,904

Project: 2600 - 3500 Block Main PER	City Council District		Key Map:		WBS.:	T-2104	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total
Justification: Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	42,074	-	-	-	-	-	-	-	\$ -	\$ 42,074
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 42,074	\$ -	\$ -	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,074
Source of Funds											
TIRZ Funds		42,074	-	-	75,000	-	-	-	-	\$ 75,000	\$ 117,074
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 42,074	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,074

*NOTE:

Project: Pinckney Street Hike and Bike Trail	City Council District		Key Map:		WBS.:	T-2105	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. The construction is a joint 50/50 effort between Harris County and TIRZ and represents \$550,000 in public improvements. The County managed the project.	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total
Justification: Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	211,784	-	20,000	-	-	-	-	-	\$ -	\$ 231,784
4	Construction	-	640,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 211,784	\$ 700,000	\$ 20,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 506,784
Source of Funds											
TIRZ Funds		211,784	425,000	20,000	275,000	-	-	-	-	\$ 275,000	\$ 506,784
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	275,000	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 211,784	\$ 700,000	\$ 20,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 506,784

Project:	Sidewalk Replacement & Improvements	City Council District	Key Map:		WBS.:	T-2106		
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. Includes \$1,100,880 for Mayor's Priority Sidewalks.	Operating and Maintenance Costs: (\$ Thousands)						
Justification:	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.		2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	23,000	100,000	-	-	-	-	-	-	\$ -	\$ 23,000
4	Construction	-	-	-	400,000	400,000	300,880	-	-	\$ 1,100,880	\$ 1,100,880
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	40,000	40,000	30,088	-	-	\$ 110,088	\$ 110,088
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	40,000	40,000	30,088	-	-	\$ 110,088	\$ 110,088
Total Allocations		\$ 23,000	\$ 100,000	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -	\$ 1,210,968	\$ 1,233,968
Source of Funds											
TIRZ Funds		23,000	100,000	-	440,000	440,000	330,968	-	-	\$ 1,210,968	\$ 1,233,968
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 23,000	\$ 100,000	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -	\$ 1,210,968	\$ 1,233,968

Project: Hogan/Lorraine Corridor Improvements		City Council District		Key Map:				WBS.:		T-2107					
		Location: B, H		Geo. Ref.:											
		Served: B, H		Neighborhood:											
Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. The schematic design was a joint 50/50 effort between Harris County and TIRZ. The County lead the schematic design effort.		Operating and Maintenance Costs: (\$ Thousands)													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	181,000	181,000	-	-	-	-	-	-	\$ -	\$ 181,000				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000				
4	Construction	-	-	-	-	500,000	500,000	500,000	500,000	\$ 2,000,000	\$ 2,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	10,000	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	10,000	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ 181,000	\$ 191,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 2,681,000				
Source of Funds															
TIRZ Funds		181,000	10,000	-	500,000	500,000	500,000	500,000	500,000	\$ 2,500,000	\$ 2,681,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	181,000	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ 181,000	\$ 191,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 2,681,000				

Project:	Parks and Greenspace Improvements	City Council District		Key Map:		WBS.:	T-2109			
		Location:	B, H	Geo. Ref.:						
		Served:	B, H	Neighborhood:						
Description:	The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside. Pocket Parks.	Operating and Maintenance Costs: (\$ Thousands)								
Justification:		Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone. Revitalize fallow sites into beautiful greenspaces.		2026	2027	2028	2029	2030	Total	
			Personnel	-	-	-	-	-	\$ -	-
			Supplies	-	-	-	-	-	\$ -	-
			Svcs. & Chgs.	-	-	-	-	-	\$ -	-
			Capital Outlay	-	-	-	-	-	\$ -	-
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs									

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	10,000	-	-	-	-	-	\$ -	\$ 10,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	43,500	-	-	50,000	-	-	-	-	\$ 50,000	\$ 93,500
4	Construction	-	100,000	100,000	100,000	500,000	100,000	100,000	100,000	\$ 900,000	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 43,500	\$ 150,000	\$ 110,000	\$ 150,000	\$ 500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 950,000	\$ 1,103,500
Source of Funds											
TIRZ Funds		43,500	150,000	110,000	150,000	500,000	100,000	100,000	100,000	\$ 950,000	\$ 1,103,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 43,500	\$ 150,000	\$ 110,000	\$ 150,000	\$ 500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 950,000	\$ 1,103,500

Project:	Multi-Street Mobility Improvements	City Council District		Key Map:		WBS.:	T-2111	
		Location:	B, H	Geo. Ref.:				
		Served:	B, H	Neighborhood:				
Description:	Multiple street project through out the zone which provide an immediate community impact with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, non-compliant ramps, etc. Multiple Phases.	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total	
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:		Many of the streets throughout each of the development corridors are in need of repair or replacement.	Svcs. & Chgs.	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs							-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	-	100,000	-	100,000	100,000	100,000	\$ 400,000	\$ 400,000
4	Construction	-	-	-	100,000	500,000	800,000	800,000	800,000	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
Total Allocations		\$ -	\$ 100,000	\$ -	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,750,000
Source of Funds											
TIRZ Funds		-	100,000	-	200,000	550,000	1,000,000	1,000,000	1,000,000	\$ 3,750,000	\$ 3,750,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ -	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,750,000

Project:	Area Wide Community Improvements	City Council District		Key Map:		WBS.:	T-2112		
		Location:	H	Geo. Ref.:					
		Served:	H	Neighborhood:					
Description:	Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, specialized pavement markings.	Operating and Maintenance Costs: (\$ Thousands)							
		2026	2027	2028	2029	2030	Total		
		Personnel	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	\$ -	
Justification:		These projects would be maintained by the Management District.	Svcs. & Chgs.	-	-	-	-	\$ -	
			Capital Outlay	-	-	-	-	\$ -	
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 500,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 500,000

*NOTE:

Project: FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1213	
	Location:		Geo. Ref.:				
	Served:		Neighborhood:				
Description:	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total
Justification:	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: FUTURE CIP PROJECT		City Council District		Key Map:				WBS.:		T-1214	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030	Total			
		Personnel	-	-	-	-	-	-		\$ -	
		Supplies	-	-	-	-	-	-		\$ -	
Justification:		Svcs. & Chgs.	-	-	-	-	-	-		\$ -	
		Capital Outlay	-	-	-	-	-	-		\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -	
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY14 - FY18 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 21	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	\$ 2,480,030	\$ 2,516,764	\$ 2,726,513	\$ 2,944,652	\$ 3,171,517	\$ 3,407,456
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 2,480,030	\$ 2,516,764	\$ 2,726,513	\$ 2,944,652	\$ 3,171,517	\$ 3,407,456
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 2,519,747	\$ 2,531,764	\$ 2,741,513	\$ 2,959,652	\$ 3,186,517	\$ 3,422,456
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 826,677	\$ 838,921	\$ 908,838	\$ 981,551	\$ 1,057,172	\$ 1,135,819
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Administrative Fees						
City	\$ 124,002	\$ 125,838	\$ 136,326	\$ 147,233	\$ 158,576	\$ 170,373
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 950,679	\$ 1,190,465	\$ 1,270,870	\$ 1,354,490	\$ 1,441,454	\$ 1,531,898
Management Consulting Services	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 208,676	\$ 275,500				
CASH FLOW FROM OPERATIONS	\$ 1,360,392	\$ 1,065,799	\$ 1,195,143	\$ 1,329,662	\$ 1,469,563	\$ 1,615,058
BEGINNING FUND BALANCE (7)	\$ 1,895,747	\$ 2,671,305	\$ 1,997,104	\$ 1,102,247	\$ 400,941	\$ 170,504
DEBT ISSUANCE	\$ -					
FUNDS AVAILABLE FOR PROJECTS	\$ 3,256,139	\$ 3,737,104	\$ 3,192,247	\$ 2,431,909	\$ 1,870,504	\$ 1,785,562
Projects						
Hardy Yards/Cypress Development	\$ 454,834	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 454,834	\$ -				
T-2101 Near Northside Hernandez Tunnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2105 Pinckney Street Hike and Bike Trail	\$ 20,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Improvements	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 110,000	\$ 150,000	\$ 500,000	\$ 100,000	\$ 100,000	\$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ -	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
T-2112 Area Wide Community Improvements	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
T-1213 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1214 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 130,000	\$ 1,740,000	\$ 2,090,000	\$ 2,030,968	\$ 1,700,000	\$ 1,700,000
TOTAL PROJECTS	\$ 584,834	\$ 1,740,000	\$ 2,090,000	\$ 2,030,968	\$ 1,700,000	\$ 1,700,000
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,997,104	\$ 1,102,247	\$ 400,941	\$ 170,504	\$ 85,562
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Blance	\$ 2,671,305	\$ 1,997,104	\$ 1,102,247	\$ 400,941	\$ 170,504	\$ 85,562