

AGENDAS AND AGENDA MATERIALS
MEETINGS OF THE BOARDS OF DIRECTORS

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS



REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS

JANUARY 16, 2026

**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 **Friday, January 16, 2026, 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 November 17, 2025, meeting.
4. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.
5. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.
6. Bookkeeper’s Report; approve payment of current invoices; and ratify payment of invoices paid in December.
7. Administrator’s Report.
8. Adjourn.



Hawes Hill & Associates LLP – Administrator

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



AGENDA MEMORANDUM

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

3. Minutes of November 17, 2025, meeting.

**MINUTES OF THE JOINT MEETING OF THE
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

November 17, 2025

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Monday, November 17, 2025, at 9:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Joseph M. Barron, <i>Asst. Secretary</i>	Position 5:	Daniel Ortiz, <i>Chair</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, <i>Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Directors Bustamante, Large, and Trujillo, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Councilmember Castillo, District H; David Greaney, HR Green; Michael Robinson, SWA; and Anibeth Turcios. Chairman Ortiz called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF SEPTEMBER 24, 2025, MEETING.

Upon a motion made by Director Quiles, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the September 24, 2025, Board meeting, as presented.

9:02 a.m. Director Trujillo arrived meeting.

ELECTION OF OFFICERS: SECRETARY AND ASST. SECRETARY

Upon a motion made by Chair Ortiz, and seconded by Director Quiles, the Board voted unanimously to appoint Director Quiles as Secretary and appoint Director Barron as Asst. Secretary.

CITY OF HOUSTON MUNICIPAL SERVICES COST AGREEMENT.

The Municipal Service Costs Agreement is included in the Board materials and is for informational purposes only. The Board approved the Agreement at the board meeting held in April 2025.

AMENDED FY2026 BUDGET REFLECTING MUNICIPAL SERVICES CHARGE ADJUSTMENT.

Mr. Huml reviewed the letter from the City of Houston regarding the calculated charge for the municipal services in the amount of \$125,706. He reviewed the amended budget including the adjustment and answered questions. Upon a motion made by Director Trujillo, and seconded by Director Barron, the Board voted unanimously to approve the Amended FY2026 Budget.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES.

Mr. Huml presented the Bookkeeper's Report, Quarterly Investment Report, current invoices for payment and invoices paid in October for ratification, included in the Board materials. Upon a motion made by Director Quiles, and seconded by Director Arias, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; approved payment of current invoices; and ratified payment of invoices paid in October, as presented.

APPOINTMENTS TO CIP COMMITTEE.

Chairman Ortiz appointed the following Directors to the CIP Committee: (1) Jorge B. Bustamante; (2) Daniel Ortiz; and Diego Arias.

SWA UPDATE.

Mr. Robinson presented SWA's Status Report, included in the Board materials.

a. Zone-wide tree plantings.

- b. METRO Pocket Parks.** Mr. Robinson reported the METRO Pocket Parks project is on hold pending alignment with the Moody Park Master Plan engagement events. No action from the Board was required.

9:12 a.m. Director Bustamante arrived meeting.

c. SWA Task Order Cavalcade resiliency vision framework plan services.

Mr. Robinson reviewed SWA Task Order to create a resiliency vision framework plan for Cavalcade Street Corridor within the zone boundaries between IH-45 and Maury Street in the amount of \$59,265.00, plus reimbursable expenses not to exceed \$3,000.00 for a total amount of \$62,265.00. He reported the plan will take approximately 6 months to complete. Upon a motion made by Director Barron, and seconded by Director Arias, the Board voted unanimously to approve SWA Task Order to create a resiliency framework plan for Cavalcade Street Corridor within the zone boundaries between IH-45 and Maury Street in the amount of \$59,265.00, plus reimbursable expenses not to exceed \$3,000.00 for a total amount of \$62,265.00, as presented.

HR GREEN ENGINEERING UPDATE.

A copy of HR Green's Progress Report is included in the Board materials.

a. Pinckney Trail.

Mr. Greaney provided an update on the Pinckney Trail project. He reported the County to move forward with the temporary removal of the power poles, and it will take 6-8 weeks before construction can resume for the retaining walls. He answered questions and reported he would send the schematics to staff to share with the Board. No action from the Board was required.

b. Corridor Study – Hogan Street.

Mr. Greaney reported Phase 2 of the Design Concept Report (DCR) has been submitted to the County for review. No action from the Board was required.

c. Sidewalks.

Mr. Greaney provided an update on the sidewalk project and answered questions. No action from the Board was required.

ADMINISTRATOR'S REPORT.

Comments were received from Councilmember Castillo.

DISCUSS AND DETERMINE MEETING DATES FOR 2026.

After full discussion by the Board, the regular scheduled board meetings will be held on the third Friday of each month at 9:00 a.m.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:42 a.m.

Secretary



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.

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: January 16, 2026

CURRENT PROJECTS STATUS

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
 - Current Tasks Status:
 - Task 1: Streetscape Character: Cut Sheets – 90% Complete
 - Task 2: Board Workshop: Document Review – 0% Complete
 - Task 3: Final Plans & Guidelines: Finalize Document – 65% Complete
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
 - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
 - Finalizing plans for Hardy Yards and Castillo Center.
4. METRO POCKET PARKS:
 - Pending commencement per direction to align engagement with Moody Park Master Plan engagement events.
5. RESILIENT CAVALCADE:
 - Commenced preliminary framework material for stakeholder meetings.
6. ON-CALL AGREEMENT:
 - Attendance at Meetings

END OF REPORT



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

5. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.

PROGRESS REPORT

JANUARY 2026

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



PINCKNEY TRAIL

Activities This Period:

- Contractor demobilized once the retaining wall conflict with power poles prohibited their progress.
- HR Green met with Harris County and the Contractor to discuss alternatives.
- Construction work remains at 81% complete.
- Met with Harris County for site visit and revised Retaining Wall alignment.
- Revised drawings and submitted them to Contractor and Harris County

Harris County Construction Management:

- County Retaining Wall Efforts
 - Harris County determined to not move the power pole because it would add significantly more time to the construction.
 - Harris County asked for the retaining wall to be realigned 10' in front of the power pole and asked HR Green to prepare revised drawings.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Submitted DCR Stage 2 for review by the City of Houston.
- County will schedule a DCR presentation to the City of Houston on January 23, 2026
- DCR Stage 3 begins after Stage 2 presentation

SIDEWALK PROJECT

Activities This Period:

- City of Houston to identify limits of new sidewalk project.
- Sidewalk design will be done by the TIRZ.
- We are waiting to hear back from City.

FMA GRANT APPLICATION

Activities This Period:

- The FMA grant was successfully submitted in March 2025.
- **Next Steps:** TWDB likely to submit request for information (RFI). HR Green to respond to RFI.
- **Timeline:** Once TWDB submits to FEMA, it will take approximately 12 months before we learn if we are awarded a grant.



AGENDA MEMORANDUM

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

6. Bookkeeper's Report; approve payment of current invoices; and ratify payment of invoices paid in December.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

January 16, 2026

Account Balances

As of January 16, 2026

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		2.28%	2,438,507.85	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	2,273.57	Texas Capital Operating
Totals for Operating Fund:				\$2,440,781.42	
Grand total for Hardy Near Northside Redevelopment Authority:				\$2,440,781.42	

Cash Flow Report - Texas Capital Operating Account

As of January 16, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 12/16/2025				\$1,518.45
Receipts				
	Wire Transfer from Money Market		15,000.00	
Total Receipts				15,000.00
Disbursements				
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,153.80)	
ACH	Gauge Engineering LLC	Engineering Fees - TO #4 - Pinckeny Trail	(6,641.18)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(4,503.28)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(1,582.30)	
Bank Chg	Texas Capital	Monthly Service Charge	(364.32)	
Total Disbursements				(14,244.88)
BALANCE AS OF 01/16/2026				\$2,273.57

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	December 2025			July 2025 - December 2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Revenue/ Expense							
Revenues							
City Tax Revenue	0	0	0	0	0	0	2,516,764
Interest Income	3,644	1,250	2,394	23,519	7,500	16,019	15,000
Total Revenues	<u>3,644</u>	<u>1,250</u>	<u>2,394</u>	<u>23,519</u>	<u>7,500</u>	<u>16,019</u>	<u>2,531,764</u>
Expenses							
Management Consulting Services							
Accounting	1,558	2,800	(1,242)	22,106	23,200	(1,094)	40,000
Admin Salaries & Benefits	4,500	4,583	(83)	27,000	27,500	(500)	55,000
Auditor	0	0	0	17,000	18,000	(1,000)	18,000
Tax Advisor	1,154	1,250	(96)	6,923	7,500	(577)	15,000
Insurance	0	0	0	1,862	2,500	(638)	2,500
Office Expense	27	417	(389)	889	2,500	(1,611)	5,000
Bank Charges	364	0	364	1,829	0	1,829	0
Program and Project Consultants							
Engineering Consultants	0	4,167	(4,167)	6,572	25,000	(18,428)	50,000
Legal	0	3,333	(3,333)	23,401	20,000	3,401	40,000
Planning Consultants	0	4,167	(4,167)	660	25,000	(24,340)	50,000
Total Expenses	<u>7,604</u>	<u>20,717</u>	<u>(13,113)</u>	<u>108,241</u>	<u>151,200</u>	<u>(42,959)</u>	<u>275,500</u>
Total Ordinary Revenues/ Expenses	<u>(3,959)</u>	<u>(19,467)</u>	<u>15,507</u>	<u>(84,722)</u>	<u>(143,700)</u>	<u>58,978</u>	<u>2,256,264</u>
Other Revenues/ Expenses							
Extra Ordinary Revenue							
Assigned Surplus	0	0	0	0	0	0	674,201
Total Extra Ordinary Revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>674,201</u>
TIRZ Capital Expenses							
T-2104 2600-3500 Block Main St	0	0	0	0	0	0	75,000
T-2105 Pickney St Hike & Bike	0	0	0	10,405	10,405	0	275,000
T-2106 Sidewalk Replacement/Imp	0	0	0	0	0	0	440,000
T-2107 Hogan/Lorraine Corr	0	0	0	0	0	0	500,000
T-2109 Parks & Greenspace Impro	0	0	0	0	0	0	150,000
T-2111 Multi-Street Mobility Im	0	0	0	1,997	1,997	0	200,000
T-2112 Area Wide Comm Improvem	0	0	0	0	0	0	100,000
Total TIRZ Capital Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,402</u>	<u>12,402</u>	<u>0</u>	<u>1,740,000</u>
Transfers							
Administrative Fees - City	0	0	0	0	0	0	125,838
Affordable Housing - City	0	0	0	0	0	0	838,921
Municipal Services	0	0	0	0	0	0	125,706
Supplemental Municipal Services	0	0	0	0	0	0	100,000
Total Transfers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,190,465</u>
Total Other Revenues/ Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,402</u>	<u>12,402</u>	<u>0</u>	<u>2,256,264</u>
Net Income	<u>(3,959.47)</u>	<u>(19,466.67)</u>	<u>15,507.20</u>	<u>(97,124.31)</u>	<u>(156,102.11)</u>	<u>58,977.80</u>	<u>0.00</u>

Balance Sheet

As of December 31, 2025

Dec 31, 25

ASSETS

Current Assets

Checking/Savings

\$\$\$ 1,154

1,154

Total Checking/Savings

1,154

Other Current Assets

\$\$\$ 2,453,508

2,453,508

Total Other Current Assets

2,453,508

Total Current Assets

2,454,662

TOTAL ASSETS

2,454,662

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

\$\$\$ 12,727

12,727

Total Accounts Payable

12,727

Total Current Liabilities

12,727

Total Liabilities

12,727

Equity

\$\$\$ 2,539,060

2,539,060

Net Income

(97,124)

Total Equity

2,441,935

TOTAL LIABILITIES & EQUITY

2,454,662

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
1/1/2026	64507

BILL TO
TIRZ No. 21 - Hardy / Near Northside RDA Linda Clayton Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 7727-2167

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 3,846 items on the tax roll as of January 2025, at \$0.30 per item	1,153.80
Invoice emailed to: Linda Clayton at lclayton@hhcllp.com	

Total	\$1,153.80
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Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

Hardy/Near Northside Redevelopment Authority/TIRZ 21
 c/o Hawes Hill & Associates
 9600 Long Point Road
 Suite 200
 Houston, TX 77055

December 16, 2025
 Project No: 2501551-0000
 Invoice No: 196605
Invoice Total: 6,641.18

Project 2501551-0000 TO #4 - Pinckney Trail

Professional Services Through November 30, 2025

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Design Phase 90% Final	0.00	0.00	0.00	0.00	0.00
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordina	23,130.00	100.00	23,130.00	23,130.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00
Subcontracted/Additional Engineering Ser	0.00	0.00	0.00	0.00	0.00
Topo Survey Update (Plan & Profile) - Ku	12,109.90	100.00	12,109.90	12,109.90	0.00
Geotechnical Investigation Addendum - Av	1,760.00	100.00	1,760.00	1,760.00	0.00
Structural design - Retaining Wall Desig	11,550.00	100.00	11,550.00	11,550.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00
Supplemental No. 2 - Requested Design Re	23,145.00	100.00	23,145.00	17,493.82	5,651.18
Expenses	350.00	100.00	350.00	350.00	0.00
Construction Phase Services	23,670.00	100.00	23,670.00	22,680.00	990.00
Total Fee	194,597.40		194,597.40	187,956.22	6,641.18
	Total Fee				6,641.18

Billing Limits

	Current	Prior	To-Date
Total Billings	6,641.18	187,956.22	194,597.40
Limit			194,597.40

Total this Invoice 6,641.18

HAWES HILL & ASSOCIATES
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2683
DATE 01/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: December 2025	4,500.00
In-House Postage: December 2025	3.28

BALANCE DUE

\$4,503.28

Hardy/Near Northside RA TIRZ 21

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
12/9/2025	\$ 3.28
	\$ 3.28

Photocopies @ \$0.15

Date	Pages	Amount
		\$ -
Total		\$ -

Color Photocopies @ \$0.50

	\$ -
Total	\$ -

Binding sets @ \$1.00

Date	Sets	Amount
		\$ -
Total		\$ -

Total, all Items		
Postage	\$	3.28
Photocopies	\$	-
Color Photocopies	\$	-
Binding sets	\$	-
TOTAL	\$	3.28



M A MUNICIPAL ACCOUNTS
& C & CONSULTING, L.P.

Hardy Near Northside RA
 1281 Brittmoore Rd
 Houston, TX 77043

Invoice No: 118415

Professional Services from November 10, 2025 to December 07, 2025

Task: Preparation of Financial Report

DESCRIPTION: Preparation of bookkeeping report; Reconciliation of applicable accounts; Processing of accounts payable, accounts receivable, mail and other administrative services; Coordination of any necessary wire transfers for internal accounts; Communication with consultants; Meeting attendance and payroll, as necessary.

Professional Personnel	Hours	Amount
Consultant	5.83	\$1,166.66
Manager	0.67	150.01
Total Preparation of Financial Report		\$1,316.67

Task: Other Professional Services

DESCRIPTION: Preparation of 1099s and 1096 tax forms; Process Signature Cards

Professional Personnel	Hours	Amount
Consultant	0.08	\$16.66
Investment Manager	0.50	125.00
Total Other Professional Services		\$141.66

Total Professional Services **\$1,458.33**

Expenses and Other Items	Amount
Document Storage and Retention Services	\$1.47
Electronic Data Storage	22.50
Investment Officer	100.00
Total Expenses and Other Items	\$123.97

Total Professional Services **\$1,458.33**

Total Expenses and Other Items **123.97**

Total Amount Due **\$1,582.30**



AGENDA MEMORANDUM

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

Ratify Invoices Paid in December

Cash Flow Report - Texas Capital Operating Account

As of December 15, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 11/18/2025				\$1,191.97
Receipts				
	Wire Transfer from Money Market		11,000.00	
Total Receipts				11,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(1,200.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,153.80)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,645.94)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,309.42)	
Bank Chg	Texas Capital	Monthly Service Charge	(364.36)	
Total Disbursements				(10,673.52)
BALANCE AS OF 12/15/2025				\$1,518.45

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Municipal Accounts & Consulting, L.P.
1281 Brittmoore Road
Houston, TX 77043

December 03, 2025
Invoice: 22009185
BA: 04674 Clark Stockton Lord

Our Matter: **0037619.000001** General Counsel
For Services Through November 30, 2025

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/17/25	Prepare for and attend board meeting	Clark Stockton Lord	2.00	600.00	1,200.00
Total Fees					\$ 1,200.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	2.00	600.00	1,200.00
Total Summary of Fees		2.00		\$ 1,200.00

Total Fees, Expenses and Charges on This Invoice **\$ 1,200.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 22009185

Matter No: 0037619.000001

Total Fees	\$ 1,200.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 1,200.00
Total Current Billing on this Invoice	\$ 1,200.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 1,200.00

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:**22009185**

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/>

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
12/1/2025	64311

BILL TO
TIRZ No. 21 - Hardy / Near Northside RDA Linda Clayton Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 7727-2167

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 3,846 items on the tax roll as of January 2025, at \$0.30 per item	1,153.80
Invoice emailed to: Linda Clayton at lclayton@hhcllp.com	

Total	\$1,153.80
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PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2645
DATE 12/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: November 2025	4,500.00
Alonti, Oreintataion Lunch Meeting: 10/17/2025	127.60
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: November 2025	18.34

BALANCE DUE

\$4,645.94

Alonti.com

Invoice # 2128663

Bill To:

TIRZ 21
9600 Long Point Road, Suite 200
Northwest Houston
Houston, Texas, 77055

Contact Information:

Fabiana Boero
fboero@hhcllp.com
(979) 739-6573

Terms:

Credit Card - Payment On Delivery | Paid w card ending in 0204

Delivery/Pickup Information:

Date: 10/17/2025
Time: 11:30 AM - 12:00 PM
Phone: (979) 739-6573
9600 Long Point Road Ste.200, Houston,
Texas, 77055
Order receiver's name:
Order receiver's phone:

Alonti Rewards!

Qty	Item	Total
1	VEGETARIAN SANDWICH BOX LUNCH (\$16.30) (Vegetarian on focaccia)	\$16.30
1	GF TRADITIONAL SANDWICH BOX LUNCH (\$16.30) (Gf assorted traditional)	\$16.30
6	Traditional Sandwich Box Meals (\$13.90) (Assorted traditional boxes)	\$83.40

Head count : **8**

Delivery instructions:

Linda or Jillian

Order Placed by:

Peter Schnellhardt

Signature: _____

Date: _____

Bill:

Taxable	\$116.00
Non taxable	\$0.00
Delivery Fee	\$11.60
Sales Tax	\$0.00
Sub Total	\$127.60
Gratuity	_____
Total	<u>\$127.60</u>



**MUNICIPAL ACCOUNTS
& CONSULTING, L.P.**

**Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043**

Invoice No: 117640

Professional Services from October 13, 2025 to November 09, 2025

Task: Preparation of Financial Report

DESCRIPTION: Preparation of bookkeeping report; Reconciliation of applicable accounts; Processing of accounts payable, accounts receivable, mail and other administrative services; Coordination of any necessary wire transfers for internal accounts; Communication with consultants; Meeting attendance and payroll, as necessary.

Professional Personnel	Hours	Amount
Accounting Specialist	0.92	\$137.51
Consultant	10.58	2,116.68
Manager	0.67	150.01
Total Preparation of Financial Report		\$2,404.20

Task: Banking and Investment Services

DESCRIPTION: Purchasing, renewing, transferring and recording of investments; Preparation of Quarterly Investment Report; Processing tax transfers, new bank account set up, collateral management, investment rate updates and semi-annual bond payments, as applicable.

Professional Personnel	Hours	Amount
Investment Consultant	2.01	\$402.50
Investment Manager	0.49	122.50
Total Banking and Investment Services		\$525.00

Task: Preparation of Budget/Audit

DESCRIPTION: Preparation of budget; Preparation of audit schedules; Compliance with statutory requirements and communication with auditor.

Professional Personnel	Hours	Amount
Consultant	1.00	\$200.00
Manager	0.25	56.25
Total Preparation of Budget/Audit		\$256.25

Total Professional Services **\$3,185.45**

Expenses and Other Items

	Amount
Document Storage and Retention Services	\$1.47
Electronic Data Storage	22.50
Investment Officer	100.00

Total Expenses and Other Items **\$123.97**



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 117640

Total Professional Services	\$3,185.45
Total Expenses and Other Items	<u>123.97</u>
Total Amount Due	<u><u>\$3,309.42</u></u>



AGENDA MEMORANDUM

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

7. Administrator's Report.