

**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**

MARCH 20, 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, March 20, 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 February 20, 2026, meeting.
4. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.
 - c. Cavalcade corridor resiliency project.
5. HR Green Engineering update.
 - a. Pinckney Trail.
 - i. HR Green Task Order additional professional services.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.
6. Bookkeeper’s Report; and approve payment of invoices.
7. Administrator’s Report.
8. Adjourn.



Hawes Hill & Associates LLC – 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 February 20, 2026, 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**

February 20, 2026

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 Friday, February 20, 2026, 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 Director Large, thus constituting a quorum. Also present were Naina Magon, Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Francisco Castillo, Harris County Pct. 2; Jesus Olivas, HR Green; Michael Robinson, SWA; Anibeth Turcios, Greater Northside Management District; Carolyn Andrews, and Lynn Henson, LISC Houston. Chairman Ortiz called the meeting to order at 9:01 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF JANUARY 16, 2026, MEETING.

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the January 16, 2026, Board meeting, as presented.

LETTER OF SUPPORT FOR METRO BUILD APPLICATION FOR UNIVERSAL ACCESSIBILITY PROGRAM.

Upon a motion made by Director Arias, and seconded by Director Bustamante, the Board voted unanimously to approve the Letter of Support for Metropolitan Transit Authority (METRO)'s BUILD Application for Universal Accessibility Program, as presented.

LISC HOUSTON UPDATE REGARDING CHOICE NEIGHBORHOODS AND IRVINGTON (*sic*) VILLAGE.

Ms. Henson with LISC Houston provided an update on the HUD Choice Neighborhood – Irvinton Village, a copy of the update is included in the Board materials. She provided an overview of the project and reported LISC Houston is working on a grant for Irvinton Village which was built in 1942. She reported the ultimate goal is rehabilitation. She reported the HUD grant request is for approximately \$100,000 and the HAHTX grant ask is \$20,000. She reported safety and neighborhood conditions are consistently the top concerns from community feedback. No action from the Board was required.

INTERLOCAL AGREEMENT WITH GREATER NORTHSIDE MANAGEMENT DISTRICT.

Ms. Magon reviewed the Interlocal Agreement with Greater Northside Management District included in the Board materials. She provided an overview of the District's duties, providing

security services with and surrounding the boundaries of the zone with the District responsible for providing funding for the security services. She reported the District and Authority will determine mutually agreed upon infrastructure improvements and the provisions for constructing and maintaining. She provided an overview of the Authority's duties under the agreement, including contributing funds equivalent to the amount of District's contribution towards a mutually agreed-upon infrastructure project. She reported the infrastructure projects have not been identified at this time. Upon a motion made by Director Quiles, and seconded by Director Barron, the Board voted unanimously to approve the Interlocal Agreement with Greater Northside Management District.

HARRIS COUNTY PRECINCT 2 CALL FOR PROJECTS.

Mr. Huml reported two projects have been identified to apply for Harris County Precinct 2's Partnership Program (1) Hogan Lorraine Corridor Improvements; and (2) Sidewalks Replacement & Improvements Phase I. He reported Hawes Hill & Associates LLC's fee for each application is \$5,000.

a. Resolution Recommending Submission of a Partnership Application to Harris County Precinct 2 for the Hogan/Lorraine Corridor Improvements project; Committing Funding Therefor; and Containing Other Provisions Related Thereto.

Mr. Huml reviewed the Resolution and Letter of Intent for the Pct. 2 Partnership Application. He reported the request to Pct. 2 is \$1,500,000 for funding for the project which is a 50% match.

b. Resolution Recommending Submission of a Partnership Application to Harris County Precinct 2 for the Sidewalks Replacement & Improvements project; Committing Funding Therefor; and Containing Other Provisions Related Thereto.

Mr. Huml reviewed the Resolution and Letter of Intent for the Pct. 2 Partnership Application. He reported the request to Pct. 2 is \$250,000 for funding for the project which is a 50% match.

Upon a motion made by Director Trujillo, and seconded by Director Quiles, the Board voted unanimously to (a) approve the Resolution Recommending Submission of a Partnership Application to Harris County Precinct 2 for the Hogan/Lorraine Corridor Improvements project, Letter of Intent and Hawes Hill & Associates, LLC's fee of \$5,000.00 for application services; and (b) approve the Resolution Recommending Submission of a Partnership Application to Harris County Precinct 2 for the Sidewalks Replacement & Improvements Phase I project, Letter of Intent and Hawes Hill & Associates, LLC's fee of \$5,000.00 for application services.

SWA UPDATE.

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

a. Zone-Wide tree plantings.

Mr. Robinson reported SWA is finalizing the plans for submittal. No action from the Board was required.

b. METRO Pocket Parks.

Mr. Robinson reported the METRO Pocket Parks is pending to align engagement meetings with the Moody Park Master Plan events. No action from the Board was required.

c. Cavalcade corridor resiliency project.

Mr. Robinson provided information regarding the meeting held with Councilmember Castillo to review the project and timeline. He reported two community meetings are planned and stakeholder meetings. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.

Mr. Olivas presented HR Green's Progress Report, included in the Board materials.

a. Pinckney Trail.

Mr. Olivas reported CenterPoint has agreed to relocate the power poles and once the poles have been relocated the contractor will re-mobilize to complete the project. No action from the Board was required.

b. Corridor Study – Hogan Street.

Mr. Olivas reported the Design Concept Report (DCR) was presented to the City including four alternatives. He reported HR Green has begun Phase 3 of the DCR process. A presentation is included in the Board materials provided an overview of the project and typical sections. No action from the Board was required.

c. Sidewalks.

i. HR Green Task Order for Sidewalk Replacement & Improvements Phase I.

Mr. Olivas reviewed HR Green Task Order No. 7 for Phase I of the Sidewalk Replacement and Improvements for professional engineering services in the amount of \$91,446.00. He estimated the overall cost of the project is \$500,000. Mr. Huml answered questions and reported the ultimate decision on the sidewalk selection will be from the City. He reported this project is part of the City's sidewalk initiative. Upon a motion made by Director Bustamante, and seconded by Director Arias, the Board voted unanimously to approve HR Green Task Order No. 7 for Phase I of the Sidewalk Replacement and Improvements for professional engineering services in the amount of \$91,446.00, as presented.

d. HR Green Task Order for on-call engineering services.

Upon a motion made by Director Quiles, and seconded by Director Barron, the Board voted unanimously to approve HR Green Task Order for on-call engineering services in an amount not to exceed \$10,000, as presented.

BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

Mr. Leggett presented the Bookkeeper's Report, Quarterly Investment Report and current invoices for payment, included in the Board materials. Upon a motion made by Director Barron, and seconded by Director Bustamante, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

ADMINISTRATOR'S REPORT.

Mr. Huml reported Hawes Hill attended a meeting yesterday with Precinct 2 regarding capital improvement projects. He introduced Francisco Castillo with Harris County Precinct 2. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:45 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.
 - c. Cavalcade corridor resiliency project.

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: March 20, 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 drawings package.
4. METRO POCKET PARKS:
 - Pending commencement per direction to align engagement with Moody Park Master Plan engagement events.
5. RESILIENT CAVALCADE:
 - Conducted Stakeholder Meeting #1 on March 5, 2026.
 - Community Meeting #1 to be held on March 25, 2026. Finalizing materials for meeting.
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.
 - i. HR Green Task Order additional professional services.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.

PROGRESS REPORT

MARCH 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.
- Construction work remains at 81% complete.
- Harris County coordinating with Center Point to relocate the power poles.
- Contractor to re-mobilize once poles are moved.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Held DCR presentation with the City of Houston on January 23, 2026.
- Presented four alternatives and preferred alternative.
- Began DCR Stage 3 for Traffic Engineering modeling of preferred Alternative to determine Level of Service.

Next Steps

- Finalize Traffic Engineering Study
- Finalize Drainage Study
- Develop 3D Visualization model
- Finalize DCR and present to City of Houston

SIDEWALK REPLACEMENT AND IMPROVEMENT – PHASE 1 (TO #7)

Activities This Period:

- Presented Task Order #7 to CIP Committee for consideration.
- Selected Beggs Street for sidewalk improvements.
- Request Board Approval to proceed with Beggs Street for improvements under Task Order #7



March 5th, 2026

Daniel Ortiz, Chairman
Near Northside Redevelopment Authority/TIRZ 21
c/o Hawes Hill & Associates LLC
9600 Long Point Road Suite 200
Houston, Texas 77055

Re: Proposal for Additional Funds – Pinckney Trail Connection – CPS

Dear Mr. Ortiz,

The Pinckney Trail Connections project has the need for additional funds for HR Green and our subconsultant KUO and Associates, Inc. (KUO). HR Green and KUO have continued to perform Construction Phase Services beyond what the original level of effort and CPS supplement would cover, including attendance of bi-weekly meetings and development of retaining wall design alternatives to resolve the power pole conflicts. This effort has spanned several months and will continue once the contractor remobilizes to finish the project.

We propose to perform this work for a time and materials amount of **\$15,000.00**. Please feel free to contact me at (832) 814-4800 if you have any questions.

Sincerely,

Jesus Olivas, P.E.
Senior Project Manager

Accepted for
Near Northside Redevelopment Authority/TIRZ 21

Signature Date

Print

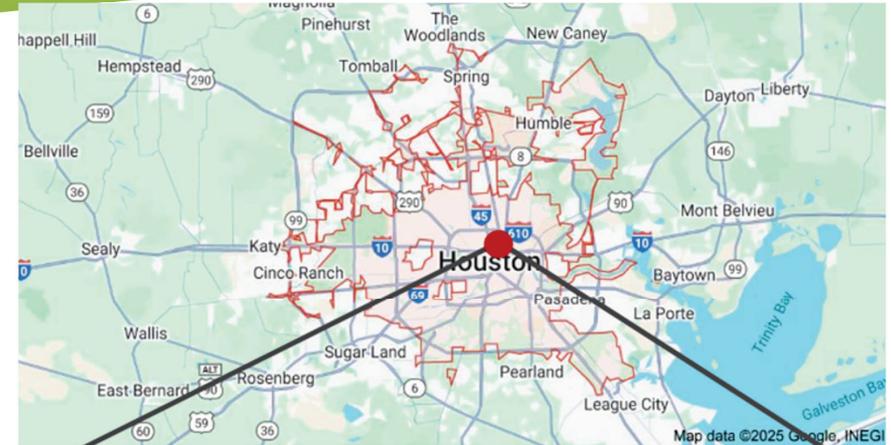
Accepted for
City of Houston

Signature Date

Print

Project Description

- ▶ Location
 - ▶ Harris County – 1.6 miles of roadway located north of Downtown Houston
- ▶ Complete roadway reconstruction
 - ▶ Sidewalks
 - ▶ Drainage
 - ▶ Lighting
 - ▶ Utilities
- ▶ Benefits
 - ▶ Multimodal Transportation
 - ▶ Flooding Reduction
 - ▶ Community Accessibility



Hogan-Lorraine Project Limits

TIRZ 21 SIDEWALK PRIORITY ASSESSMENT EXHIBIT AREA

THE SANCTUARY OF HOUSTON

SALVATION ARMY COMMUNITY CARE CENTER

FRANKLIN AVENUE BAPTIST CHURCH

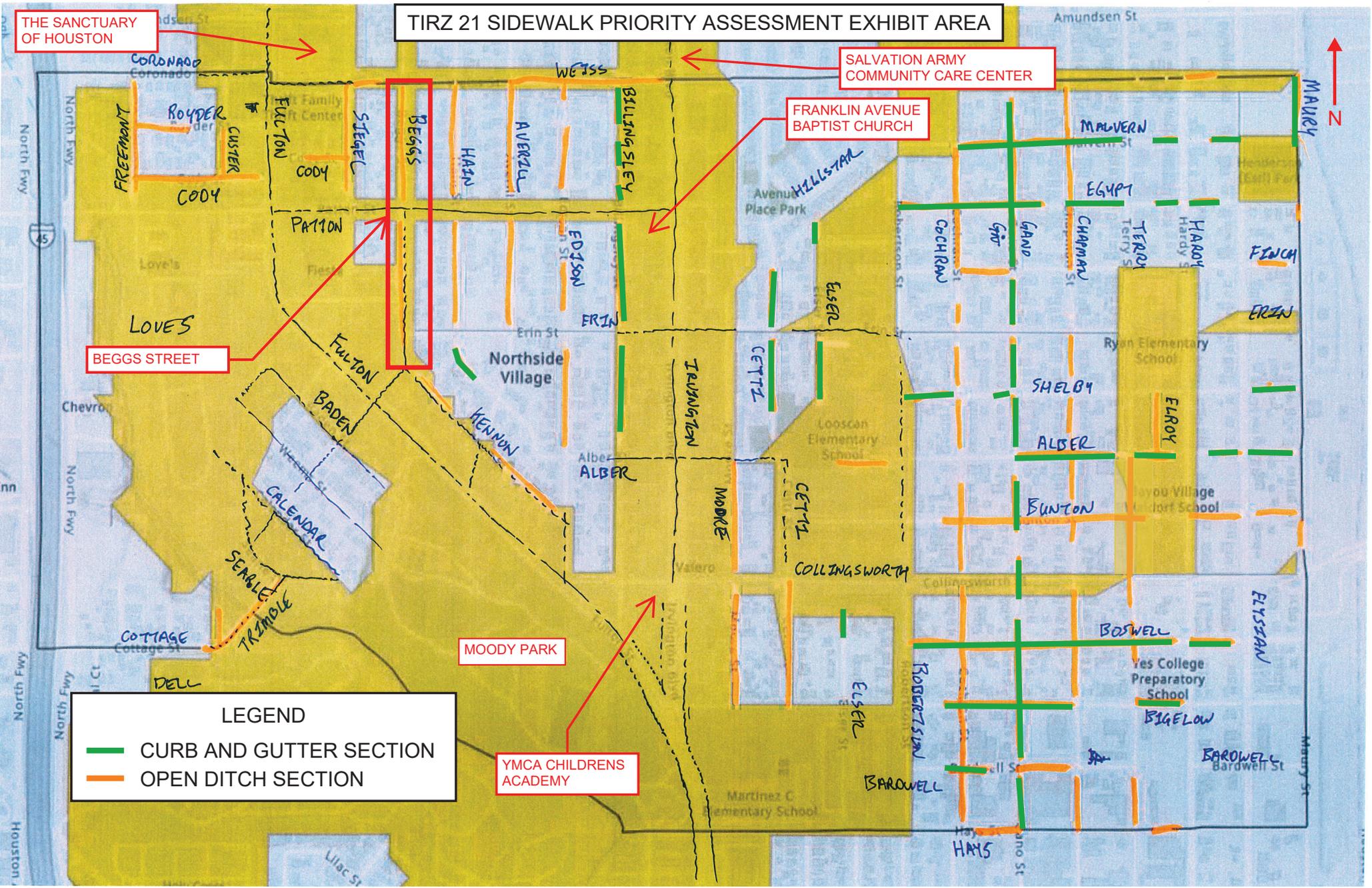
BEGGS STREET

MOODY PARK

YMCA CHILDRENS ACADEMY

LEGEND

- CURB AND GUTTER SECTION
- OPEN DITCH SECTION



TIRZ 21 SIDEWALK PRIORITY ASSESSMENT TABLE
PREPARED BY: HR GREEN
DATE: MARCH 5, 2026

PRIORITY REPLACEMENT LEVEL	STREETS IN ORDER FROM LONGEST TO SHORTEST REQUIRED SIDEWALK IMPROVEMENTS	SIDEWALK IMPROVEMENT LENGTH ASSUMING BOTH SIDES (LF)	SIDEWALK COST PER LINEAR FT	SIDEWALK IMPROVEMENT COST	INSIDE/OUTSIDE TIRZ 21	STAKEHOLDERS	SELECTED PACKAGE TOTALS
LEVEL A - Curb and Gutter Streets Most areas consist of wide roadways with enough ROW to ensure that sidewalk can be built on both sides where necessary. Storm sewer systems exist at these locations increasing the useable sidewalk construction spacing. Assuming 5 ft. Wide Sidewalk	BILLINGSLEY	3482	\$200.00	\$696,400.00	INSIDE	FRANKLIN AVENUE BAPTIST CHURCH, LOOSCAN ELEMENTARY SCHOOL	BILLINGSLEY \$696,400
	ELSER	850		\$170,000.00	INSIDE	LOOSCAN ELEMENTARY SCHOOL	
	GANO	6882		\$1,376,400.00	OUTSIDE		
	BOSWELL	3316		\$663,200.00	OUTSIDE		
	EGYPT	2898		\$579,600.00	OUTSIDE		
	TERRY	2752		\$550,400.00	OUTSIDE - EXCEPT N OF COLLINGSWORTH		
	BIGELOW	2802		\$520,400.00	OUTSIDE		
	SHELBY	2152		\$430,400.00	OUTSIDE		
	ALBER (E OF ROBERTSON)	2032		\$406,400.00	OUTSIDE - EXCEPT BETWEEN TERRY AND HARDY	HOUSTON FIRE STATION 12	
	CETTI (N AND S OF ERIN)	1538		\$307,600.00	OUTSIDE - EXCEPT BETWEEN COLLINGSWORTH AND BIGELOW	LOOSCAN ELEMENTARY SCHOOL, AVENUE PLACE PARK	
	MALVERN	1536		\$307,200.00	OUTSIDE		
	BARDWELL (W OF GANO)	600		\$120,000.00	OUTSIDE		
HAIN (S OF ERIN)	340	\$68,000.00	OUTSIDE				
LEVEL B - Roadside Ditches Most areas consist of narrow roadways with limited ROW due to ditches on both sides of the street. Limited existing ROW is available to construct new sidewalk. Space is further constrained due to the existance of open ditches in these areas. Sidewalk construction will require eliminating the roadside ditches and installing storm pipes. This will require additional detailed design, capacity, and cost. Assuming 5 ft. Wide Sidewalk	BEGGS	2,780	\$200.00	\$556,000.00	INSIDE	SANCTUARY OF HOUSTON	BEGGS \$556,000
	WEISS	2,506		\$501,200.00	INSIDE	SANCTUARY OF HOUSTON, SALVATION ARMY COMMUNITY CARE CENTER	WEISS \$501,200
	MOORE	2,380		\$476,000.00	INSIDE	LOOSCAN ELEMENTARY SCHOOL, C MARTINEZ ELEMNETARY SCHOOL, YMCA CHILDRENS ACADEMY	MOORE \$476,000
	CODY	2,206		\$441,200.00	INSIDE	SANCTUARY OF HOUSTON	CODY \$441,200
	KENNON	1,536		\$307,200.00	INSIDE	MOODY PARK, YMCA CHILDRENS ACADEMY	KENNON AND CETTI (S OF COLLINGSWORTH) \$550,400
	CETTI (S OF COLLINGSWORTH)	1,216		\$243,200.00	INSIDE	LOOSCAN ELEMENTARY SCHOOL, C MARTINEZ ELEMNETARY SCHOOL	
	FREEMONT	1,032		\$206,400.00	INSIDE	SANCTUARY OF HOUSTON	FREEMONT, SIEGEL, AND CUSTER \$510,400
	SIEGEL	1,000		\$200,000.00	INSIDE	SANCTUARY OF HOUSTON	
	CUSTER	520		\$104,000.00	INSIDE	SANCTUARY OF HOUSTON	
	COCHRAN	6,174		\$1,234,800.00	OUTSIDE		
	CHAPMAN	5,754		\$1,150,800.00	OUTSIDE		
	BUNTON	3,608		\$721,600.00	OUTSIDE - EXCEPT BETWEEN TERRY AND HARDY		
	EDISON	3,268		\$653,600.00	OUTSIDE		
	HAIN (N OF ERIN)	2,450		\$490,000.00	OUTSIDE		
	AVERILL	2,450		\$490,000.00	OUTSIDE		
	HAYS	1,152		\$230,400.00	OUTSIDE		
	MAURY (S OF MALVERN)	692		\$138,400.00	OUTSIDE		
	ROYDER	670		\$134,000.00	OUTSIDE		
FINCH	614	\$122,800.00	OUTSIDE				
COTTAGE	320	\$64,000.00	OUTSIDE				
LEVEL C - Inaccessible Streets These streets are limited in accessibility, usage, or other impairments and are not recommended for additional sidewalk reconstruction.	ALBER (W OF ROBERTSON)		NOT APPLICABLE		INSIDE		
	ELROY				INSIDE		
	TRIMBLE				INSIDE		
	MAURY (N OF MALVERN)				OUTSIDE		
	BARDWELL (E OF GANO)				OUTSIDE		



AGENDA MEMORANDUM

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

6. Bookkeeper's Report; and approve payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

March 20, 2026

Account Balances

As of March 20, 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		1.69%	2,406,114.16	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	4,201.48	Texas Capital Operating
Totals for Operating Fund:				\$2,410,315.64	
Grand total for Hardy Near Northside Redevelopment Authority:				\$2,410,315.64	

Cash Flow Report - Texas Capital Operating Account

As of March 20, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/21/2026				\$2,878.67
Receipts				
	Wire Transfer from Money Market		26,000.00	
Total Receipts				26,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(1,200.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(9,565.60)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,271.85)	
ACH	SWA Group	Project Planning Consultants	(10,106.50)	
Bank Chg	Texas Capital	Monthly Service Charge	(367.44)	
Total Disbursements				(24,677.19)
BALANCE AS OF 03/20/2026				\$4,201.48

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	February 2026			July 2025 - February 2026			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	3,128	1,250	1,878	30,126	10,000	20,126	15,000
Total Revenues	<u>3,128</u>	<u>1,250</u>	<u>1,878</u>	<u>30,126</u>	<u>10,000</u>	<u>20,126</u>	<u>2,531,764</u>
Expenses							
Management Consulting Services							
Accounting	2,248	2,800	(552)	27,191	28,800	(1,609)	40,000
Admin Salaries & Benefits	9,500	4,583	4,917	41,000	36,667	4,333	55,000
Auditor	0	0	0	17,000	18,000	(1,000)	18,000
Tax Advisor	1,166	1,250	(84)	9,242	10,000	(758)	15,000
Insurance	0	0	0	4,145	2,500	1,645	2,500
Office Expense	90	417	(327)	1,023	3,333	(2,310)	5,000
Bank Charges	367	0	367	2,560	0	2,560	0
Program and Project Consultants							
Engineering Consultants	0	4,167	(4,167)	6,572	33,333	(26,762)	50,000
Legal	1,200	3,333	(2,133)	25,801	26,667	(865)	40,000
Planning Consultants	0	4,167	(4,167)	660	33,333	(32,673)	50,000
Total Expenses	<u>14,571</u>	<u>20,717</u>	<u>(6,146)</u>	<u>135,195</u>	<u>192,633</u>	<u>(57,438)</u>	<u>275,500</u>
Total Ordinary Revenues/ Expenses	<u>(11,443)</u>	<u>(19,467)</u>	<u>8,024</u>	<u>(105,069)</u>	<u>(182,633)</u>	<u>77,564</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	10,107	10,107	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>22,509</u>	<u>22,509</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>22,509</u>	<u>22,509</u>	<u>0</u>	<u>2,256,264</u>
Net Income	<u>(11,442.87)</u>	<u>(19,466.67)</u>	<u>8,023.80</u>	<u>(127,578.09)</u>	<u>(205,141.95)</u>	<u>77,563.86</u>	<u>0.00</u>

Balance Sheet

As of February 28, 2026

Feb 28, 26

ASSETS

Current Assets

Checking/Savings

\$\$\$ 7U]U' C dYfU]b[

2,511

Total Checking/Savings

2,511

Other Current Assets

\$\$\$ 'H]a Y8 Ydc]g

2,432,114

Total Other Current Assets

2,432,114

Total Current Assets

2,434,625

TOTAL ASSETS

2,434,625

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

\$\$\$ '5W]i b]gDU]WY

23,144

Total Accounts Payable

23,144

Total Current Liabilities

23,144

Total Liabilities

23,144

Equity

\$\$\$ 'l b]g] bYX: i bX'6U]bW

2,539,060

Net Income

(127,578)

Total Equity

2,411,481

TOTAL LIABILITIES & EQUITY

2,434,625

BRACEWELL

REMITTANCE PAGE

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

Invoice: 22013514

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:**22013514**

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 #
3/1/2026	64799

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 3,886 items on the tax roll as of January 2026, at \$0.30 per item	1,165.80
Invoice emailed to: Linda Clayton at lclayton@hhcllp.com	

Total	\$1,165.80
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HAWES HILL & ASSOCIATES LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2754
DATE 03/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: February 2026	4,500.00
Grant Application Services	5,000.00
In-House Postage, Photocopies, Binding, Etc.: February 2026	7.20
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: February 2026	58.40
<hr/>	
BALANCE DUE	\$9,565.60

Hardy/Near Northside RA TIRZ 21

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
	\$ -

Photocopies @ \$0.15

Date	Pages	Amount
2/19/2026	48	\$ 7.20

Total	\$ 7.20
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Color Photocopies @ \$0.50

	\$ -
Total	\$ -

Binding sets @ \$1.00

Date	Sets	Amount
		\$ -
Total		\$ -

Total, all Items		
Postage	\$	-
Photocopies	\$	7.20
Color Photocopies	\$	-
Binding sets	\$	-
TOTAL	\$	7.20



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

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 119995

Professional Services from January 12, 2026 to February 08, 2026

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
Sr. Manager	0.25	\$62.50
Administrative Specialist	0.17	20.84
Consultant	6.58	1,316.66
Total Preparation of Financial Report		\$1,400.00

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	2.74	\$547.00
Investment Manager	0.50	125.50
Total Banking and Investment Services		\$672.50

Task: Other Professional Services

DESCRIPTION: Preparation of 1099s and 1096 tax forms

Professional Personnel	Hours	Amount
Sr. Manager	0.17	\$41.68
Consultant	0.17	33.34
Total Other Professional Services		\$75.02

Total Professional Services **\$2,147.52**

Expenses and Other Items

	Amount	
Document Storage & Retention Service	\$1.83	
Electronic Data Storage	22.50	
Investment Officer	100.00	
Total Expenses and Other Items		\$124.33



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 119995

Total Professional Services	\$2,147.52
Total Expenses and Other Items	<u>124.33</u>
Total Amount Due	<u><u>\$2,271.85</u></u>



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

Date: February 26, 2026
Invoice No: 208067
For Period: January
Project No: NNRT504
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

WORK PERFORMED:

Preliminary Coordination and Meetings; Development of Preliminary Materials for Stakeholder & Community Meeting #1

Professional Services from January 1, 2026 to January 31, 2026

Fee

Total Fee Earned	59,265.00		
% Complete	10.00	Total Earned	5,926.50
		Previous Fee Billing	0.00
		Current Fee Billing	5,926.50
		Total Fee Earned	5,926.50
		Total Due this Invoice:	<u>\$5,926.50</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: Naina Magon
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, TX 7702-2770

Date: February 26, 2026
Invoice No: 208068
For Period: January
Project No: NNRT502
Project Manager: Michael Robinson

Project Near Northside Tree Planting Hardy Yards

WORK PERFORMED:

Develop Preliminary plans & review with CIP Committee

Professional Services from January 1, 2026 to January 31, 2026

Fee

Total Fee Earned	8,360.00		
% Complete	50.00	Total Earned	4,180.00
		Previous Fee Billing	0.00
		Current Fee Billing	4,180.00
		Total Fee Earned	4,180.00
		Total Due this Invoice:	<u>\$4,180.00</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.



AGENDA MEMORANDUM

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

7. Administrator's Report.