

**AGENDAS AND AGENDA MATERIALS  
MEETINGS OF THE BOARDS OF DIRECTORS**

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**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY  
CITY OF HOUSTON, TEXAS**



**REINVESTMENT ZONE NUMBER TWENTY-ONE  
CITY OF HOUSTON, TEXAS**

**APRIL 17, 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, April 17, 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 March 20, 2026, meeting.
4. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper.
5. Conduct annual review of Investment Policy; adopt Resolution Regarding Annual Review of Investment Policy and Amended Broker/Dealers List.
6. SWA update.
  - a. Zone-Wide tree plantings.
  - b. METRO Pocket Parks.
  - c. Cavalcade corridor resiliency project.
7. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks.
8. \$100,000 Contribution to Greater Northside Management District in accordance with Interlocal Agreement dated February 20, 2026.
9. Bookkeeper’s Report; and approve payment of invoices.
10. Administrator’s Report.
  - a. Legal Contract.
11. Adjourn.



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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.



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**AGENDA MEMORANDUM**

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

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3. Minutes of March 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**

**March 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, March 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 Directors Bustamante, Large and Quiles, thus constituting a quorum. Also present were Naina Magon, Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Bracewell LLP; Taylor Watson, Municipal Accounts & Consulting LP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Jesus Olivas, HR Green; Michael Robinson, SWA; and Rebecca Reyna. Chairman Ortiz called the meeting to order at 9:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**MINUTES OF FEBRUARY 20, 2026, MEETING.**

Upon a motion made by Director Barron, and seconded by Director Trujillo, the Board voted unanimously to approve the Minutes of the February 20, 2026, Board meeting, as presented.

**SWA UPDATE.**

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

**a. Zone-Wide tree plantings.**

Mr. Robinson reported SWA is finalizing the drawings package. No action from the Board was required.

**b. METRO Pocket Parks.**

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

**c. Cavalcade corridor resiliency project.**

Mr. Robinson reported a stakeholder meeting was conducted on March 25th, and a community engagement meeting is scheduled for March 25th. 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 staked locations for the power poles. He reported some of the staking was incorrect and CenterPoint is adjusting the staking to correct the locations.

**i. HR Green Task Order additional professional services.**

Mr. Olivas reviewed HR Green Task Order for additional construction phase services performed by HR Green and sub-consultant KUO. He reported the task order is in the amount of \$15,000.00 for

time and materials. Upon a motion made by Director Arias, and seconded by Director Trujillo, the Board voted unanimously to approve HR Green Task Order in the amount of \$15,000 as presented.

**b. Corridor Study – Hogan Street.**

Mr. Olivas reported the County will be conducting a 3rd community meeting on the project. Once we have that information we will pass it along to the Board. No action from the Board was required.

**c. Sidewalks.**

Mr. Olivas reported the CIP Committee is recommending Beggs Street for sidewalk improvements and pieces of Irvington. He reported the Beggs Street construction estimate is \$556,000 and the estimate for Irvington pieces is \$43,000. The Board had no objection to move forward with Beggs Street and pieces of Irvington.

Mr. Olivas provided information on a Quiet Zone including steps to establish a Quiet Zone. It was noted that the City will need to take the lead in establishing the Quiet Zone and coordination includes local, state and federal agencies. No action required.

**BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.**

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

**ADMINISTRATOR'S REPORT.**

Ms. Magon reported staff is working with the County for the Interlocal Agreement for County Participation. She reported once that is prepared staff will begin working on the Amended Project Plan and annexation of property. Mr. Huml reported feedback from the Cavalcade community meeting included interest in public art. He reported public art will be incorporated into the upcoming budget. No action from the Board was required.

**ADJOURN.**

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:22 a.m.

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Secretary



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**AGENDA MEMORANDUM**

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

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4. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper.

MEMORANDUM

Date: April 17, 2026  
To: Board of Directors  
Hardy/Near Northside Redevelopment Authority (the "Authority")  
Copy: Board of Directors  
Attorney for the Authority  
Bookkeeper for the Authority  
Texas Ethics Commission  
From: Mark Burton, Investment Officer  
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As Investment Officer for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

  
\_\_\_\_\_  
Mark Burton

MEMORANDUM

Date: April 17, 2026  
To: Board of Directors  
Hardy/Near Northside Redevelopment Authority (the "Authority")  
Copy: Board of Directors  
Attorney for the Authority  
Bookkeeper for the Authority  
Texas Ethics Commission  
From: Ghia Lewis, Investment Officer  
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As Investment Officer for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:


\_\_\_\_\_  
N/A  
\_\_\_\_\_

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

\_\_\_\_\_  
N/A  
\_\_\_\_\_

  
\_\_\_\_\_  
Ghia Lewis



**AGENDA MEMORANDUM**

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

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5. Conduct annual review of Investment Policy; adopt Resolution Regarding Annual Review of Investment Policy and Amended Broker/Dealers List.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS           §

I, the undersigned officer of the Board of Directors of the Near Northside Redevelopment Authority (“Board”), hereby certify as follows:

The Board convened in regular session on the 17th day of April, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Daniel Ortiz	Chairman
Jorge Bustamante	Vice Chair
Elia Quiles	Secretary
Joseph M. Barron	Asst Secretary
Jonathan Trujillo	Director
Diego Arias	Director
Monte Large	Director

and all of said persons were present, except Director(s) \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY  
AND LIST OF QUALIFIED BROKERS/DEALERS OF  
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

1. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this 17th day of April, 2026.

\_\_\_\_\_  
Secretary

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND  
LIST OF QUALIFIED BROKER/DEALERS OF  
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

WHEREAS, the Near Northside Redevelopment Authority (the “Authority”) has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations, and has such authority as has been delegated to it by the City of Houston, Texas to act on behalf of Reinvestment Zone Number Twenty-One, City of Houston, Texas; and

WHEREAS, the Board of Directors (the “Board”) of the Authority has convened on this date to conduct the Authority’s annual review of its investment policy pursuant to Section 2256.005, *et seq.*, Texas Government Code, as amended; and

WHEREAS, the Board has also convened on this date to conduct the Authority’s annual review of its list of qualified broker/dealers that are authorized to engage in investment transactions with the Authority, pursuant to Section 2256.025, Texas Government Code, as amended; and

WHEREAS, the Authority has determined not to amend the Authority’s Investment Policy dated September 23, 2019; and

WHEREAS, the Authority has determined to amend the list of qualified broker/dealers that are authorized to engage in investment transactions with the Authority; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NEAR NORTHSIDE REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board hereby has conducted its annual review of its investment policy, and hereby confirms the Amended Investment Policy, dated September 23, 2019, attached hereto as **Exhibit A**, and confirms that same shall remain in effect until modified by action of the Board.

Section 2: The Board hereby adopts the amended list of qualified broker/dealers attached hereto as **Exhibit B**, and confirms that same shall be in effect until modified by action of the Board.

Section 3: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board.

PASSED AND APPROVED THIS 17th day of April, 2026.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

## EXHIBIT A

### AMENDED INVESTMENT POLICY – SEPTEMBER 23, 2019

This Amended Investment Policy (the “Policy”) is adopted by the Board of Directors of Hardy/ Near Northside Redevelopment Authority (the “Authority”) pursuant to Chapter 2256 of the Texas Government Code, effective as of September 23, 2019.

#### ARTICLE I PURPOSE

Section 1.01. Purpose. This Policy with respect to Authority investments has been adopted to establish the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the “Investment Laws”). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the Authority’s funds: Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Section 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the Authority’s funds and require the Authority to adopt rules to ensure the investment of Authority funds in accordance with such laws. This Policy will specify the scope of authority of Authority Officials who are responsible for the investment of Authority funds.

#### ARTICLE II DEFINITIONS

Section 2.01. Definitions. Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- (a) “Authority Officials” means the Investment Officer, Directors, Employees, and persons and business entities engaged in handling the investment of Authority funds.
- (b) “Authorized Collateral” means any means or method of securing the deposit of Authority funds authorized by Chapter 2257, Texas Government Code.
- (c) “Authorized Investment” means any security in which the Authority is authorized to invest under Chapter 2256, Texas Government Code.
- (d) “Board” means the Board of Directors of the Authority.
- (e) “Collateral” means any means or method of securing the deposit of Authority funds under Article IV hereof.
- (f) “Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

- (g) “Director” means a person appointed to serve on the Board of Directors of the Authority.
- (h) “Employee” means any person employed by the Authority, but does not include independent contractors or professionals hired by the Authority as outside consultants, such as the Authority’s financial advisor, accountant or general counsel.
- (i) “FDIC” means the Federal Deposit Insurance Corporation or any successor entity.
- (j) “Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.
- (k) “Investment Officer(s)” means the Director(s) or Employee(s) of the Authority appointed from time to time by the Board to invest and reinvest the funds of the Authority held in its various accounts.
- (l) “State” means the State of Texas.

**ARTICLE III**  
**INVESTMENT OFFICER**

Section 3.01. Investment Officer.

From time to time, the Authority shall appoint one or more of its Directors or Employees to serve as Investment Officer(s) to handle the investment of Authority funds. The Investment Officer(s) shall be responsible for investing Authority funds in accordance with this Policy. The Investment Officer(s) shall invest the Authority’s funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the objectives set forth in Section 7.01 hereof.

Section 3.02. Training. The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Act.

Section 3.03. Reporting by the Investment Officer and Authority Officials. Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and Authority Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the Authority for the preceding reporting period. The report must (1) describe in detail the investment position of the Authority on the date of the report, (2) be prepared jointly by all the Investment Officers of the Authority, if the Authority appoints more than one, (3) be signed by all Investment Officers and Authority Officials who prepare the report, (4) contain a summary statement of each pooled fund group that states the beginning market value for the reporting period; ending market value for the period; and fully accrued interest for the reporting period; (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested, (6) state the maturity date of each separately invested asset that has a maturity date, (7) state the Authority fund for which each individual investment was acquired,

and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer. The Board hereby authorizes and directs the Authority Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his/her duties, including but not limited to the following:

- (a) Presenting a copy of this Policy to any person or business organization seeking to sell an investment to the Authority and obtaining the necessary written certification from such seller referred to in this section;
- (b) Handling investment transactions;
- (c) Preparing and submitting to the Board the written report of all investment transactions for the Authority as required by this section;
- (d) Researching investment options and opportunities;
- (e) Obtaining written depository pledge agreements as required herein;
- (f) Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged Collateral; and
- (g) Reviewing the market value of the Authority's investments and of the Collateral pledged to secure the Authority's funds.

#### ARTICLE IV PROCEDURES FOR INVESTMENT OF AUTHORITY MONIES

Section 4.01. Qualified Broker/Dealers. The list of qualified broker/dealers with whom the Authority may engage in investment transactions is attached hereto as **Exhibit B**.

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the Authority. The Investment Officer(s) and the Authority Officials shall disclose in writing (a) any "personal business relationship" with a business organization offering to engage in an investment transaction with the Authority and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the Authority, as required by the Investment Act. The existence of a "personal business relationship" shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03. Certifications from Sellers of Investments. The Investment Officer(s) or the Authority Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the Authority and obtain a certificate stating that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the Authority and shall state that the potential seller has received and

reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the Authority that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the Authority Officials shall purchase or make any investment from a potential seller that has not delivered to the Authority this required certification. A form of certificate acceptable to the Authority is attached hereto as **Exhibit C**.

Section 4.04. Solicitation of Bids for Certificates of Deposit. Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis. All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all Authority investments and for all Collateral pledged to secure Authority funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral. The Investment Officer(s), with the help of such Authority Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of Authority funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

- (a) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
- (b) Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
- (c) Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
  - (1) the lower of two bids obtained from securities broker/dealers for such security;
  - (2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
  - (3) the bid price published by any nationally recognized security pricing service; or
  - (4) the market value quoted by the seller of the security or the owner of such Collateral.
- (d) Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such

security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Changes in Investments. Consistent with Section 2256.021, Texas Government Code, as amended, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256, Texas Government Code, as amended, such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within 30 days of the investment's failure to maintain its required minimum rating.

## ARTICLE V PROVISIONS APPLICABLE TO ALL FUNDS

### Section 5.01. Provisions Applicable to All Fund Groups.

- (a) All funds of the Authority shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by bond resolutions or trust indentures of the Authority and applicable state law or federal tax law, including the Investment Laws.
- (b) The Board, by separate resolution, may provide that a designated officer or agent of the Authority may withdraw or transfer funds from and to accounts of the Authority only in compliance with this Policy.
- (c) No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Operating Account and in the Project Account shall not be commingled or pooled for purposes of investment.

### Section 5.02. Policy of Securing Deposits of Authority Funds -- Applicable to All Deposited Authority Funds.

- (a) The Authority recognizes that FDIC (or its successor) insurance is available for Authority funds deposited at any one Texas Financial Institution (including branch banks) only up to a maximum of \$250,000 (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders.<sup>1</sup> It is the policy of the Authority that all deposited funds in each of the Authority's accounts shall be insured by the FDIC, or its successor, and to the extent the deposit surpasses the FDIC Deposit Insurance Coverage limit at any given time, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.
- (b) If it is necessary for the Authority's depositories to pledge Collateral to secure the Authority's deposits, (1) the Collateral pledge agreement must be in writing, (2)

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<sup>1</sup> The \$250,000 limit is temporary and may change from time to time under applicable law.

the Collateral pledge agreement must be approved by the depository's board of directors or loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or Authority Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the Authority. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any Authority funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and Authority Officials to proceed diligently to have such agreement approved and documented to assure protection of the Authority's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the Authority's Executive Director shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

- (c) Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the Authority's Executive Director shall obtain safekeeping receipts from the Texas financial institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the Authority. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the Authority's deposits. It shall be acceptable for the Authority's Executive Director to periodically receive interest on deposits to be deposited to the credit of the Authority if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of this Board that there be no sharing, splitting or co-tenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and Authority Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The Authority's Executive Director shall monitor the pledged Collateral to assure that it is pledged only to the Authority, review the fair market value of the Collateral to ensure that the Authority's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

- (d) The Authority's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured by the pledge of any of the following:
- (1) Surety bonds;
  - (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
  - (3) A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues and (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Texas Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
  - (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
  - (5) A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
  - (6) A letter of credit issued by a federal home loan bank; or
  - (7) A security in which a public entity may invest under the Investment Act. As of the date of this Policy, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
    - (i) Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
    - (ii) Direct obligations of the State of Texas or its agencies and instrumentalities;
    - (iii) Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
    - (iv) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit

Insurance Corporation or by the explicit full faith and credit of the United States;

- (v) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- (vi) Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
- (vii) Certificates of deposit made in accordance with the following conditions: (1) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority; (2) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (3) the broker or the depository institution selected by the Authority under Subdivision (2) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (4) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (5) the depository institution selected by the Authority under Subdivision (2), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;
- (viii) Repurchase agreements that comply with the Investment Act;
- (ix) Bankers' acceptances that comply with the Investment Act;
- (x) Commercial paper that complies with the Investment Act;
- (xi) No-load money market mutual funds that comply with the Investment Act;
- (xii) No-load mutual funds that comply with the Investment Act; and

- (xiii) Guaranteed investment contracts that comply with the Investment Act.
- (e) Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the Authority under the Investment Act:
  - (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
  - (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
  - (3) Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Sections 5.02(d)(4) and 5.02(d)(5) above; or
  - (4) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03. Diversification. The Investment Officer may invest up to 100% of the funds of the Authority in any investment instrument authorized in this Policy.

## ARTICLE VI AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments. Unless specifically prohibited by law or elsewhere by this Policy, Authority funds may be invested and reinvested only in the following types of investments:

- (a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
- (b) Direct obligations of the State or its agencies and instrumentalities;
- (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State or the United States or their respective agencies and instrumentalities;

- (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- (f) Bonds issued, assumed, or guaranteed by the State of Israel;
- (g) Interest-bearing banking deposits that are guaranteed or insured by:
  - (1) The Federal Deposit Insurance Corporation or its successor; or
  - (2) The National Credit Union Share Insurance Fund or its successor;
- (h) Interest-bearing banking deposits other than those described by Subsection (g) if:
  - (1) The funds invested in the banking deposits are invested through (i) a broker with a main office or branch in this state and is selected from a list adopted by the Authority, or (ii) a depository institution with a main office or branch office in this state that the Authority selects;
  - (2) The broker or depository institution selected as described by Subdivision (1) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the Authority's account;
  - (3) The full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and
  - (4) The Authority appoints as the Authority's custodian of the banking deposits issued for the Authority's account: (i) the depository institution selected as described by Subdivision (1); (ii) an entity described by Section 2257.041(d) of the Texas Government Code, as amended; or (iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3.
- (i) Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
- (j) Certificates of deposit made in accordance with the following conditions: (1) (A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority, or (B) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (2) the broker or

the depository institution selected by the Authority under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (4) the depository institution selected by the Authority under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;

- (k) Repurchase agreements that comply with the Investment Act;
- (l) Bankers' acceptances that comply with the Investment Act;
- (m) Commercial paper that complies with the Investment Act;
- (n) No-load money market mutual funds that comply with the Investment Act;
- (o) No-load mutual funds that comply with the Investment Act;
- (p) Investment Pools which meet the requirements set forth in Section 2256.016 and Section 2256.019 of the Texas Government Code, as amended, and which are specifically authorized by a resolution that is approved by the Board; and
- (q) With respect to bond proceeds, guaranteed investment contracts that comply with the Investment Act.

Section 6.02. Prohibited Investments. Notwithstanding anything to the contrary stated herein, no funds of the Authority may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

- (a) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
- (b) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- (c) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
- (d) Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

Section 6.03. Investment of Funds Held Under Trust Indentures. Anything in this Policy to the contrary notwithstanding, to the extent that any funds are held by a trustee under a trust indenture relating to the Authority's bonds, such funds may be invested as provided by the resolution authorizing the issuance of the bonds or the trust indenture.

## **ARTICLE VII INVESTMENT STRATEGIES**

Section 7.01. Strategy Applicable to All Funds. The Authority's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

- (a) Understanding of the suitability of the investment to the financial requirements of the Authority;
- (b) Preservation and safety of principal;
- (c) Liquidity;
- (d) Marketability of the investment if the need arises to liquidate the investment before maturity;
- (e) Diversification of the investment portfolio; and
- (f) Yield.

Section 7.02. Investment Strategy for the Operating Account. Funds in the Operating Account shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board. Operating funds shall not be invested for longer than three years.

## **ARTICLE VIII MISCELLANEOUS**

Section 8.01. Annual Review. The Authority shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause. This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority funds.

Section 8.03. Open Meeting. The Board officially finds, determines and declares that this Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public in the City of Houston, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at

all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

**APPROVED AND MADE EFFECTIVE AS OF SEPTEMBER 23, 2019, UNTIL  
MODIFIED BY THE BOARD**

EXHIBIT B  
LIST OF AUTHORIZED BROKER/DEALERS

Allegiance Bank  
Amegy Bank of Texas (Amegy Bank, N.A.)  
American First National Bank  
Bank of America Corporation  
Bank of America, N.A.  
Bank of OZK  
Bank of Texas (BOKF, NA)  
BBVA Compass Bank  
Beal Bank  
BOKF Financial  
Capital Bank, N.A.  
Capital One, N.A.  
Capital Markets Group, Inc.  
Cathay Bank  
Central Bank  
Chase Investments Services Corp.  
Chasewood Bank  
Citibank  
City Bank  
Comerica Bank  
Commercial State Bank  
Community Bank of Texas, N.A.  
CUNA  
Edward Jones  
Encore  
Enterprise Bank and Trust Company  
First Bank & Trust Company  
First Bank Texas  
First Citizens Bank  
First Community Bank, N.A.  
First Financial Bank  
First International Bank & Trust  
First National Bank of Bastrop  
First National Bank Texas  
First Texas Bank  
Fiserve, Inc.  
Frost Bank  
FTN Financial  
Guaranty Bank and Trust  
Green Bank, N.A.  
Golden Bank, National Association  
Hanmi Bank  
Herring Bank  
Hilltop Securities  
HomeTown Bank, N.A.  
Icon Bank  
Independence Bank

Independent Bank  
Integrity Bank  
IBC Bank  
Invesco  
JPMorgan Chase & Co.  
Chase Bank, N.A.  
J.P. Morgan Securities LLC  
Legacy Texas Bank  
Legg Mason  
LOGIC (Local Government Investment Cooperative)  
Lone Star National Bank  
Lone Star Investment Pool  
LPL Financial Services  
Masterson Advisors  
Mercantil Commercebank, National Association  
Merchants Bank  
Metro Bank, National Association  
Midkiff & Stone Capital Group, Inc.  
MidSouth Bank  
Moody National Bank  
Morgan Stanley  
Morgan Stanley Wealth Management  
New First National Bank  
Northern Trust, National Association  
Omnibank National Association  
Patriot Bank  
Plains State Bank  
Post Oak Bank  
Preferred Bank  
Prime Way Federal Credit Union  
Prosperity Bank  
Prudential Equity Group  
Raymond James  
RBC Wealth Management USA  
Regions Bank  
Regions Financial Corporation  
Security State Bank  
Southwestern National Bank  
Spirit of Texas Bank  
State Bank of Texas  
State Street Bank & Trust Co.  
TexSTAR  
Texan Bank  
Texas Capital Bank, National Association  
Texas Citizens Bank  
Texas CLASS  
Texas Community Bank  
Texas First Bank  
Texas Gulf Bank  
Texas State Bank  
TIB – The Independent Bankers Bank

TexPool/TexPool Prime  
The Bank of River Oaks  
Tri Star Financial  
Trustmark National Bank  
U.S. Bank National Association  
UBS Financial Services, Inc.  
Unity National Bank  
Vista Bank  
Wallis State Bank  
Wells Fargo Advisors, LLC  
Wells Fargo Bank, N.A.  
Whitney Bank  
Woodforest National Bank

**EXHIBIT C**

**CERTIFICATE OF COMPLIANCE FROM SELLERS OF  
INVESTMENTS AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT**

To: Hardy/ Near Northside Redevelopment Authority (the "Authority")

From: \_\_\_\_\_  
[Name of the person offering or the "qualified representative of the business organization" offering to engage in an investment transaction with the Authority] [Office such person holds]

of \_\_\_\_\_ (the "Business Organization")  
[name of financial institution, business organization or investment pool]

Date: \_\_\_\_\_, 20\_\_

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am an individual offering to enter into an investment transaction with the Authority or a "qualified representative" of the Business Organization offering to enter an investment transaction with the Authority, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and that I meet all requirements under such act to sign this Certificate.
2. I or the Business Organization, as applicable, anticipate selling to the Authority investments that comply with the Authority's Investment Policy and the Investment Act (collectively referred to herein as the "Investments") dated \_\_\_\_\_ (the "Investment Policy").
3. I or a registered investment professional that services the Authority's account, as applicable, have received and reviewed the Investment Policy, which the Authority has represented is the complete Investment Policy of the Authority now in full force and effect. The Authority has further acknowledged that I or the Business Organization, as applicable, may rely upon the Investment Policy until the Authority provides me or the Business Organization, as applicable, with any amendments to or any newly adopted form of the Investment Policy.
4. I or the Business Organization, as applicable, have/has implemented reasonable procedures and controls in an effort to preclude investment transactions between the Authority and me or the Business Organization, as applicable, that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the Authority's entire portfolio or requires an interpretation of subjective investment standards.
5. I or the Business Organization, as applicable, have/has reviewed or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the

Authority and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act and (ii) each of the Investments is an authorized investment under the Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of Authority monies to be invested in the Investments exceeds or in any way violates the Investment Policy.

6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
7. The Business Organization has attached hereto, for return to the Authority, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title:

**Exhibit "B"**  
**2026 - LIST OF AUTHORIZED BROKERS**

ABC Bank	Lone Star Capital Bank
Ameegy Bank of Texas, N.A.	Lone Star Investment Pool
American Bank	Moody National Bank
Austin Bank	New First National Bank
Austin Capital Bank	North Star Bank of Texas
b1Bank (Business First Bancshares)	Origin Bank
BB & T	PNC Bank/The PNC Financial Services Group, Inc.
Bank of America N.A.	Pioneer Bank
Bank of Houston	Plains Capital Bank
Bank of New York - Mellon	Plains State Bank
Bank of Texas N.A.	PrimeBank of Texas
Bank Ozk	Prosperity Bank
Brenham National Bank	R Bank
BOK Financial Capital Markets	Regions Bank
BOK Financial Securities, Inc.	Simmons Bank
Cadence Bank	SouthStar Bank
Capital Bank of Texas	Southstate Bank
Capital Markets Group	State Bank of Texas
Capital One	State Street Bank & Trust Co.
Central Bank	Stellar Bank
Citibank N.A.	Stifel Nicholas
CIT Bank	Southwestern National Bank
Comerica Bank	Sunflower Bank
Comerica Securities	Susser Bank
Commercial State Bank	Tex Star Investment Pool
Community Bank of Texas	Texan Bank
Community Trust Bank	Texas Capital Bank N.A.
East West Bank	Texas Class
Fifth Third Bank	Texas Exchange Bank
First American Bank NM	Texas First Bank
First Bank of Texas	Texas Gulf Bank
First Citizens Bank	Texas Regional Bank
First Financial Bank, N.A.	The Independent Bankers Bank
First Horizon Bank	The Mint National Bank
First Lockhart National Bank	Texas Savings Bank
First National Bank of Texas	Texpool/Texpool Prime
First Texas Bank	The Right Bank for Texas
Frontier Bank of Texas	Third Coast Bank
Frost National Bank	Truist
Guaranty Bank & Trust	Trustmark National Bank
Hancock Whitney Bank	UMB Bank
Herring Bank	United Texas Bank
Hilltop Securities	Unity National Bank
Hometown Bank, N.A.	U.S. Bank
Horizon Bank	Vantage Bank
Huntington Bank	Wallis Bank
ICS	Wells Fargo Bank, N.A.
Independence Bank	Wells Fargo Brokerage Services, LLC
Independent Bank	Wells Fargo Trust
International Bank of Commerce	West Star Bank
IntraFi Network Deposits	Woodforest National Bank
JP Morgan Chase	
Landing Rock Group LLC	
Lone Star National Bank	

**The above list shall include any successor bank**



**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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6. 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  
6<sup>th</sup> 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:** April 17, 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:
  - Tree planting plan finalized, finalizing coordination with Hardy Yards.
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.
  - Conducted Community Meeting #1 on March 25, 2026.
  - Provided comments summary to Council Member office.
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

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

# PROGRESS REPORT

APRIL 2026

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



## PINCKNEY TRAIL

### Activities This Period:

- Construction work remains at 81% complete.
- HR Green field-confirmed that newly staked pole locations will allow construction to resume.
- HR Green will provide a schedule update when available.
- Contractor to re-mobilize once poles are moved.

## HOGAN STREET/CORRIDOR STUDY

### Activities This Period:

- Develop project layout with preferred alternative.
- Working to finalize Traffic Engineering Study
- Working to finalize Drainage Study
- Working to develop 3D Visualization model

### Next Steps

- Finalize DCR and present to City of Houston

## BEGGS AND IRVINGTON STREETS SIDEWALK IMPROVEMENT – (TO #7)

### Activities This Period:

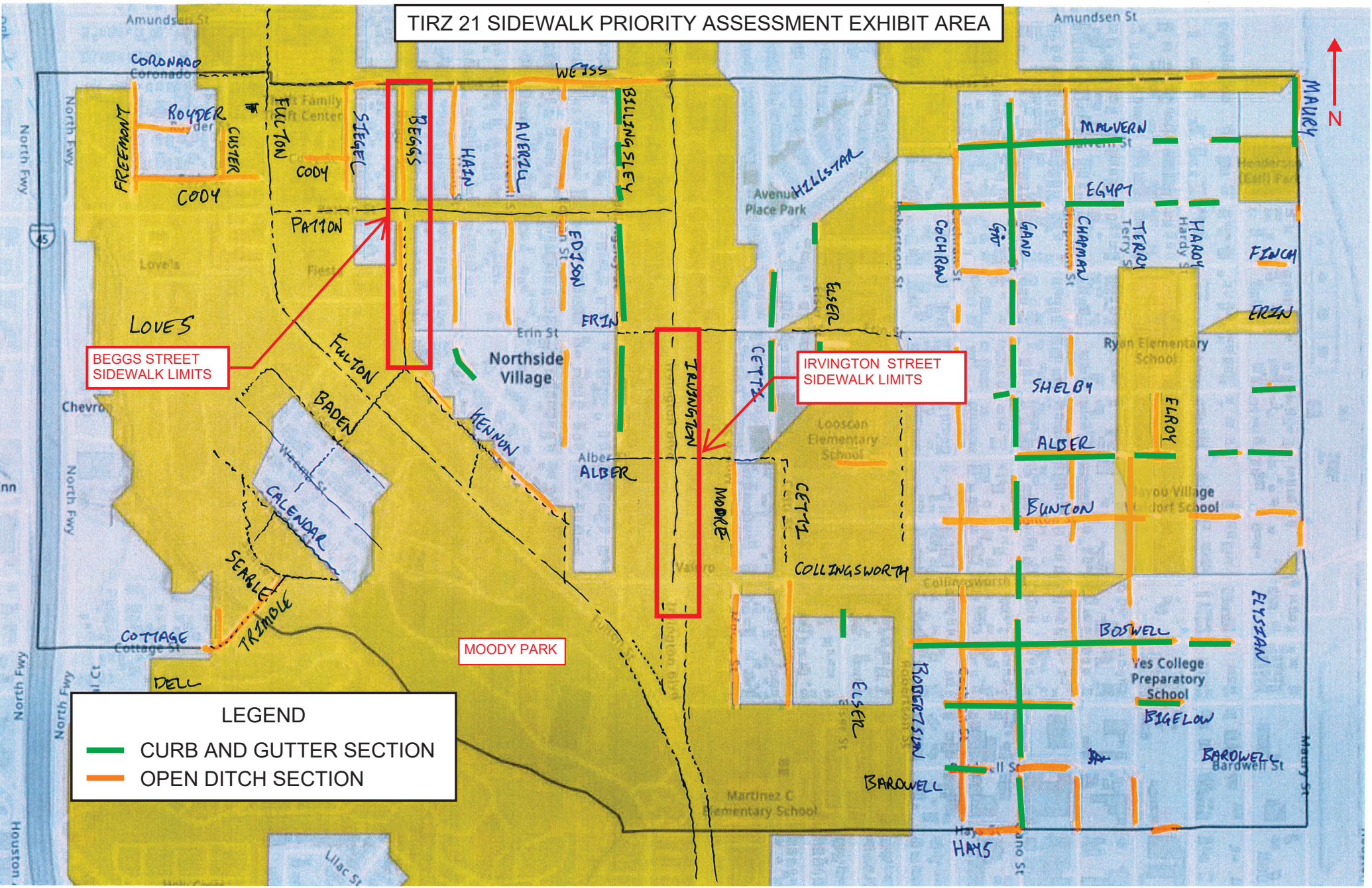
- Selected Beggs Street and Irvington for sidewalk improvements.
- Board approved to proceed with Beggs and Irvington Street for sidewalk improvements.
- Waiting for executed signed contract from City of Houston.
- Upon NTP begin survey and plans development.
- Project Schedule is the following:
  - NTP (signed contract) – Begin Project, survey, plans development
  - 30 days from NTP – Complete Survey
  - 30 days from Complete Survey – Submit 70% sidewalk plans.
  - 20 days from 70% submittal – City complete review
  - 10 days from receipt of City comments – Submit 100% plans
  - 20 days from 100% submittal – City approve plans for Construction.
  - 30 Days for Bid Phase Assistance
  - 90 Days for Construction

## QUIET ZONE REQUEST WITH UP RAILROAD

### Activities This Period:

- Reach out to Railroad, and City of Houston to identify the next steps for the request of a Quiet Zone at select crossings.

# TIRZ 21 SIDEWALK PRIORITY ASSESSMENT EXHIBIT AREA



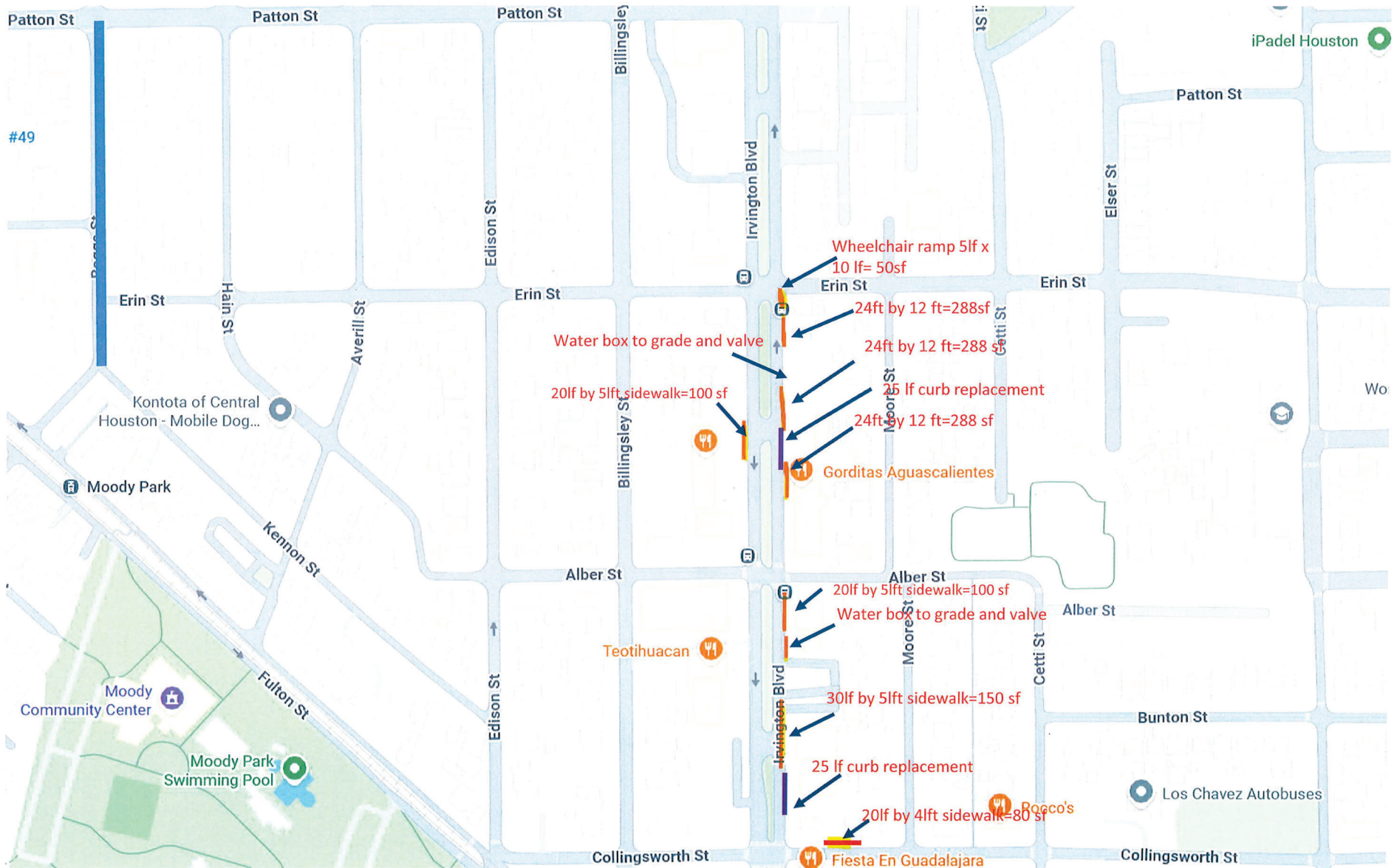
BEGGS STREET  
SIDEWALK LIMITS

IRVINGTON STREET  
SIDEWALK LIMITS

MOODY PARK

**LEGEND**

- CURB AND GUTTER SECTION
- OPEN DITCH SECTION





**SCHEMATIC LAYOUT  
PREFERRED ALTERNATIVE  
HOGAN ST**

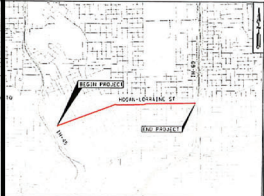
ROADWAY: HOGAN ST  
 COUNTY: HARRIS COUNTY  
 LIMITS: 1045 TO 1065  
 LENGTH: 1.6 MI  
 DESIGN SPEED: 35 MPH  
 ACT: 2024 ADT 11,400 VEHICULARY  
 FUNCTIONAL CLASSIFICATION: MAJOR THOROUGHFARE  
 RECONSTRUCTION LEVEL



NOTE: ROADWAY SHOWN ON THE SCHEMATIC REPRESENTS AN IDEALIZED REPRESENTATION OF THE PROPOSED DESIGN AND DOES NOT REPRESENT THE EXISTING ROADWAY. PROPERTY LINES AND UTILITIES ARE NOT SHOWN.

NOT INTENDED FOR CONSTRUCTION OR PERMIT PURPOSES.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.



**LEGEND**

EXISTING EOP	PROPOSED HOVWAY
EXISTING ROW	PROPOSED SIDEWALK
PROPOSED ADJUSTMENT	PROPOSED BIKEWAY
EXISTING LINE EXTENSION	PROPOSED BIKEWAY
PROPOSED LINE EXTENSION	PROPOSED BIKEWAY

STOP CONTROLLED INTERSECTION

SIGNAL CONTROLLED INTERSECTION

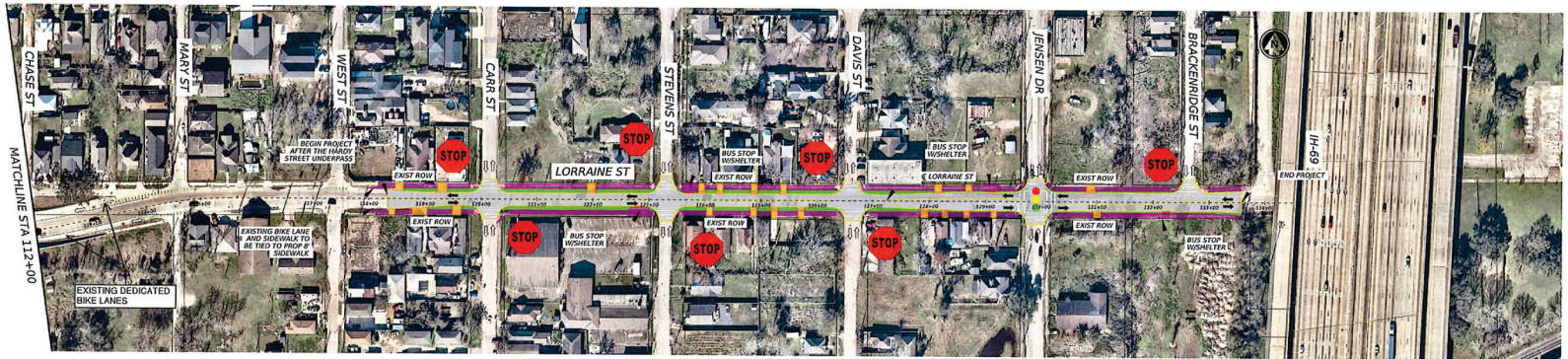
HOVWAY ADJUSTMENT

BIKEWAY ADJUSTMENT

PREPARED BY: 1024 HOGAN A.E.  
 ADDRESS: 1024 HOGAN A.E., HOUSTON, TX 77024  
 PHONE: 281-280-7000  
 FAX: 281-280-7000  
 WWW: www.hrcgreen.com

HRGreen

THIS DOCUMENT IS PREPARED FOR THE PURPOSES OF INTERFERENCY CHECKS AND IS NOT TO BE USED FOR CONSTRUCTION, RECORDS, OR FUTURE ADJUSTMENTS.

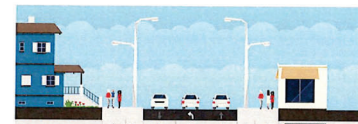


**PROPOSED TYPICAL SECTIONS**

TYPICAL APPLIES TO BLOCKS:  
 BEGIN PROJECT TO KEENE ST  
 FREEMAN ST TO GENTRY ST  
 COMMON ST TO COCHRAN ST  
 WEST ST TO DAVIS ST



TYPICAL HOGAN-LORRAINE ST - 60' ROW



HOGAN-LORRAINE STREET - LEFT TURN LANE AT SIGNALIZED INTERSECTIONS - 60' ROW

COCHRAN ST TO HARDY ST



TYPICAL HOGAN-LORRAINE STREET - 50' ROW

TYPICAL APPLIES TO BLOCKS:  
 KEENE ST TO FREEMAN ST  
 GENTRY ST TO COMMON ST  
 DAVIS ST TO END OF PROJECT



HOGAN-LORRAINE STREET - PARKING LANE AT SELECT LOCATIONS - 60' ROW

BLOCKS WITH DEDICATED PARKING LANES TO BE COORDINATED WITH PROPERTY OWNERS DURING DESIGN PHASE



**AGENDA MEMORANDUM**

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

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8. \$100,000 Contribution to Greater Northside Management District in accordance with Interlocal Agreement dated February 20, 2026.



## Memo

**To:** Near Northside TIRZ #21 (TIRZ) Chair – Daniel Ortiz

**From:** Greater Northside Management District (GNMD)

**CC:** Naina Magon, Clark Lord, Laura Davis

Re: Agreement Funding Request

Dear Chair,

Thank you for the ongoing partnerships efforts in Greater Northside Community. Per our Interlocal agreement approved by Greater Northside Management District and Hardy/Near Northside Redevelopment Authority on February 20, 2026, we are requesting funds in the amount of \$100,000.00 to our Capital Improvement Funds. These funds will be allocated for the Quitman Pedestrian Improvement Project, for 45 trees and 6 of the pedestrian lights in the project.

Per the agreement, we will, once the funds are received, place the equal amount in our Safety Special Projects Budget, to be used for overtime for District H Patrol. The funds in the amount of \$100,000 will be sent to Central HPD Patrol designated for the District H Patrol program, to be utilized along the Fulton Corridor primarily. We are currently speaking with HPD to determine how to best to deliver the funds to HPD Central.

Please indicate if any additional information is needed.

Sincerely,

Rebecca C. Reyna  
Executive Director  
Greater Northside Management District



## Greater Northside Management District

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6219 Irvington Blvd, Houston, Texas 77022

(713) 229-0900 office

March 27, 2026

### Invoice# Quitman 002

Near Northside Redevelopment Authority  
TIRZ 21  
Att: Naina Magon  
P.O. Box 22167  
Houston, TX 77227

Description	Total Price
Tree and Pedestrian Light Installation for Quitman Street Reconstruction Project	\$100,000.00

**Additional Notes:** We are tax exempt governmental entity our EIN- **76-0699167**

Please confirm receipt of this invoice which is in accordance with our Interlocal Agreement between the Greater Northside Management District and Hardy/Near Northside Redevelopment Authority.

Please notify us immediately if there are any discrepancies. We appreciate your prompt attention and look forward to this partnership.

Sincerely,

Rebecca C. Reyna  
Executive Director  
Greater Northside Management District  
[Rc.Reyna@greaternorthsidedistrict.org](mailto:Rc.Reyna@greaternorthsidedistrict.org)  
(713) 229-0900

NORTHSIDE

**Project: Quitman Street Project between Houston Avenue & Elysian Street**

<b>Public Amenity Item</b>	<b>Cost</b>	<b>Total</b>
Trees including (30) Bosque Elm (UP) - 65-gal, (5) Live Oak (QV) – 65-gal, (10) Sweet bay Magnolia (MV) – 45 gal and installation	\$46,000	\$100,000
(5) Solar Pedestrian light fixtures, including but not limited to: pole and base, fixture arm, solar panel system, solar batteries, remote monitoring system, wiring, and controls - Complete and functioning (Evergreen M Series-Sunna by Sol)	\$54,000	

**NOTE:**

Check can be addressed to Greater Northside Management District with the Memo: Capital Funds (Quitman Street Project)



## Greater Northside Management District

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6219 Irvington Blvd, Houston, Texas 77022

(713) 229-0900 office

March 27, 2026

### Invoice# Quitman 002

Near Northside Redevelopment Authority  
TIRZ 21  
Att: Naina Magon  
P.O. Box 22167  
Houston, TX 77227

Description	Total Price
Tree and Pedestrian Light Installation for Quitman Street Reconstruction Project	\$100,000.00

**Additional Notes:** We are tax exempt governmental entity our EIN- **76-0699167**

Please confirm receipt of this invoice which is in accordance with our Interlocal Agreement between the Greater Northside Management District and Hardy/Near Northside Redevelopment Authority.

Please notify us immediately if there are any discrepancies. We appreciate your prompt attention and look forward to this partnership.

Sincerely,

Rebecca C. Reyna  
Executive Director  
Greater Northside Management District  
[Rc.Reyna@greaternorthsidedistrict.org](mailto:Rc.Reyna@greaternorthsidedistrict.org)  
(713) 229-0900



**AGENDA MEMORANDUM**

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

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

April 17, 2026

## Account Balances

As of April 17, 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%	2,291,557.84	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	4,152.92	Texas Capital Operating
Totals for Operating Fund:				\$2,295,710.76	
Grand total for Hardy Near Northside Redevelopment Authority:				\$2,295,710.76	

# Cash Flow Report - Texas Capital Operating Account

As of April 17, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 03/21/2026				\$4,201.48
Receipts				
	Wire Transfer from Money Market		118,000.00	
Total Receipts			<u>118,000.00</u>	118,000.00
Disbursements				
1007	Greater Northside Management District.	Capital Funds (Quitman Street Project)	(100,000.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(4,559.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,053.56)	
ACH	SWA Group	Project Planning Consultants	(8,903.20)	
Bank Chg	Texas Capital	Monthly Service Charge	(367.00)	
Total Disbursements			<u>(118,048.56)</u>	<u>(118,048.56)</u>
BALANCE AS OF 04/17/2026				<u><u>\$4,152.92</u></u>

## Hardy Near Northside TIRZ # 21

### Actual vs. Budget Comparison

	March 2026			July 2025 - March 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	3,444	1,250	2,194	33,569	11,250	22,319	15,000
Total Revenues	<u>3,444</u>	<u>1,250</u>	<u>2,194</u>	<u>33,569</u>	<u>11,250</u>	<u>22,319</u>	<u>2,531,764</u>
Expenses							
Management Consulting Services							
Accounting	2,992	2,800	192	30,183	31,600	(1,417)	40,000
Admin Salaries & Benefits	4,500	4,583	(83)	45,500	41,250	4,250	55,000
Auditor	0	0	0	17,000	18,000	(1,000)	18,000
Tax Advisor	1,166	1,250	(84)	10,408	11,250	(842)	15,000
Insurance	0	0	0	4,145	2,500	1,645	2,500
Office Expense	121	417	(296)	1,144	3,750	(2,606)	5,000
Bank Charges	367	0	367	2,927	0	2,927	0
Program and Project Consultants							
Engineering Consultants	0	4,167	(4,167)	6,572	37,500	(30,928)	50,000
Legal	0	3,333	(3,333)	25,801	30,000	(4,199)	40,000
Planning Consultants	0	4,167	(4,167)	660	37,500	(36,840)	50,000
Total Expenses	<u>9,145</u>	<u>20,717</u>	<u>(11,571)</u>	<u>144,340</u>	<u>213,350</u>	<u>(69,010)</u>	<u>275,500</u>
Total Ordinary Revenues/ Expenses	<u>(5,702)</u>	<u>(19,467)</u>	<u>13,765</u>	<u>(110,771)</u>	<u>(202,100)</u>	<u>91,329</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	19,010	19,010	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	100,000	100,000	0	100,000	100,000	0	100,000
Total TIRZ Capital Expenses	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>131,412</u>	<u>131,412</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>100,000</u>	<u>100,000</u>	<u>0</u>	<u>131,412</u>	<u>131,412</u>	<u>0</u>	<u>2,256,264</u>
Net Income	<u>(105,701.68)</u>	<u>(119,466.67)</u>	<u>13,764.99</u>	<u>(242,182.97)</u>	<u>(333,511.82)</u>	<u>91,328.85</u>	<u>0.00</u>

## Balance Sheet

As of March 31, 2026

Mar 31, 26

## ASSETS

## Current Assets

## Checking/Savings

~~\$\$\$ 'HM Uj 7 U]U' C dYfU]b[~~

3,834

## Total Checking/Savings

3,834

## Other Current Assets

~~\$\$\$ 'H]a Y8 Ydcg]g~~

2,409,558

## Total Other Current Assets

2,409,558

## Total Current Assets

2,413,392

## TOTAL ASSETS

2,413,392

## LIABILITIES &amp; EQUITY

## Liabilities

## Current Liabilities

## Accounts Payable

~~\$\$\$ '5Wz i b]gDUhWY~~

116,516

## Total Accounts Payable

116,516

## Total Current Liabilities

116,516

## Total Liabilities

116,516

## Equity

~~\$\$\$ 'I b]g] bYX: i bX'6UUbW~~

2,539,060

## Net Income

(242,183)

## Total Equity

2,296,877

## TOTAL LIABILITIES &amp; EQUITY

2,413,392

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
4/1/2026	64994

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 <a href="mailto:lclayton@hhcllp.com">lclayton@hhcllp.com</a>	

<b>Total</b>	\$1,165.80
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## Greater Northside Management District

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6219 Irvington Blvd, Houston, Texas 77022

(713) 229-0900 office

March 27, 2026

### Invoice# Quitman 002

Near Northside Redevelopment Authority  
TIRZ 21  
Att: Naina Magon  
P.O. Box 22167  
Houston, TX 77227

Description	Total Price
Tree and Pedestrian Light Installation for Quitman Street Reconstruction Project	\$100,000.00

**Additional Notes:** We are tax exempt governmental entity our EIN- **76-0699167**

Please confirm receipt of this invoice which is in accordance with our Interlocal Agreement between the Greater Northside Management District and Hardy/Near Northside Redevelopment Authority.

Please notify us immediately if there are any discrepancies. We appreciate your prompt attention and look forward to this partnership.

Sincerely,

Rebecca C. Reyna  
Executive Director  
Greater Northside Management District  
[Rc.Reyna@greaternorthsidedistrict.org](mailto:Rc.Reyna@greaternorthsidedistrict.org)  
(713) 229-0900

**Project: Quitman Street Project between Houston Avenue & Elysian Street**

<b>Public Amenity Item</b>	<b>Cost</b>	<b>Total</b>
Trees including (30) Bosque Elm (UP) - 65-gal, (5) Live Oak (QV) – 65-gal, (10) Sweet bay Magnolia (MV) – 45 gal and installation	\$46,000	\$100,000
(5) Solar Pedestrian light fixtures, including but not limited to: pole and base, fixture arm, solar panel system, solar batteries, remote monitoring system, wiring, and controls - Complete and functioning (Evergreen M Series-Sunna by Sol)	\$54,000	

**NOTE:**

Check can be addressed to Greater Northside Management District with the Memo: Capital Funds (Quitman Street Project)

HAWES HILL & ASSOCIATES  
LLC



PO BOX 22167  
Houston, TX 77227

INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2798  
DATE 04/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: March 2026	4,500.00
In-House Postage, Photocopies, Binding, Etc.: March 2026	3.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: March 2026	56.00
<hr/>	
BALANCE DUE	<b>\$4,559.00</b>

Make checks payable to: Hawes Hill & Associates, LLC

# Hardy/Near Northside RA TIRZ 21

## In-house Postage, Photocopies, Binding, etc.

### Postage

Date	Amount
3/20/2026	\$ 3.00
	<b>\$ 3.00</b>

### Photocopies @ \$0.15

Date	Pages	Amount
		\$ -
<b>Total</b>		<b>\$ -</b>

### Color Photocopies @ \$0.50

	\$ -
<b>Total</b>	<b>\$ -</b>

### Binding sets @ \$1.00

Date	Sets	Amount
		\$ -
<b>Total</b>		<b>\$ -</b>

<b>Total, all Items</b>		
Postage	\$	3.00
Photocopies	\$	-
Color Photocopies	\$	-
Binding sets	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>3.00</b>





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

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

**Invoice No: 120783**

**Professional Services from February 09, 2026 to March 08, 2026**

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**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.

<b>Professional Personnel</b>	<b>Hours</b>	<b>Amount</b>
Sr. Manager	0.17	\$41.68
Consultant	14.25	2,850.00
<b>Total Preparation of Financial Report</b>		<b>\$2,891.68</b>

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<b>Total Professional Services</b>		<b>\$2,891.68</b>
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<b>Expenses and Other Items</b>	<b>Amount</b>
Copy Charges	\$14.35
Document Storage & Retention Service	1.83
Electronic Data Storage	22.50
Investment Officer	100.00
Mileage	23.20
<b>Total Expenses and Other Items</b>	<b>\$161.88</b>

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<b>Total Professional Services</b>	<b>\$2,891.68</b>
<b>Total Expenses and Other Items</b>	<b>161.88</b>
<b>Total Amount Due</b>	<b>\$3,053.56</b>



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

Date: March 24, 2026  
Invoice No: 208359  
For Period: February  
Project No: NNRT504  
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

**WORK PERFORMED:**

Preparation and coordination for March stakeholder and community meetings.

**Professional Services from February 1, 2026 to February 28, 2026**

**Fee**

Total Fee Earned	59,265.00		
% Complete	25.00	Total Earned	14,816.25
		Previous Fee Billing	5,926.50
		Current Fee Billing	8,889.75
		<b>Total Fee Earned</b>	<b>8,889.75</b>

**Reimbursable Expenses**

Reimbursable Misc.			
February Plots		12.23	
<b>Total Reimbursables</b>	<b>1.1 times</b>	<b>12.23</b>	<b>13.45</b>
		<b>Total Due this Invoice:</b>	<b><u>\$8,903.20</u></b>

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.

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**AGENDA MEMORANDUM**

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

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10. Administrator's Report.
  - a. Legal Contract.