

**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**

MAY 15, 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, May 15, 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 April 17, 2026, meeting.
4. Interlocal Agreement regarding Harris County Participation.
5. Hawes Hill & Associates LLC Agreement for Plan Amendment Services.
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. Bookkeeper’s Report; and approve payment of invoices.
9. Reimbursement Agreement for Sidewalk Improvements at 5127 Fulton, Houston, TX.
10. Draft FY2027 Budget – *attached*.
11. Administrator’s Report.
12. Adjourn.



Hawes Hill & Associates LLC – Administrator

Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Budget Fiscal Year Ending June 30 2027	No-New-Revenue Tax Rate Budget
Estimated Authority Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

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



AGENDA MEMORANDUM

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

3. Minutes of April 17, 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**

April 17, 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, April 17, 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 Barron, and Large, thus constituting a quorum. Also present were 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 Jesus Olivas, Ben Guo, and Andrew Crump, HR Green; Michael Robinson, SWA; Anibeth Turcios; and Chaquisha Mosley. Chairman Ortiz called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF MARCH 20, 2026, MEETING.

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

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.

Ms. Clayton reported the Investment Officer and Bookkeeper are required to annually disclose any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND AMENDED BROKER/DEALERS LIST.

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend from time to time when legislative changes affect the policy. She reported legal counsel has reviewed the current Investment Policy dated September 23, 2019, and there have been no legislative changes affecting the policy and is recommending no changes. She reviewed Exhibit B, List of Authorized Brokers, and Depository Institutions with whom the Authority may engage in investment transactions and may be amended at any time by the Board, as needed.

Upon a motion made by Director Arias, and seconded by Director Quiles, the Board voted unanimously to (a) accept the Annual Disclosure Statements from Investment Officer and Bookkeeper; and (b) adopt the Resolution Regarding Annual Review of Investment Policy and Amending the Broker/Dealers List, as presented.

SWA UPDATE.

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

a. Zone-Wide tree plantings.

Mr. Robinson reported the tree layout has been finalized and SWA will be conducting a site visit to verify the tree location layout. No action from the Board was required.

b. METRO Pocket Parks.

Director Bustamante confirmed this project will be included in the Commissioner's Court agenda in May. No action from the Board was required.

c. Cavalcade corridor resiliency project.

Mr. Robinson reported the first set of engagement meetings have been conducted. He reported the next community meeting is scheduled for May 27th at the YMCA. He answered questions regarding feedback received. 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 the location of the power poles has been staked and once the relocation locations have been verified and approved CenterPoint will relocate. He reported once the poles have been relocated the contractor will re-mobile to resume construction. No action from the Board was required.

b. Corridor Study - Hogan Street.

Mr. Olivas reviewed the schematics included in the Board materials. He reported once the Design Concept Report (DCR) has been finalized it will be presented to the City. No action from the Board was required.

c. Sidewalks.

Mr. Olivas reviewed the schedule for Beggs and Irvington Street sidewalk improvements included in the progress report and answered questions. No action from the Board was required.

Mr. Olivas provided an update and next steps to request a Quiet Zone at select crossings in the zone. He reported the request would be initiated by the City and the estimated costs for crossing improvements is \$280,000.

\$100,000 CONTRIBUTION TO GREATER NORTHSIDE MANAGEMENT DISTRICT IN ACCORDANCE WITH INTERLOCAL AGREEMENT DATED FEBRUARY 20, 2026.

Upon a motion made by Director Arias, and seconded by Director Bustamante, the Board voted unanimously to authorize payment of \$100,000 to Greater Northside Management District in accordance with the Interlocal Agreement dated February 20, 2026, for the tree and pedestrian light installation for Quitman Street Reconstruction project.

BOOKKEEPER'S REPORT; AND APPROVE PAYMET OF INVOICES.

Mr. Leggett presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials, including the \$100,000 payment to Greater Northside Management District as discussed in the previous agenda item. Mr. Lord answered questions regarding the steps and process for bond issuances. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADMINISTRATOR'S REPORT.

Mr. Huml reported the City has sent the template for the upcoming fiscal year budget and we will begin drafting and reviewing with the CIP Committee.

a. Legal Contract.

Ms. Clayton reported Clark Lord has given his notice to Bracewell and has accepted a position with Greenberg Traurig LLP. She reported Greenberg Traurig provides legal services in all practices

including public financing, contracts, real estate, etc. She reported the board has several options to consider for its legal services: (1) it can continue with its legal engagement with Bracewell LLP and they would assign the Authority a new legal counsel representative; (2) terminate its contract with the Bracewell and enter into a new engagement agreement with Greenberg Traurig and Clark Lord will continue as counsel to the Authority; or (3) issue a Request for Qualifications for legal services and upon receipt of responses negotiate a contract with a new firm. She answered questions from the Board regarding its options and the process of engaging Greenberg. She reported Mr. Lord has agreed that his fees would be the same as they are currently if the Board so chooses to engage Greenberg Traurig and he would have the support staff required for all legal services. After full discussion by the Board the Board took the following action:

Upon a motion made by Director Quiles, and seconded by Director Arias, the Board voted unanimously to (1) terminate the engagement with Bracewell LLP for legal services at the appropriate time and as directed by the Board Chair; authorize the Administrator to negotiate a contract with Greenberg Traurig LLP for legal services; and authorized execution of an Agreement with Greenberg Traurig LLP upon review and approval by the Board Chair.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:48 a.m.

Secretary



AGENDA MEMORANDUM

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

4. Interlocal Agreement regarding Harris County Participation.



AGENDA MEMORANDUM

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

5. Hawes Hill & Associates LLC Agreement for Plan Amendment Services.

**AGREEMENT BY AND BETWEEN
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY,
REINVESTMENT ZONE NUMBER 21, CITY OF HOUSTON,
AND HAWES HILL & ASSOCIATES LLC**

This agreement is made by and between Near Northside Redevelopment Authority and Reinvestment Zone Number 21, City of Houston, (the "Clients") and Hawes Hill & Associates LLC (the "Consultant").

W I T N E S S E T H:

WHEREAS, the Clients desire that the Consultant provide certain professional services related to amendment of a Tax Increment Reinvestment Zone, in Houston, Texas on behalf of the Clients;

WHEREAS, the Consultant has the employees, office operations, and knowledge to ably provide the professional services required by the Clients;

NOW THEREFORE, Clients and Consultant, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, do agree as follows:

I.
Services

The Consultant hereby agrees to provide, furnish, or perform certain professional services with respect to the amendment of a Tax Increment Reinvestment Zone, including the services described on Exhibit "A", attached hereto. Such services herein collectively are referred to as the "Services."

II.
Performance of Services

Consultant shall have the right to determine the method, details, and means of performing the Services. The Clients, however, shall be entitled to ensure satisfactory performance, including the rights to inspect, to stop work, to make suggestions or recommendations as to the details of the work, and to propose modifications to the Services. Consultant will provide all required resources and personnel to complete the Services and use its best efforts to accommodate work schedule requests in a timely manner.

III.
Compensation and Reimbursement to Consultant

For and in consideration of the professional services rendered by the Consultant as specified in Exhibit "A," *Scope of Professional Consulting Services, Plan Amendment of Tax Increment Reinvestment Zone* of this Agreement, the Clients agree to pay the Consultant a fixed fee of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) due and billed monthly on the percentage basis of work completed and portion of fee earned. The agreed upon fixed fee shall include all reasonable out-of-pocket expenses and other expenses and charges incurred by the Consultant in performing the Services under this Agreement.

Consultant shall tender to the Clients a detailed invoice of the services performed each month during the term of this Agreement. Payments on account of services rendered shall be made within 30 days after the Clients receive Consultant's detailed invoice. In the event of a disputed or contested invoice, the Clients may withhold any such disputed or contested amount without penalty.

IV.

Right of Ownership

All data, information, maps, books, reports, files, photography, artwork, software, equipment, and materials purchased, created or maintained by the Clients or purchased, created or maintained by the Consultant on behalf of the Clients shall remain the property of the Clients. It shall be clearly marked as property of the Clients in such manner that it may at any time be removed from the premises of the Consultant.

V.

Laws to be Observed

In performing its obligations under this Agreement, the Consultant at all times shall observe and comply with all federal and state laws, local laws, ordinances, orders, and regulations of the federal, state, county, or city governments. The federal, state, and local laws, ordinances, and regulations which affect those engaged or employed in the work, or the equipment used in the work, or which in any way affects the conduct of the work, shall be at all times in effect, and no pleas of misunderstanding will be considered on account of ignorance thereof.

VI.

Successors and Assigns

This Agreement shall bind and benefit the respective parties and their legal successors, and shall not be assignable, in whole or in part, by any party hereto without first obtaining the written consent of the other party. Nothing herein shall be construed as creating any personal liability on the part of any officer or director of the Authority or the Zone.

VII.

Independent Contractors

The Consultant shall be an independent contractor to the Clients, and nothing in this Agreement shall be deemed to cause this Agreement to create an agency, partnership, or joint venture between the parties. This Agreement shall not be interpreted or construed as creating or establishing the relationship of employer and employee between the Clients and the Consultant, or any of the Consultant's employees or agents.

VIII.

Conflict of Interest

In keeping with Consultant's duties to the Clients, Consultant agrees that it shall not, directly or indirectly, become involved in any conflict of interest, or upon discovery thereof, allow such a conflict to continue. Moreover, Consultant agrees that it shall promptly disclose to the Clients any facts which might involve any reasonable possibility of a conflict of interest.

IX.

Term and Termination

This Agreement shall become effective as of the date executed by the Clients and the Consultant as set forth on the signature page hereof. A party may terminate this Agreement at any time by giving the other parties at least thirty (30) days' prior written notice thereof, specifying in such notice the effective date of such termination. In the event of termination, it is understood and agreed that only the amounts due the Consultant for services provided and expenses incurred to the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement.

X.

Amendment or Modification

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only upon the written consent of the parties hereto, executed by authorized representatives of all parties to this Agreement.

XI.

Miscellaneous

1. Choice of Law. This Agreement shall be construed and given effect in accordance with the laws of the State of Texas, including all matters of construction, validity, performance and enforcement.
2. Binding Effect; Assignment. This Agreement shall be binding upon and inure to the benefit of the Clients and the Consultant, their respective successors and assigns; provided however, that none of the parties hereto may assign or transfer any of its rights or obligations hereunder without the prior written consent of the other parties.
3. Entire Agreement. This instrument contains the entire agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this Agreement shall be of no force or effect except for a subsequent modification in writing signed by all parties thereto.
4. Waiver. A waiver by any party of a breach of any of the terms or provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach.

(EXECUTION PAGE FOLLOWS)

XII.

Acceptance

This Agreement may be executed and delivered (including by facsimile transmission or electronic signature) in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each Party and delivered to the other Party, it being understood that both Parties need not sign the same counterpart.

The venue for all disputes and related purposes shall be in Harris County, Texas.

AGREED AND ACCEPTED THIS 15th DAY OF May, 2026.

On Behalf of Near Northside Redevelopment Authority:

By: _____
Name: Daniel Ortiz
Title: Chairman

On Behalf of Reinvestment Zone Number 21, City of Houston:

By: _____
Name: Daniel Ortiz
Title: Chairman

On Behalf of HAWES HILL & ASSOCIATES LLC:

By:  _____
Naina Magon, Managing Principal
Hawes Hill & Associates LLC
PO Box 22167
Houston TX 77227-2167
Telephone 713-595-1274
E-mail: nmagon@haweshill.com

On Behalf of CITY OF HOUSTON, TEXAS

By: _____
Name: Gwendolyn Tillotson-Bell
Title: Chief Economic Development Officer
Dated: _____

Exhibit "A"

Scope of Professional Consulting Services Plan Amendment of Tax Increment Reinvestment Zone

HHA Staff will carry out the scope of professional consulting services described below. These services apply to Tax Increment Reinvestment Zone 21 and are broken down into three distinct Phases: (I) activities associated with the preparation of the preliminary analyses and studies supporting the planned amendment; (II) activities necessary to inform and educate public officials and stakeholders on the plan amendment and to gather additional information that may be needed to refine the final proposed Amended Project Plan and Project Financing Plan; and (III) approval of Amended Project Plan and Financing Plan by Near Northside Redevelopment Authority and Reinvestment Zone Number 21, City of Houston.

Phase I: Analysis and preparation of documentation to initiate amendment to the current Project Plan and Project Financing Plan

- Perform an initial analysis of boundary expansion and/or plan amendment. The analysis will include: a) a complete review of all ad valorem values in the Zone; b) existing land uses; c) documentation of blighted conditions; d) identification of tracts where development is impeded due to faulty lot layout; e) analysis of any other relevant factors impeding development or redevelopment of the area.
- Review projects and project cost assumptions.
- Prepare a revenue analysis outlining projected growth and increment.
- Prepare a draft Amended Project Plan and Reinvestment Zone Financing Plan for use in briefings on the amendment, including costs of all proposed public improvements. The amended plan will include the following: a) maps showing the existing uses and conditions of real property in the zone and maps showing proposed improvements to and use of that property; b) proposed changes to any ordinances applicable to the area; c) a list of the estimated non-project costs; and, d) a statement of the method of relocating persons to be displaced as a result of the implementation of the project plan. The amended financing plan will include: a) a detailed list of the estimated project costs of the zone, including administrative expenses; b) a statement listing the kind, number, and location of all proposed public works or public improvements in the zone; c) the estimated amount of bonded indebtedness to be incurred; d) the time when related costs or monetary obligations are to be incurred; e) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone.

Phase II: Preparation of preliminary documents required for amendment of the Project Plan and Project Financing Plan

- Conduct meetings (as necessary) with stakeholders and/or elected officials/staff from proposed participating jurisdictions regarding the plan amendment. Provide financial impact information to each, and work with any elected body committees to review the amended plan and how it will impact the jurisdiction's tax base and further each jurisdiction's economic development goals and objectives.
- Conduct a workshop (if needed or required) with City Council on the plan amendment. Present the proposed redevelopment strategy, the process for amending the reinvestment zone, and the administrative issues associated with implementation of the Amended Project Plan and Reinvestment Zone Financing Plan and serve as support staff to City staff in their role as advisors to the elected leadership.
- Prepare a Final Amended Project Plan and Reinvestment Zone Financing Plan for presentation to the Clients' Board of Directors, for their consideration and approval.

Phase III: Preparation and submission of final documentation with regards to the Amended Project Plan and Project Financing Plan to the City.

- Prepare and deliver to City Secretary the public notice of the hearing and plan amendment. Serve as the point of contact for any questions/issues that arise related to the hearing before the hearing is held.
- Assist the City in conducting a public hearing on the plan amendment. We will either conduct the hearing on the City's behalf or be present to serve as technical advisor to the City during the hearing.
- Prepare and submit to the City Legal Department an ordinance to approve the zone's boundary expansion and amended project plan and reinvestment zone financing plan.
- Negotiate final participation agreements with other taxing jurisdictions. Each agreement will set forth the rate of participation for the jurisdiction, the term of the agreement, and any special negotiated provisions required by the jurisdiction for their participation in the TIRZ.
- Present agreements to the Clients' Board of Directors for approval.
- Prepare ordinances to submit to the City Legal Department to approve the participation agreements for other taxing jurisdictions.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.
 - c. Cavalcade corridor resiliency project.

SWA Houston

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PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY –
URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES

PROJECTS: TIRZ #21 CIP

DATE: May 15, 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:
 - Coordination with Council Member office and stakeholders.
 - Community Meeting scheduled for June 4, 2026, 6-8pm, at MD Anderson Family YMCA.
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

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

PROGRESS REPORT

MAY 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.
- Harris County will issue payment to Centerpoint on May 14th.
- After payment received, Centerpoint will move poles and contractor will re-mobilize to finish work.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Working to finalize Traffic Engineering Study (end of May)
- Finalize Drainage Study after Traffic Engineering Study complete
- Develop 3D Visualization model after Traffic Engineering Study complete

Next Steps

- Finalize DCR and present to City of Houston in July

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

Activities This Period:

- Board approved to proceed with Beggs and Irvington Street for sidewalk improvements.
- Received executed signed contract from City of Houston.
- Begin coordination with survey of ditches and flowlines
- Begin Plan Set development.

- Project Schedule is the following: Below key dates are from master schedule.
 - 4-17-26 NTP – Begin plans development, develop sub-consultant agreement with survey
 - 7-8-26 90% Submittal (COH 30 days to review)
 - 9-3-26 100% Submittal (COH 30 days to review)
 - 10-29-26 Final Plans Submittal
 - 10-30-26 Begin Bid & Contract Award Phase (90 days)
 - 1-28-27 Begin Construction Phase

TASK ORDER #7 - TIRZ 21/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY - IRVINGTON AND BEGGS SIDEWALK IMPROVEMENTS IN HOUSTON, TEXAS (HR GREEN - PRIME - PN: 2602224)

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027			Qtr 2, 2027		
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1		Notice to Proceed	1 day	Fri 4/17/26	Fri 4/17/26																
2		Project Management	375 days	Mon 4/20/26	Thu 4/29/27	1FS+2 days															
3		Final Design Phase	193 days	Mon 4/20/26	Thu 10/29/26	1FS+2 days															
4		Survey (Limited Topo)	25 days	Mon 4/20/26	Thu 5/14/26	1FS+2 days															
5		Tree Protection (TP) Data Gathering	32 days	Mon 5/4/26	Thu 6/4/26	1FS+16 days															
6		Data Collection/Record Drawings	28 days	Fri 5/15/26	Thu 6/11/26	4															
7		Plans Production for Various Improvements	54 days	Fri 5/15/26	Tue 7/7/26	4															
8		Develop Initial Tree Protection Plan (CN Koehl)	29 days	Fri 6/5/26	Fri 7/3/26	5															
9		90% Submittal to TIRZ 21/COH	1 day	Wed 7/8/26	Wed 7/8/26	7															
10		90% Submittal TIRZ 21/COH Review	33 days	Thu 7/9/26	Mon 8/10/26	9															
11		Plans Production/Address 90% Review Comments	23 days	Tue 8/11/26	Wed 9/2/26	10															
12		Tree Protection Plans (CN Koehl) - Address 90% Review Comments	18 days	Tue 8/11/26	Fri 8/28/26	10															
13		100% Submittal to TIRZ 21/COH	1 day	Thu 9/3/26	Thu 9/3/26	11															
14		100% Submittal TIRZ 21/COH Review	32 days	Fri 9/4/26	Mon 10/5/26	13															
15		Final Plans Production/Address 100% Comments	23 days	Tue 10/6/26	Wed 10/28/26	14															
16		Final Tree Protection Plans (CN Koehl)/Address 100% Comments	14 days	Tue 10/6/26	Mon 10/19/26	14															
17		Final Submittal to TIRZ 21/COH	1 day	Thu 10/29/26	Thu 10/29/26	15															
18		Bid & Contract Award Phase	90 days	Fri 10/30/26	Wed 1/27/27	17															
19		Construction Phase	92 days	Thu 1/28/27	Thu 4/29/27	18															

Project: TIRZ 23 SW SCHED.
Date: Fri 5/1/26

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

May 15, 2026

Account Balances

As of May 15, 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%	2,269,797.42	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	5,340.30	Texas Capital Operating
Totals for Operating Fund:				\$2,275,137.72	
Grand total for Hardy Near Northside Redevelopment Authority:				\$2,275,137.72	

Cash Flow Report - Texas Capital Operating Account

As of May 15, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/18/2026				\$4,152.92
Receipts				
	Wire Transfer from Money Market		25,000.00	
Total Receipts				25,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(3,825.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(4,538.60)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,669.47)	
ACH	SWA Group	Project Planning Consultant Fee	(9,447.54)	
Bank Chg	Texas Capital	Monthly Service Charge	(367.04)	
Bank Chg	Texas Capital	Unused Loan Fee	(799.17)	
Total Disbursements				(23,812.62)
BALANCE AS OF 05/15/2026				\$5,340.30

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	April 2026			July 2025 - April 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	3,240	1,250	1,990	36,809	12,500	24,309	15,000
Total Revenues	<u>3,240</u>	<u>1,250</u>	<u>1,990</u>	<u>36,809</u>	<u>12,500</u>	<u>24,309</u>	<u>2,531,764</u>
Expenses							
Management Consulting Services							
Accounting	3,594	2,800	794	33,777	34,400	(623)	40,000
Admin Salaries & Benefits	4,500	4,583	(83)	50,000	45,833	4,167	55,000
Auditor	0	0	0	17,000	18,000	(1,000)	18,000
Tax Advisor	1,166	1,250	(84)	11,574	12,500	(926)	15,000
Insurance	0	0	0	4,145	2,500	1,645	2,500
Office Expense	114	417	(302)	1,258	4,167	(2,909)	5,000
Bank Charges	1,166	0	1,166	4,093	0	4,093	0
Program and Project Consultants							
Engineering Consultants	0	4,167	(4,167)	6,572	41,667	(35,095)	50,000
Legal	0	3,333	(3,333)	29,626	33,333	(3,707)	40,000
Planning Consultants	0	4,167	(4,167)	660	41,667	(41,007)	50,000
Total Expenses	<u>10,540</u>	<u>20,717</u>	<u>(10,177)</u>	<u>158,705</u>	<u>234,067</u>	<u>(75,361)</u>	<u>275,500</u>
Total Ordinary Revenues/ Expenses	<u>(7,301)</u>	<u>(19,467)</u>	<u>12,166</u>	<u>(121,897)</u>	<u>(221,567)</u>	<u>99,670</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	28,457	28,457	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	100,000	100,000	0	100,000
Total TIRZ Capital Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>140,859</u>	<u>140,859</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>140,859</u>	<u>140,859</u>	<u>0</u>	<u>2,256,264</u>
Net Income	<u>(7,300.50)</u>	<u>(19,466.67)</u>	<u>12,166.17</u>	<u>(262,756.01)</u>	<u>(362,426.03)</u>	<u>99,670.02</u>	<u>0.00</u>

Balance Sheet

As of April 30, 2026

Apr 30, 26

ASSETS

Current Assets

Checking/Savings

	2,987
--	-------

2,987

Total Checking/Savings

2,987

Other Current Assets

	2,294,797
--	-----------

2,294,797

Total Other Current Assets

2,294,797

Total Current Assets

2,297,784

TOTAL ASSETS

2,297,784

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

	21,481
--	--------

21,481

Total Accounts Payable

21,481

Total Current Liabilities

21,481

Total Liabilities

21,481

Equity

	2,539,060
--	-----------

2,539,060

Net Income

(262,756)

Total Equity

2,276,304

TOTAL LIABILITIES & EQUITY

2,297,784



Hardy Near Northside Redevelopment Authority Quarterly Investment Inventory Report Period Ending March 31, 2026

BOARD OF DIRECTORS

Hardy Near Northside
Redevelopment Authority

Attached is the Quarterly Investment Inventory Report for the
Period ending March 31, 2026.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)
May 22, 2025 (North Central TX Council 8 Hours)

November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)
November 26, 2025 (Texpool Academy 10 Hours)

Summary of Money Market Funds

01/01/2026 - 03/31/2026

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

Account Number: XXXX1794 Date Opened: 12/01/2022 Current Interest Rate: 2.28%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2026		2,453,507.85				
01/16/2026	Transfer to Operating			(15,000.00)		
01/19/2026	Transfer to Operating			(3,000.00)		
01/31/2026					3,478.49	
02/20/2026	Transfer to Operating			(10,000.00)		
02/28/2026					3,127.82	
03/20/2026	Transfer to Operating			(26,000.00)		
03/31/2026					3,443.68	
Totals for Account XXXX1794:		\$2,453,507.85		(\$54,000.00)	\$10,049.99	\$2,409,557.84
Totals for Operating Fund:		\$2,453,507.85		(\$54,000.00)	\$10,049.99	\$2,409,557.84

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Hardy Near Northside Redevelopment Authority
Summary of Certificates of Deposit with Money Market
 01/01/2026 - 03/31/2026

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Totals for Operating Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00						Interest Earned:						\$0.00	
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:						\$0.00	
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:						\$0.00	
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:						\$0.00	
Fixed Balance:		\$0.00						MM Interest Earned:						\$10,049.99	
MM Balance:		\$2,409,557.84						Total Interest Earned:						\$10,049.99	
Total Balance:		\$2,409,557.84													
Totals for District:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

BRACEWELL

REMITTANCE PAGE

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

Invoice: 22015438

Matter No: 0037619.000001

Total Fees	\$ 3,825.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 3,825.00
Total Current Billing on this Invoice	\$ 3,825.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 3,825.00

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:**22015438**

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 #
5/1/2026	65116

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
--------------	------------

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2837
DATE 05/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: April 2026	4,500.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: April 2026	19.60
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: April 2026	19.00
<hr/>	
BALANCE DUE	\$4,538.60



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

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

Invoice No: 121596

Professional Services from March 09, 2026 to April 05, 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	2.25	\$562.50
Consultant	14.58	2,916.66
Total Preparation of Financial Report		\$3,479.16

Task: Preparation of Budget/Audit

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

Professional Personnel	Hours	Amount
Investment Specialist	0.08	\$14.58
Total Preparation of Budget/Audit		\$14.58

Total Professional Services \$3,493.74

Expenses and Other Items	Amount
Copy Charges	\$16.60
Document Storage & Retention Service	1.83
Electronic Data Storage	22.50
Investment Officer	100.00
Mileage	34.80
Total Expenses and Other Items	\$175.73

Total Professional Services \$3,493.74

Total Expenses and Other Items 175.73

Total Amount Due \$3,669.47



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

Date: April 9, 2026
Invoice No: 208450
For Period: March
Project No: NNRT504
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

WORK PERFORMED:

Preparation of base materials and coordination for stakeholder meeting 1 (March 5, 2026) and Community meeting 1 (March 25, 2026).

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

Fee

Total Fee Earned	59,265.00		
% Complete	40.00	Total Earned	23,706.00
		Previous Fee Billing	14,816.25
		Current Fee Billing	8,889.75
		Total Fee Earned	8,889.75

Reimbursable Expenses

Reimbursable Misc.			
March Plots		507.08	
Total Reimbursables	1.1 times	507.08	557.79
		Total Due this Invoice:	<u>\$9,447.54</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

9. Reimbursement Agreement for Sidewalk Improvements at 5127 Fulton, Houston, TX.



AGENDA MEMORANDUM

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

10. Draft FY2027 Budget – *attached to Posted Agenda.*

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2027 BUDGET PROFILE

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

P R O J E C T F I L E	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2026):	\$ 1,183,186,407
	Current Taxable Value (TY2025):	\$ 1,136,110,954
	Acres:	1,492.11
	Administrator (Contact):	Hawes Hill and Associates
	Contact Number:	(713) 595-1209

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
	Capital Projects:			
	Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,635,287	\$ 84,056,713
	Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
	Public Utility Improvements	147,884,000	-	147,884,000
	Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
	Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
		-	-	-
		-	-	-
	Total Capital Projects	\$ 534,724,000	\$ 13,635,287	\$ 521,088,713
	Affordable Housing	32,920,000	4,710,053	28,209,947
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	1,700,000	-	1,700,000
	Administration Costs/ Professional Services	5,200,000	2,226,539	2,973,461
	Creation Costs	-	-	-
	Total Project Plan	\$ 574,544,000	\$ 20,571,879	\$ 553,972,121

D E B T	Additional Financial Data	FY2026 Budget	FY2026 Estimates	FY2027 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/25	Projected Balance as of 6/30/26	Projected Balance as of 6/30/27
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 3,977,654	-	-
	Developer Agreement - Offsite Improvements	\$ 791,935	-	-
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,938,836	\$ 3,031,993
Beginning Balance	\$ 2,671,305	1,938,836	3,031,993
City tax revenue	\$ 2,711,338	\$ 2,728,900	\$ 2,920,516
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 2,711,338	2,728,900	2,920,516
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
Other Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
Harris County Joint Participation - Hogan Street Study	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 5,397,643	4,707,453	5,967,509

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
EXPENDITURES			
Accounting	\$ 40,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 55,000	\$ 60,000	\$ 55,000
Auditor	\$ 18,000	\$ 16,250	\$ 18,000
Tax Advisor	\$ 15,000	\$ 15,000	\$ 15,000
Insurance	\$ 2,500	\$ 2,426	\$ 2,500
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
TIRZ Administration and Overhead	\$ 135,500	138,676	135,500
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
Program and Project Consultants	\$ 140,000	\$ 70,000	\$ 140,000
Management consulting services	\$ 275,500	208,676	275,500
Capital Expenditures (See CIP Schedule)	\$ 1,740,000	195,000	2,750,000
TIRZ Capital Expenditures	\$ 1,740,000	195,000	2,750,000
Hardy Yards/Cypress - OnSite	\$ -	-	-
Hardy Yards/Cypress - OffSite	\$ -	-	-
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 2,015,500	403,676	3,025,500
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 135,567	\$ 136,445	\$ 146,026
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 903,779	\$ 909,633	\$ 973,505
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000
Total Transfers	\$ 1,265,052	1,271,784	1,345,237
Total Budget	\$ 3,280,552	1,675,460	4,370,737
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,117,091	3,031,993	1,596,772
Ending Fund Balance	\$ 2,117,091	3,031,993	1,596,772
Total Budget & Ending Fund Balance	\$ 5,397,643	\$ 4,707,453	\$ 5,967,509

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY27 - FY31 Total	Cumulative Total (To Date)	
			Through 2025	Projected 2026	2027	2028	2029	2030	2031			
H	T-2101	Near Northside Hernandez Tunnel	\$ 639,578	-	-	-	-	-	-	-	-	639,578
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 42,075	-	75,000	-	-	-	-	-	75,000	117,075
H	T-2105	Pinckney Street Hike and Bike Trail	\$ 238,143	30,000	275,000	-	-	-	-	-	275,000	543,143
H	T-2106	Sidewalk Replacement & Improvements	\$ 38,800	30,000	700,000	590,000	330,000	-	-	-	1,620,000	1,688,800
B, H	T-2107	Hogan/Lorraine Corridor Improvements	\$ 181,000	-	1,000,000	500,000	500,000	500,000	500,000	500,000	3,000,000	3,181,000
B, H	T-2109	Parks and Greenspace Improvements	\$ 143,500	30,000	200,000	400,000	100,000	100,000	100,000	100,000	900,000	1,073,500
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	1,000,000	3,750,000	3,755,000
H	T-2112	Area Wide Community Improvements	\$ -	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000	600,000
0	T-1213	San Jacinto Street Connector	\$ -	-	100,000	-	-	-	-	-	100,000	100,000
0	T-1214	Railroad Quite Zone	\$ -	-	50,000	-	-	-	-	-	50,000	50,000
0	T-2115	Civic Art	\$ -	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000	250,000
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-	-
Totals			\$ 1,298,096	195,000	2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000	\$ 10,520,000	\$ 12,013,096	

* NOTE:

** NOTE:

*** NOTE:

\$ 1,298,096

\$ -

DRAFT

Source of Funds	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
	Through 2025	Projected 2026	2027	2028	2029	2030	2031			
TIRZ Funds	1,298,096	195,000	2,750,000	2,190,000	2,080,000	1,750,000	1,750,000	10,520,000	12,013,096	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Project Total	1,298,096	195,000	2,750,000	2,190,000	2,080,000	1,750,000	1,750,000	10,520,000	12,013,096	

DRAFT V2

Project: Pinckney Street Hike and Bike Trail	City Council District		Key Map:		WBS.:	T-2105	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. The construction is a joint 50/50 effort between Harris County and TIRZ and represents \$550,000 in public improvements. The County managed the project.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	238,143	-	30,000	-	-	-	-	-	\$ -	\$ 268,143
4	Construction	-	275,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143
Source of Funds											
TIRZ Funds		238,143	275,000	30,000	275,000	-	-	-	-	\$ 275,000	\$ 543,143
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143

Project: Sidewalk Replacement & Improvements	City Council District		Key Map:		WBS.:	T-2106	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. Includes \$1,100,880 for Mayor's Priority Sidewalks.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	38,800	-	30,000	150,000	150,000	-	-	-	\$ 300,000	\$ 368,800
4	Construction	-	400,000	-	500,000	400,000	300,000	-	-	\$ 1,200,000	\$ 1,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
Total Allocations		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800
Source of Funds											
TIRZ Funds		38,800	440,000	30,000	700,000	590,000	330,000	-	-	\$ 1,620,000	\$ 1,688,800
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800

Project: Hogan/Lorraine Corridor Improvements	City Council District		Key Map:		WBS.:	T-2107	
	Location:	B, H	Geo. Ref.:				
	Served:	B, H	Neighborhood:				
Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. The schematic design was a joint 50/50 effort between Harris County and TIRZ. The County lead the schematic design effort.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	181,000	-	-	-	-	-	-	-	\$ -	\$ 181,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	500,000	-	1,000,000	500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
4	Construction	-	-	-	-	-	500,000	500,000	500,000	\$ 1,500,000	\$ 1,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000
Source of Funds											
TIRZ Funds		181,000	500,000	-	1,000,000	500,000	500,000	500,000	500,000	\$ 3,000,000	\$ 3,181,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000

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

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	143,500	50,000	30,000	100,000	-	-	-	-	\$ 100,000	\$ 273,500
4	Construction	-	100,000	-	100,000	400,000	100,000	100,000	100,000	\$ 800,000	\$ 800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500
Source of Funds											
TIRZ Funds		143,500	150,000	30,000	200,000	400,000	100,000	100,000	100,000	\$ 900,000	\$ 1,073,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500

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

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	5,000	100,000	-	100,000	100,000	100,000	\$ 400,000	\$ 405,000
4	Construction	-	100,000	-	100,000	500,000	800,000	800,000	800,000	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
Total Allocations		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000
Source of Funds											
TIRZ Funds		-	200,000	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	\$ 3,750,000	\$ 3,755,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000

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

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000
Source of Funds											
TIRZ Funds		-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000

*NOTE:

Project: San Jacinto Street Connector		City Council District		Key Map:				WBS.:		T-1213	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
Justification:		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Project: Railroad Quite Zone		City Council District		Key Map:				WBS.:		T-1214	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
Justification:		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Source of Funds											
TIRZ Funds		-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000

Project: Civic Art		City Council District		Key Map:				WBS.:		T-2115	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2014	2015	2016	2017	2018	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
Total Allocations		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000
Source of Funds											
TIRZ Funds		-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000

Project: Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-2199	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Street maintenance program.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification: Mobility improvements to extend the life of roads. Leverage City of Houston participation.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 21	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
City	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 2,768,617	\$ 2,935,516	\$ 3,170,612	\$ 3,417,250	\$ 3,676,018	\$ 3,947,529
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 909,633	\$ 973,505	\$ 1,051,871	\$ 1,134,083	\$ 1,220,339	\$ 1,310,843
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Administrative Fees						
City	\$ 136,445	\$ 146,026	\$ 157,781	\$ 170,113	\$ 183,051	\$ 196,626
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 1,271,784	\$ 1,345,237	\$ 1,435,358	\$ 1,529,902	\$ 1,629,096	\$ 1,633,175
Management Consulting Services	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
CASH FLOW FROM OPERATIONS	\$ 1,288,157	\$ 1,314,779	\$ 1,459,754	\$ 1,611,848	\$ 1,771,422	\$ 2,038,854
BEGINNING FUND BALANCE (7)	\$ 1,938,836	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 3,226,993	\$ 4,346,772	\$ 3,056,526	\$ 2,478,374	\$ 2,169,796	\$ 2,458,650
Projects						
Hardy Yards/Cypress Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2101 Near Northside Hernandez Tunnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2105 Pinckney Street Hike and Bike Trail	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Improvements	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
T-2112 Area Wide Community Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
T-1213 San Jacinto Street Connector	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
T-1214 Railroad Quite Zone	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -
T-2115 Civic Art	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
T-0017 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2199 Concrete Panel Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
TOTAL PROJECTS	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
RESTRICTED Funds - Planning and Development	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Blance	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650



AGENDA MEMORANDUM

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

11. Administrator's Report.