

**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**

**MAY 21, 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 **Thursday, May 21, 2026, at 11:00 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.



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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.



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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 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 27<sup>th</sup> 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.

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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. Interlocal Agreement regarding Harris County Participation.

**INTERLOCAL AGREEMENT  
BETWEEN CITY OF HOUSTON, TEXAS; HARRIS COUNTY, TEXAS;  
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS;  
AND NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This INTERLOCAL AGREEMENT (this “Agreement”) is made and entered into pursuant to Chapter 791, Texas Government Code, as amended; and Chapter 311, Texas Tax Code, as amended (the “TIRZ Act”); by and between the CITY OF HOUSTON, TEXAS (the “City”), a municipal corporation and home-rule city of the State of Texas, acting by and through its governing body, the City Council of the City (“City Council”); HARRIS COUNTY, TEXAS (the “County”), a body corporate and politic under the laws of the State of Texas, acting by and through its governing body, the Harris County Commissioners Court (the “Commissioners Court”); REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (the “TIRZ”), a tax increment reinvestment zone created by the City, acting by and through its Board of Directors (the “TIRZ Board”); and NEAR NORTHSIDE REDEVELOPMENT AUTHORITY (the “Authority”), a local government corporation created by the City, acting by and through its Board of Directors (the “Authority Board”). The City, the County, the Authority and the TIRZ are referred to individually herein as a “Party” and together as the “Parties.”

**RECITALS**

WHEREAS, by City Ordinance No. 2003-1258, passed and adopted by the City Council on December 17, 2003 (the “Creation Ordinance”), the City Council designated the TIRZ and appointed the TIRZ Board pursuant to the TIRZ Act; and

WHEREAS, the City Council enlarged the boundaries of the TIRZ by City Ordinance Nos. 2019-993 and 2022-1005, passed and adopted, respectively, on December 4, 2019, and December 14, 2022 (the “Annexation Ordinances”);

WHEREAS, by City Ordinance No. 2008-1212, passed and adopted on December 30, 2008, the City Council approved a project plan and reinvestment zone financing plan for the TIRZ (the “Original Project Plan”), which has been amended by City Ordinance Nos. 2009-1272, 2012-710, 2019-994, and 2022-1006, passed and adopted, respectively, on December 9, 2009, August 15, 2012, December 4, 2019, and December 14, 2022 (the Original Project Plan, as amended and as may be amended from time to time, the “Project Plan”)

WHEREAS, by City Resolution No. 2009-32, passed and adopted by the City Council on November 10, 2009, the City Council authorized the creation of the Authority to aid, assist and act on behalf of the City in the performance of the City’s governmental and proprietary functions with respect to the common good and general welfare of the Near Northside Area and neighboring areas, as described in the Creation Ordinance; and

WHEREAS, the City, the TIRZ, and the Authority have entered into that certain agreement approved by the City Ordinance No. 2009-1271, passed and adopted by the City Council on

December 9, 2009 (the “Tri-Party Agreement”), pursuant to which the City delegated to the Authority the power and authority to, *inter alia*, administer the TIRZ; engage in activities relating to the acquisition, development, and management of land and construction and improvement of infrastructure within the TIRZ; enter into development agreements with developers/builders in the TIRZ; and issue, sell, or deliver its bonds, notes, or other obligations, subject to City approval; and perform other activities in accordance with and subject to the limitations set forth therein and in the Project Plan; and

WHEREAS, the TIRZ Act provides that the TIRZ may enter into agreements as the TIRZ Board considers necessary or convenient to implement the Project Plan and achieve its purposes;

WHEREAS, the Authority Board and the TIRZ Board have determined that it is in the best interest of the TIRZ and the Authority for the County to participate in the TIRZ to increase the efficient and effective implementation of certain aspects of the Project Plan;

WHEREAS, the Parties have determined that it is in their collective best interests to enter into this Agreement to provide for the County’s participation in the TIRZ in furtherance of the Project Plan, as more fully described herein.

NOW, THEREFORE, the Parties hereto agree as follows:

**I. PARTIES**

The initial addresses of the Parties to this Agreement, which a Party may change by giving written notice of its changed address to the other Parties, are as follows:

**CITY**

City of Houston  
901 Bagby Street, 4<sup>th</sup> Floor  
Houston, Texas 77002  
Attention: Chief Economic Development  
Officer

**COUNTY**

Harris County  
1019 Congress, 15th Floor  
Houston, Texas 77002  
Attention: First Assistant County Attorney—  
Legal Operations

**with copy to:**

Harris County Precinct 2 Commissioner  
1001 Preston Street, 9th Floor  
Houston, Texas 77002

**TIRZ / AUTHORITY**

Near Northside Redevelopment Authority  
c/o Hawes Hill & Associates LLC  
9600 Long Point Road, Suite 200  
Houston, Texas 77055  
Attention: Naina Magon

## II. DEFINITIONS

Capitalized terms used in this Agreement shall have the meanings provided in the preamble and Recitals and in this Article II set out below:

a. “Base Year” means tax year 2003 for the original boundaries of the TIRZ and tax years 2019 and 2022 for the enlarged boundaries of the TIRZ pursuant to the respective Annexation Ordinance.

b. “Base Value” means the total taxable value of all real property taxable by the County and located within the boundaries of the County Participation Area for the applicable Base Year, as established by HCAD, and increased or reduced in accordance with Section 311.012(c) of the TIRZ Act.

c. “Captured Appraised Value” means the total taxable value of all real property taxable by the County and located within the boundaries of County Participation Area for a year, as established by HCAD, less the applicable Base Value, as defined by the TIRZ Act.

d. “County Participation Area” means all property within the boundaries of the TIRZ that is also located within the boundaries of Precinct 2 as of the Effective Date, as depicted on the map attached hereto as **Exhibit A**.

e. “County Revenue Fund Account” means an account of the Authority into which the Maintenance and Operation Increment is deposited, including any interest inured thereto.

f. “County Revenue Fund Draw Request” is defined in Article V, Section G.

g. “County Tax Increment Participation” is defined in Article IV, Section A.

h. “Effective Date” means the date this Agreement is countersigned by the City Controller.

i. “HCAD” means the Harris Central Appraisal District.

j. “Homeless Housing Funding Account” means an account created by the City into which deposits are made pursuant to Article V, Section G.

k. “Indenture” means an indenture of trust to secure bonds issued by the Authority.

l. “Maintenance and Operation Costs” means allowable project costs under the TIRZ Act relating to the maintenance and operation of public parks, infrastructure, improvements, or other facilities related to the Project Plan and annual budget benefiting the TIRZ and located within the boundaries of the TIRZ.

m. “Maintenance and Operation Increment” is defined in Article V, Section H.

n. “Precinct 2” means Precinct 2 of the County as its boundaries exist as of the Effective Date; provided, further, that in the event of a subsequent change to the boundaries of

Precinct 2, any reference to “Precinct 2” in this Agreement shall be deemed a reference to the County precinct in which a majority of the property within the TIRZ is located.

o. “Precinct 2 Designee” means the Chief of Staff for Harris County Precinct 2 or other person as designated in writing by the Commissioner of Harris County Precinct 2; provided further that in the event of a subsequent change to the boundaries of Precinct 2, any reference to “Precinct 2 Designee” in this Agreement shall be deemed a reference to the Chief of Staff or other person designated in writing by the Commissioner of the County precinct in which a majority of the property within the TIRZ is located.

p. “Revenue Fund” means the fund established by the Authority into which payments from the Tax Increment Fund are deposited.

q. “State” means the State of Texas

r. “Tax Increment Fund” means the fund or account created by the City in the City Treasury for accumulating tax increment revenues in connection with the TIRZ.

s. “Term” is defined in Article III.

Otherwise, the terms used herein have the meanings ascribed in the TIRZ Act.

### **III. EFFECTIVE DATE, TERMINATION DATE**

This Agreement shall commence on the Effective Date and shall terminate on December 31, 2040, unless sooner terminated or extended pursuant to Article VI (the “Term”).

Upon termination of this Agreement, the obligation of the County to contribute the County Tax Increment Participation shall end, subject to the provisions of Article IV, Section B hereof with respect to disbursement of the annual County Tax Increment Participation for the final tax year of the Agreement; however, the obligations of the City and the Authority to refund any overpayment by the County shall survive such termination.

### **IV. COUNTY OBLIGATIONS AND PROJECT DESCRIPTION & COSTS**

#### **A. County Tax Increment Participation**

For and in consideration of the agreement of the Parties set forth herein, the Parties agree that the County shall participate in the TIRZ through annual tax increment payments, to the extent authorized by law, by remitting to the Tax Increment Fund one hundred percent (100%) of the funds actually collected with respect to the Captured Appraised Value from the County’s total ad valorem tax rate (less the portion of the County’s tax rate levied for debt service, and not including any taxes levied by the County on behalf of the Harris County Flood Control District, Harris County Hospital District, Port of Houston Authority, or similar entities) (the “County Tax Increment Participation”), for the tax years 2026 through 2040, inclusive (unless the Term is modified as provided in Article VI, Section B), for the County Participation Area.

**B. Payment Date & Limitations of County Tax Increment**

The County shall disburse annual County Tax Increment Participation payments to the Tax Increment Fund on or before August 31 with respect to the prior year’s tax levy, subject to the provisions of Article V, Sections F and G. For example, County Tax Increment Participation generated by the County’s ad valorem tax levy during calendar year 2026 shall be collected and remitted to the Tax Increment Fund by August 31, 2027. The County has no duty or obligation to pay the County Tax Increment Participation from any other County taxes or revenues. Any portion of the taxes representing the County Tax Increment Participation that are collected by the County and subsequently refunded to a taxpayer, pursuant to the provisions of the Texas Tax Code, shall be offset against future payments to the Tax Increment Fund.

The obligation to pay the County Tax Increment Participation accrues as taxes representing the County Tax Increment Participation are collected by the County. No interest or penalties shall be charged to the County for any late payments from the County to the City or Authority, regardless of any statutory provision that may permit assessment of late payment penalties; however, any costs incurred or interest lost by the Authority as the result of the County’s late payment shall be solely borne by the County.

The County’s obligation to disburse the annual County Tax Increment Participation payment for the final tax year of the Agreement shall survive the termination or expiration of this Agreement and shall terminate upon the County’s disbursement of the annual County Tax Increment Participation payment for such final tax year. The County Tax Increment Participation is limited only to the areas within the boundaries of the TIRZ that are located within the County Participation Area and does not extend to the County tax increment produced from any additional area annexed into the TIRZ by the City, or subject to the terms of this Agreement, any amendment to the Project Plan by the TIRZ and the City that would increase the total amount of project costs unless, subject to the terms of this Agreement, the Commissioners Court specifically approves the County’s participation in such annexation or the Precinct 2 Designee approves the amendment to the Project Plan. Any County property tax revenue that is not attributable to the County Tax Increment Participation shall be retained by the County and shall not be remitted to the Tax Increment Fund.

**C. Pledge of County Tax Increment**

Subject to the provisions of Article V, Sections E, F, G, and H, the County hereby consents to any assignment and pledge of all or part of the County Tax Increment Participation to (i) the owners and holders of bonds and notes of the Authority in accordance with the Indenture and/or (ii) developers and builders pursuant to any development agreement to which the TIRZ Board and Chief Economic Development Officer of the City consent.

**V. CITY AND AUTHORITY OBLIGATIONS**

**A. Future Amendments to Project Plan and Boundary Enlargements**

Any member of Commissioners Court may review and comment upon any future amendment to the Project Plan that causes a change in the County Tax Increment Participation or projects previously approved by the County, prior to City Council approval. The City agrees to

give the County written notice of any proposed amendment to the Project Plan or boundary enlargement of the TIRZ at least 60 days prior to City Council consideration thereof, if the County will be asked to participate in such an amendment or boundary enlargement. The County must provide written approval or disapproval within 45 days of the notice provided in this Section; the County's failure to respond to the City's notice of any proposed amendment to the Project Plan or boundary enlargement, shall serve as the County's approval of the amendment to the Project Plan or boundary enlargement; provided, however, nothing in this Section shall prevent the City from moving forward with a Project Plan amendment or boundary enlargement that does not utilize any County Tax Increment Participation.

The Authority shall be responsible for drafting any future amendments to the Project Plan or other agreements deemed necessary by the TIRZ Board or the Authority Board. In the event the County will be asked to participate, the County will be given at least 30 days to review, comment, and/or approve such amendment or other agreement prior to City Council consideration.

**B. Disposition of Tax Increment Upon Termination**

Within 60 days following (i) the termination of this Agreement and (ii) application of all County Tax Increment Participation payments hereunder, the City and the Authority shall refund to the County all monies remaining in the Tax Increment Fund, the Revenue Fund or the County Revenue Fund Account that are attributable to the County Tax Increment Participation.

**C. Annual Audited Financial Statements and Other Reports of the TIRZ**

Each year the Authority shall furnish to the County a complete copy of the audit required by the Tri-Party Agreement, within 90 days of approval of such audit by the Authority Board. In addition, upon the County's written request, the City shall provide to the County a copy of all reports, studies and analyses prepared by the City, the Authority or others concerning expenditure of County Tax Increment Participation funds, to the extent same are in the possession of the City.

**D. Party Audit Rights**

Any Party shall have the right to audit the Tax Increment Fund, the Revenue Fund, the County Revenue Fund Account and the Homeless Housing Funding Account and the accounting and financial records of another Party related to the Project Plan upon 30 days' written notice to the applicable Party. Any such audit shall be performed by the requesting Party's auditor at the requesting Party's expense.

**E. Annual County Approval**

The Authority agrees to give the County written notice of the proposed annual budget for the TIRZ, with a copy attached thereto, at least 60 days prior to the Authority Board's consideration thereof. Within 30 days after receipt of the proposed annual budget, the County may provide written notice to the Authority designating any project or projects in such proposed annual budget for which the County Tax Increment Participation may be used; for the avoidance of doubt, no County Tax Increment Participation can be used on a budget line item without written approval of the Precinct 2 Designee. The County may not exercise its right under the prior sentence if such project or projects were included on a previous proposed annual budget and approved by the

Precinct 2 Designee; provided, however, that this limitation does not apply if the project has changed materially from the time of the Precinct 2 Designee's prior approval or designation. The Precinct 2 Designee's failure to respond to the TIRZ's timely notice of a proposed annual budget shall serve as the County's rejection of the use of the County Tax Increment Participation for the projects included in the proposed annual budget, subject to the terms of the immediately preceding sentence.

#### **F. County Budget Items**

The Authority agrees, subject to approval of the annual budget by the Authority Board and the City, to include items in the annual budget that are requested by the Precinct 2 Designee, provided that any such budget item may not require use of funds other than the County Tax Increment Participation, subject to Article VII, Section D.

#### **G. Flow of County Tax Increment Participation**

After the Authority receives the County's annual County Tax Increment Participation payment into the Revenue Fund, such funds shall be applied pursuant to its Indenture. Following the application of such funds pursuant to the Indenture, the Authority shall then remit to the City ten percent (10%) of the annual County Tax Increment Participation payment for deposit in a "Homeless Housing Funding Account" at the City for purposes of the City's homeless housing programs that demonstrably benefit the TIRZ and are allowable project costs under the TIRZ Act; provided however that, in the event that the Authority and the City determine that (i) such portion of the County Tax Increment Participation payment is partially or wholly unneeded for such homeless housing programs, or (ii) any portion of the County Tax Increment Participation payment deposited into the Homeless Housing Funding Account for such homeless housing programs has not been utilized at the end of each fiscal year, the City shall remit to the Authority such unneeded and/or unused amounts within 90 days of such determination, which the Authority shall transfer to the Revenue Fund.

Following the application of County Tax Increment Participation pursuant to the Indenture and the deposits to the Homeless Housing Funding Account, the Authority shall transfer the Maintenance and Operation Increment into a separately designated County Revenue Fund Account, including any interest inured thereto.

The Precinct 2 Designee may submit a draw request to the Authority requesting disbursements from the County Revenue Fund Account (a "County Revenue Fund Draw Request") in substantially the same form as attached hereto as **Exhibit B**. Upon receipt of a County Revenue Fund Draw Request and subject to availability of funding, the Authority shall remit payment to the County within 30 days of receipt of such County Revenue Fund Draw Request and Authority Board approval thereof. The Authority shall indicate its approval of a County Revenue Fund Draw Request by confirming and executing the Date of Funds Submission portion of the County Revenue Fund Draw Request. The Authority shall maintain an accounting of the disbursements from the County Revenue Fund Account to the County on a monthly basis as part of the regular bookkeeping report or financial reporting.

The funds within the County Revenue Fund Account will only be applied to fund Maintenance and Operations Costs as set forth in Article V, Section H, and described in a County Revenue Fund Draw Request.

The County Revenue Fund Account shall at all times be a segregated account and fund, separate and identifiable from all other funds and accounts held by the Authority.

#### **H. Maintenance and Operation Costs**

Ten percent (10%) of the County Tax Increment Participation shall be allocated to fund Maintenance and Operation Costs (the “Maintenance and Operation Increment”). At the request of the Precinct 2 Designee set forth in a County Revenue Fund Draw Request, the Authority shall from time to time remit to the County such Maintenance and Operation Increment from the County Revenue Fund Account for Maintenance and Operations Costs. The County, through Precinct 2, will provide a quarterly written report to the TIRZ and Authority regarding the use of the Maintenance and Operation Increment in a form reasonably acceptable to the Parties. The City may not receive any type of fee, whether administrative, overhead or otherwise, from the County Tax Increment Participation.

### **VI. EARLY TERMINATION; BREACH; EXTENSION OF TERM**

#### **A. Default**

Events of default by the County include, but are not limited to, failure to timely remit the annual County Tax Increment Participation payments to the Tax Increment Fund in accordance with Article IV. Events of default by the City or the Authority include, but are not limited to, the expenditure of County Tax Increment Participation funds by the City or the Authority in a manner inconsistent with the Project Plan or this Agreement.

In the event of a material default, the defaulting Party shall be notified of the default and shall have 60 days to cure the default. If the default is not cured within 60 days following receipt of such notice, a non-defaulting Party may elect to terminate this Agreement. If such default is of such a nature as to be incapable of cure within such period, the defaulting Party shall commence action to cure said default within 60 days and thereafter diligently and continuously pursue such action to complete such cure promptly.

#### **B. Mutual Agreement**

The Term may be modified by written agreement of the Parties. In the event the term of the TIRZ is extended beyond December 31, 2040, subject to the preceding sentence, by written notice to the other Parties not more than 90 days following receipt of written notice from the City that it has approved an ordinance extending the term of the TIRZ beyond December 31, 2040, the County may, but shall not be required to, opt to extend the Term to provide for the participation of the County throughout the extended TIRZ term. The TIRZ may terminate pursuant to the provisions of the TIRZ Act.

## **VII. ADMINISTRATION**

### **A. Cooperation of the Parties**

The Parties shall cooperate in good faith to implement the objectives of the Agreement and shall not take any action that unreasonably delays or impedes any other Party's ability to exercise its rights and responsibilities hereunder, nor shall any Party take any action, including withholding any necessary administrative action, that unreasonably delays or impedes the ability of another Party to deploy the County Tax Increment Participation.

### **B. Reconciliation of Accounts**

The payment calculations for County Tax Increment Participation shall include appropriate retroactive adjustments for any prior year subsequent tax collections or other necessary adjustments caused by errors or late tax payments.

After the reconciliation of any year of County Tax Increment Participation, if the reconciled payment is determined to have been within ten percent of the amount actually paid, the over/under amount will be added or subtracted from the next annual payment, as applicable. Upon the County's written request, discrepancies greater than ten percent will be paid to the applicable Party within 60 days of receipt thereof.

### **C. Board of Directors**

Pursuant to the TIRZ Act, the County may appoint a director to a position on the TIRZ Board without action by the City so long as the County is a participating taxing unit in the TIRZ. If a change in law results in a change in the number of directors on the TIRZ Board, the Parties agree to work in good faith to ensure proportional representation for the County on the TIRZ Board will be maintained.

### **D. Compliance with Law**

The Parties covenant that all actions and projects undertaken with the adoption of this Agreement and projects funded under a Project Plan undertaken throughout the life of the TIRZ and the Authority, will be reviewed by the Party's legal counsel, and ascertained to be within the authority granted to such Party by State and local laws. Should any project or action undertaken be determined to be a violation of State and local laws, the violating Party shall be responsible for restitution of ineligible costs, whether project costs, operations and maintenance costs, or other related costs.

### **E. Severability**

If any term, covenant or condition herein contained is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained.

**F. Entire Agreement**

This Agreement merges the prior negotiations and understandings of the parties hereto and embodies the entire agreement of the parties, and there are no other agreements, assurances, conditions, covenants (expressed or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

**G. Written Amendment**

Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each Party.

**H. Notices**

All notices required or permitted hereunder shall be in writing and shall be deemed delivered when actually received or, if earlier, on the third business day following deposit in a United States Postal Service post office or receptacle with proper postage affixed, via certified mail with return receipt requested, and addressed to the respective other Party at the address prescribed in the Section entitled “PARTIES” in this Agreement, or at such other address as the receiving Party may have theretofore prescribed by notice to the sending Party.

**I. Non-Waiver**

Failure of any Party hereto to insist on the strict performance of any of the covenants herein or to exercise any rights or remedies hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any other right or remedy occurring as a result of any future default or failure of performance.

**J. Assignment**

No Party shall assign this Agreement at law or otherwise without the prior written consent of the other Parties. No Party shall delegate any portion of its performance under this Agreement without the written consent of the other Parties.

**K. Successors**

This Agreement shall bind and benefit the Parties and their legal successors. This Agreement does not create any personal liability on the part of any officer, agent or employee of the City, the City Council, the TIRZ, the TIRZ Board, the Authority, the Authority Board, the County, or the Commissioners Court.

**L. No Waiver of Immunity**

No Party hereto waives or relinquishes any immunity or defense on behalf of itself, officers, employees, and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

**M. Captions**

Captions contained in this Agreement are for reference only, and, therefore, have no effect in construing this Agreement. The captions are not restrictive of the subject matter of any section in this Agreement.

**N. Third Party Beneficiary**

This Agreement shall not bestow any rights upon any third party, but rather shall bind and benefit only the Parties hereto.

*[signature page to follow]*

**IN WITNESS WHEREOF**, the City, the County, the TIRZ and the Authority have made and executed this Agreement in multiple copies, each of which is an original.

**HARRIS COUNTY**

By: \_\_\_\_\_  
County Judge

**ATTEST:**

By: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

**APPROVED AS TO FORM:**  
**JONATHAN FOMBONNE,**  
Harris County Attorney

By: \_\_\_\_\_  
Randy Keenan  
Assistant County Attorney  
CACI: 26GEN1231

**ATTEST/SEAL:**

**CITY OF HOUSTON**

By: \_\_\_\_\_  
City Secretary

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

**COUNTERSIGNED:**

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

**DATE OF COUNTERSIGNATURE:**

\_\_\_\_\_

**APPROVED:**

By: \_\_\_\_\_  
Chief Economic Development Officer

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Senior Assistant City Attorney  
LD-RE-\_\_\_\_\_

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

ATTEST/SEAL

By: \_\_\_\_\_  
Chair, Board of Directors

By: \_\_\_\_\_  
Secretary, Board of Directors

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**

ATTEST/SEAL

By: \_\_\_\_\_  
Chair, Board of Directors

By: \_\_\_\_\_  
Secretary, Board of Directors

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**EXHIBIT A**

**County Participation Area**

*[map depicting TIRZ area currently within Precinct 2 boundaries to be attached]*

**EXHIBIT B**

**Form of County Revenue Fund Draw Request**

**COUNTY REVENUE FUND DRAW REQUEST**

Requisition No. \_\_\_\_\_

RE: County Revenue Fund Account Draw Request - [Project Name and Year]

Ladies and Gentlemen:

Reference is hereby made to the Interlocal Agreement (the "Agreement") by and among the Near Northside Redevelopment Authority (the "Authority"), Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "TIRZ"), Harris County, Texas (the "County"), and the City of Houston, Texas (the "City"). Capitalized terms used and not otherwise defined herein have the meanings assigned to such terms in the Agreement.

Pursuant to the Agreement, the Precinct 2 Designee hereby submits a County Revenue Fund Draw Request, to be made in accordance with the Agreement and pursuant to the terms hereof:

1. Amount Requested: \_\_\_\_\_
2. Source of Funds: \_\_\_\_\_
3. Purpose of Funds: \_\_\_\_\_
4. Supporting Documentation (including bid documents, design documents, project plans or City permit information) (attached)
5. Remaining amount of County Tax Increment Participation in the County Revenue Fund Account: \$\_\_\_\_\_
6. Withdrawals from the County Revenue Fund Account: \$\_\_\_\_\_
7. Instructions to Make Payments. The Precinct 2 Designee hereby instructs the Authority to make the above-referenced withdrawals and payments in accordance with the terms of the Agreement.
8. Certification

The Precinct 2 Designee on behalf of the County hereby certifies the following:

- a. The Draw Request will be used for Maintenance and Operations Costs which are included in the Project Plan and approved annual budget.

- b. The Draw Request amount reflects costs that are (i) allocable to County Tax Increment Participation dollars and (ii) eligible costs under the TIRZ Act and the Project Plan.
- c. The Draw Request amount will be deposited into a separate account under control of the County and will be expended in accordance with and subject to the terms and conditions of the Project Plan, the Agreement, the TIRZ Act and all applicable law.

Date of Requisition:

\_\_\_\_\_

HARRIS COUNTY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date of Funds Submission: \_\_\_\_\_

Acknowledged By:

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Chair, Board of Directors

Date Signed: \_\_\_\_\_



**AGENDA MEMORANDUM**

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

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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").

WITNESSETH:

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.

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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](mailto: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

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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:** 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



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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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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 14<sup>th</sup>.
- 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			



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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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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>





# 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
<b>Total Current Billing on this Invoice</b>	<b>\$ 3,825.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 3,825.00</b>

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

<b>Total</b>	\$1,165.80
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HAWES HILL & ASSOCIATES  
LLC



PO BOX 22167  
Houston, TX 77227

INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 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	<b>\$4,538.60</b>







**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**

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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.

Professional Personnel	Hours	Amount
Sr. Manager	2.25	\$562.50
Consultant	14.58	2,916.66
<b>Total Preparation of Financial Report</b>		<b>\$3,479.16</b>

---

**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
<b>Total Preparation of Budget/Audit</b>		<b>\$14.58</b>

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**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
<b>Total Expenses and Other Items</b>	<b>\$175.73</b>

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**Total Professional Services \$3,493.74**

**Total Expenses and Other Items 175.73**

**Total Amount Due \$3,669.47**

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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
		<b>Total Fee Earned</b>	<b>8,889.75</b>

**Reimbursable Expenses**

Reimbursable Misc.			
March Plots		507.08	
<b>Total Reimbursables</b>	<b>1.1 times</b>	<b>507.08</b>	<b>557.79</b>
		<b>Total Due this Invoice:</b>	<b><u>\$9,447.54</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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9. Reimbursement Agreement for Sidewalk Improvements at 5127 Fulton, Houston, TX.



May 14, 2026

Near Northside Redevelopment Authority  
Board of Directors  
Houston, Texas

**REQUEST FOR INFRASTRUCTURE FUNDING REIMBURSEMENT: 5127 FULTON HQ RENOVATION**

Dear Board of Directors of the Near Northside Redevelopment Authority,

On behalf of Every Shelter, I am writing to formally request infrastructure funding assistance for our new headquarters located at 5127 Fulton Street. Every Shelter is a Houston-born 501(c)(3) non-profit organization with roots in Rice University. What began as a student design project has grown into a global leader in humanitarian aid, dedicated to serving the 120 million people currently displaced worldwide.

While the average length of displacement now exceeds 20 years, Every Shelter believes that displacement should not mean a loss of dignity. From our home in the Northside Management District, we do some of the most innovative work for refugees displaced around the world.. As we grow, we are intentionally investing in the Houston community that launched us by converting a dilapidated former upholstery shop from the 1940's into our global operations hub.

***Every Shelter began in Houston, and we are proud to root our future in the Greater Northside Management District. This renovation is an investment in both our global mission and our local neighborhood.***

We respectfully request that the District consider reimbursing the following public-facing infrastructure costs:



Description	Requirement Source	Cost
Existing Concrete Demo	COH TOD Standards	\$4,875.00
New Curb and Gutter	COH TOD Standards	\$1,950.00
Sidewalk Installation (ROW Only)	COH TOD Standards	\$4,837.19
ROW Tree Plantings	Public Realm Mandate	\$ 3,150.00
<b>Total Reimbursement Request</b>		<b>\$14,812.19</b>

Investing in this corner of Fulton Street is an investment in a Houston organization making a global impact. We look forward to your partnership.

Sincerely,

A handwritten signature in black ink that reads 'Scott Key'.

Scott Key  
Co-Founder and CEO of Every Shelter



# PRICE PROPOSAL

<b>ARS Construction LLC</b> 7324 Southwest Fwy Suite #216 Houston TX 77074	<b>Client: COLORS HOUSES Inc</b>
<b>Contact: Jesus M. Prieto</b> Phone: (832)-782-7924 Email: Jprieto@arsconstruct.com	<b>Project: Fulton Shelter</b> Date: 5/5/2026

Item #	Qty	Unit	Description	Unit Bid Price	Total Bid Price	Notes
	1950	SF	Sidewalk Installation (4.5" Thick and Rebar per City Spec)	\$ 4.50	\$ <del>8,775.00</del>	55% eligible \$4,826.25
	1950	SF	Existing Concrete Demo and Grading for Pavement	\$ 2.50	\$ 4,875.00	100% eligible for reimbursement
	65	LF	Curb and Gutter	\$ 30.00	\$ 1,950.00	100% eligible for reimbursement
Bonds	1	LS	Performance and Payment Bond	\$ -	\$ -	Excluded
Warranty	1	YR	One Year Warranty after completion for each of the scopes performed by ARS.	\$ -	\$ -	Included
<b>Total</b>					\$ <del>15,600.00</del>	11,602.5

**General Exclusions:** All bonds (if required), any surveying and permits needed. Any other item not specifically indicated in the scope of work above. Traffic control. Major dewatering.

**General Inclusions:** All labor material and equipment to complete the scopes mentioned above.



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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. 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**

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

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	<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>

<b>P R O J E C T  P L A N</b>		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
	<b>Capital Projects:</b>			
	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
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 534,724,000	\$ 13,635,287	\$ 521,088,713
	<b>Affordable Housing</b>	32,920,000	4,710,053	28,209,947
	<b>School &amp; Education/Cultural Facilities</b>	-	-	-
	<b>Financing Costs</b>	1,700,000	-	1,700,000
	<b>Administration Costs/ Professional Services</b>	5,200,000	2,226,539	2,973,461
	<b>Creation Costs</b>	-	-	-
	<b>Total Project Plan</b>	\$ 574,544,000	\$ 20,571,879	\$ 553,972,121

<b>D E B T</b>	Additional Financial Data	FY2026 Budget	FY2026 Estimates	FY2027 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/25</b>	<b>Projected Balance as of 6/30/26</b>	<b>Projected Balance as of 6/30/27</b>
	<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
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,938,836	\$ 3,031,993
<b>Beginning Balance</b>	<b>\$ 2,671,305</b>	<b>1,938,836</b>	<b>3,031,993</b>
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	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,711,338</b>	<b>2,728,900</b>	<b>2,920,516</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
<b>Other Interest Income</b>	<b>\$ 15,000</b>	<b>\$ 39,717</b>	<b>\$ 15,000</b>
Harris County Joint Participation - Hogan Street Study	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 5,397,643</b>	<b>4,707,453</b>	<b>5,967,509</b>

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
<b>EXPENDITURES</b>			
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
<b>TIRZ Administration and Overhead</b>	<b>\$ 135,500</b>	<b>138,676</b>	<b>135,500</b>
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 140,000</b>	<b>\$ 70,000</b>	<b>\$ 140,000</b>
<b>Management consulting services</b>	<b>\$ 275,500</b>	<b>208,676</b>	<b>275,500</b>
Capital Expenditures (See CIP Schedule)	\$ 1,740,000	195,000	2,750,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,740,000</b>	<b>195,000</b>	<b>2,750,000</b>
Hardy Yards/Cypress - OnSite	\$ -	-	-
Hardy Yards/Cypress - OffSite	\$ -	-	-
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,015,500</b>	<b>403,676</b>	<b>3,025,500</b>
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
<b>Total Transfers</b>	<b>\$ 1,265,052</b>	<b>1,271,784</b>	<b>1,345,237</b>
<b>Total Budget</b>	<b>\$ 3,280,552</b>	<b>1,675,460</b>	<b>4,370,737</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,117,091	3,031,993	1,596,772
<b>Ending Fund Balance</b>	<b>\$ 2,117,091</b>	<b>3,031,993</b>	<b>1,596,772</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 5,397,643</b>	<b>\$ 4,707,453</b>	<b>\$ 5,967,509</b>

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	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	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	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	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	250,000	250,000
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
<b>Totals</b>			<b>\$ 1,298,096</b>	<b>195,000</b>	<b>2,750,000</b>	<b>\$ 2,190,000</b>	<b>\$ 2,080,000</b>	<b>\$ 1,750,000</b>	<b>\$ 1,750,000</b>	<b>\$ 10,520,000</b>	<b>\$ 12,013,096</b>

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

\$ 1,298,096

\$ -

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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	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>1,298,096</b>	<b>195,000</b>	<b>2,750,000</b>	<b>2,190,000</b>	<b>2,080,000</b>	<b>1,750,000</b>	<b>1,750,000</b>	<b>10,520,000</b>	<b>12,013,096</b>	

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<b>Project:</b> 2600 - 3500 Block Main PER	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2104</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**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)
<b>Phase</b>											
1	Planning	-	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	42,075	-	-	-	-	-	-	-	\$ -	\$ 42,075
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 42,075	\$ 75,000	\$ -	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,075
<b>Source of Funds</b>											
TIRZ Funds		42,075	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 117,075
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 42,075	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,075

\*NOTE:

<b>Project:</b> Pinckney Street Hike and Bike Trail	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2105</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. <b>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.</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> 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	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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)
<b>Phase</b>											
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	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143
<b>Source of Funds</b>											
TIRZ Funds		238,143	275,000	30,000	275,000	-	-	-	-	\$ 275,000	\$ 543,143
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143

<b>Project:</b> Sidewalk Replacement & Improvements	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2106</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> 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. <b>Includes \$1,100,880 for Mayor's Priority Sidewalks.</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2027	2028	2029	2030	2031	Total
<b>Justification:</b> 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	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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)
<b>Phase</b>											
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
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
<b>Total Allocations</b>		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800
<b>Source of Funds</b>											
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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800



<b>Project:</b> Parks and Greenspace Improvements	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2109</b>		
	<b>Location:</b> B, H	<b>Geo. Ref.:</b>					
	<b>Served:</b> B, H	<b>Neighborhood:</b>					
<b>Description:</b> 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.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2026	2027	2028	2029	2030	Total
<b>Justification:</b> 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	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**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)
<b>Phase</b>											
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	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500
<b>Source of Funds</b>											
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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500

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

**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)
<b>Phase</b>											
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
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
<b>Total Allocations</b>		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000
<b>Source of Funds</b>											
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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000

<b>Project:</b>	<b>Area Wide Community Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2112</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	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.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2026	2027	2028	2029	2030	Total
<b>Justification:</b>	These projects would be maintained by the Management District.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**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)
<b>Phase</b>											
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	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000
<b>Source of Funds</b>											
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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000

\*NOTE:



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

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

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

**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)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
<b>CASH FLOW FROM OPERATIONS</b>	\$ 1,288,157	\$ 1,314,779	\$ 1,459,754	\$ 1,611,848	\$ 1,771,422	\$ 2,038,854
<b>BEGINNING FUND BALANCE (7)</b>	\$ 1,938,836	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796
<b>DEBT ISSUANCE</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUNDS AVAILABLE FOR PROJECTS</b>	\$ 3,226,993	\$ 4,346,772	\$ 3,056,526	\$ 2,478,374	\$ 2,169,796	\$ 2,458,650
<b>Projects</b>						
Hardy Yards/Cypress Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
<b>TOTAL PROJECTS</b>	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Blance</b>	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650



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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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11. Administrator's Report.