AGENDAS AND AGENDA MATERIALS
MEETINGS OF THE BOARDS OF DIRECTORS

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS

REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS

MAY 28, 2025

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 **Wednesday, May 28, 2025, at 9:00 a.m.**, at Lindale Park Community Center, 218 Joyce Street, 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 the April 23, 2025, meeting.
4. Municipal Accounts & Consulting LP Agreement for AUP Audit Services.
5. Bookkeeper's Report; approve payment of invoices.
    a. Depository Pledge Agreement with Texas Capital Bank, NA.
6. SWA update.
    a. Zone Urban Design Guidelines
    b. Zone-Wide tree plantings.
    c. METRO Pocket Parks.
7. HR Green Engineering update.
    a. Pinckney Trail
        i. Task Order for additional construction management services related to the Pinckney Trail project.
    b. Corridor Study – Hogan Street
    c. Flood mitigation grant
8. Receive draft FY2026 Draft Budget.
9. Administrator's Report.
10. Next meeting – Wednesday, June 25, 2025, at 9:00 a.m.
11. Adjourn.

Taina Magon

Hawes Hill & Associates LLP - Administrator

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

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of the April 23, 2025, meeting.

HARDY NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston TX 77227-2167

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 23, 2025

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Wednesday, April 23, 2025, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Fernando Zamarripa	Position 5:	Daniel Ortiz, *Treasurer*
Position 2:	Jorge B. Bustamante, *Vice-Chair*	Position 6:	Monte Large
Position 3:	Ed Reyes, *Chairman*	Position 7:	Elia Quiles, *Asst. Secretary*
Position 4:	Sylvia Cavazos, *Secretary*		

and all of the above were present, with the exception of Directors Zamarripa and Bustamante, thus constituting a quorum. Also present were Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP; and Brandon Walwyn, COH – Economic Development. Others attending the meeting were Ty Kekoa, District H; Derek St. John and Jesus Olivas, HR Green; Michael Robinson, SWA; and Anibeth Turcios. Chairman Reyes called the meeting to order at 9:00 a.m.

RECEIVE PUBLIC COMMENTS.
There were no public comments.

MINUTES OF THE FEBRUARY 26, 2025, MEETING.
Upon a motion made by Director Ortiz, and seconded by Director Large, the Board voted unanimously to approve the Minutes of the February 26, 2025, Board meeting ,as presented.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES; AND RATIFY PAYMENT OF MARCH INVOICES.
Mr. Leggett presented the Bookkeeper's Report and Quarterly Investment Report. He reviewed current invoices for payment and invoices paid in March for ratification. Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of current invoices and ratified payment of invoices paid in March, as presented.

ACCEPT ANNUAL DISCLOSURE STATEMENTS OF INVESTMENT OFFICERS 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. She reviewed the disclosure statements submitted by the investment officers and bookkeeper and reported they are disclosing none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND AMENDED LIST OF QUALIFIED BROKER/DEALERS.
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 the District's attorney 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 reported Legislature is currently in session and if the Authority's attorney identifies any legislative changes affecting the policy, the Authority can amend its policy at any time.

Upon a motion made by Director Cavazos, and seconded by Director Large, the Board voted unanimously to (a) accept the Annual Disclosure Statements of the Investment Officers and Bookkeeper; and (b) adopt the Resolution Regarding Annual Review of Investment Policy and Amended List of Qualified Broker/Dealers, as presented.

SWA UPDATE.
Mr. Robinson provided updates on projects, a copy of SWA's Status Report is included in the Board materials.

a. Zone Urban Design Guidelines.

Mr. Robinson reported the final plans and guidelines are 45% complete. No action from the Board was required.

b. Zone-Wide tree plantings.

Mr. Robinson reported phase 1 trees have been implemented. He reported they are starting to scope Hardy Yards for the next location for tree plantings. No action from the Board was required.

c. METRO Pocket Parks.

Mr. Robinson reported three conceptual designs have been created for the pocket parks associated with METROO and submitted to METRO for review. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.
Mr. St. John reviewed the transition letter informing the Board Gauge Engineering has consolidated with HR Green, Inc. He reported HR Green will continue performance, including all rights, obligation, and responsibilities of Gauge Engineering under the current master agreement for professional engineering services and task orders entered into by Near Northside Redevelopment Authority. Mr. Lord answered legal questions regarding the master service agreement and reported the agreement remains in full force.

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

a. Pinckney Trail

Mr. Olivas provided an update on Pinckney Trail. He reported the project is approximately 35% complete. He reported there have been delays due to ability of contractor receiving modified inlets and manholes. He reported Harris County has granted the contractor a 49-days time extension. No action from the Board was required.

b. Corridor Study – Hogan Street

Mr. Olivas provided an update on the Hogan Street corridor study He reported the community engagement meeting was well attended and HR Green is currently compiling the information. He reported a second community meeting will be held in June. He anticipates the Design Concept Report (DCR) to be submitted to the City at the end of May. No action from the Board was required.

c. Flood mitigation grant

Mr. St. John distributed a FEMA Flood Mitigation Assistance Grant Summary, a copy is attached hereto as Exhibit A. He reported FEMA grants are submitted through the City and the project identified is along Cavalcade Street and Irvington Blvd. He reported the project includes new underground storm sewers connecting with existing storm sewers and will increase conveyance and reduce the risk of flooding. He reported if the grant is awarded it is 90/10 funding of construction costs with the TIRZ responsible for the 10%. No action from the Board was required.

MUNICIPAL SERVICES AGREEMENT WITH THE CITY OF HOUSTON.
Ms. Magon reviewed the Municipal Service Costs Agreement, included in the Board materials. She answered questions and reported the estimated fee for the first year is approximately $80,000.00.

Upon a motion made by Director Cavazos, and seconded by Director Ortiz, the Board voted unanimously to approve the Municipal Service Costs Agreement.

ADMINISTRATOR'S REPORT.
Ms. Magon reported the City has provided the FY2026 Budget template and staff will work with the committee to prepare a draft to present to the Board for review at the next meeting.

NEXT MEETING – WEDNESDAY, MAY 22, 2025, AT 9:00 A.M.

ADJOURN.
There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 9:37 a.m.

____
Secretary

List of Exhibits:

A. FEMA Flood Mitigation Grant Summary

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Municipal Accounts & Consulting LP Agreement for AUP Audit Services.

HARDY NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston TX 77227-2167

May 21, 2025

Ed Reyes, Chairman of the Board
Near Northside Redevelopment Authority
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

RE: AUDIT REVIEW ENGAGEMENT

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services provided to Near Northside Redevelopment Authority (hereinafter called the "Authority").

We will apply the procedures enumerated in this letter to solely assist Authority in the determining the status of the engagement which Authority has specified below for the fiscal years ending June 30:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, Authority agrees to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. We require that we obtain Authority's written agreement to the procedures to be applied and Authority's acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because this engagement does not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which Authority agrees.

We plan to begin our procedures when we receive the necessary documents from the Authority's auditors, and, unless unforeseeable problems are encountered, the engagement should be completed within two weeks after receiving the documents.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Authority's Chairman of the Board. If we encounter restrictions in performing our procedures, we will discuss the matter with Authority. If we determine the restrictions are appropriate, we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to Authority.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- Authority refuses to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.

- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.

- We determine that restrictions on the performance of procedures are not appropriate.

This engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to Authority.

Authority agrees to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

Authority is responsible for the audit review. In addition, Authority is responsible for providing us with (1) access to all information of which Authority or the appropriate party is aware that is relevant to the performance of the audit review on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the audit review, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

Mark Burton, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will range from $2,500.00 to $3,000.00. Authority will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be $85.00 to $250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from Authority's consultants and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with Authority and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if Authority's account becomes 60 days or more overdue and will not be resumed until Authority's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. Authority will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to assist Authority and believe this letter accurately summarizes the significant terms of the audit review. If you have any questions, please let us know. If Authority is in agreement with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with Authority will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,

Municipal Accounts & Consulting

Municipal Accounts & Consulting, L.P.

RESPONSE:
This letter correctly sets forth the understanding of Authority.

Near Northside Redevelopment Authority

By:______________________________

Title: Ed Reyes, Chairman

Date: 5-28-2025

Accepted by CITY OF HOUSTON

By: ______________________________

Gwendolyn Tillotson-Bell
Chief Economic Development Officer

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

5. Bookkeeper's Report; approve payment of invoices.

    a. Depository Pledge Agreement with Texas Capital Bank, NA.

HARDY NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston TX 77227-2167

MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside
Redevelopment Authority

Bookkeeper's Report

May 28, 2025

Hardy Near Northside Redevelopment Authority

Account Balances

As of May 28, 2025

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		2.31%	1,099,718.89	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	2,912.78	Texas Capital Operating
			Totals for Operating Fund:	$1,102,631.67	
			Grand total for Hardy Near Northside Redevelopment Authority:	$1,102,631.67	

Hardy Near Northside TIRZ # 21

Cash Flow Report - Texas Capital Operating Account

As of May 28, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/24/2025				$1,871.67
Receipts				
	Funds Transfer		92,000.00	
Total Receipts				92,000.00
Disbursements				
1005	Avenue Community Development Corporation	Reimbursement of Funds - Fulton St. Sidewalks	(15,800.00)	
ACH	Bracewell LLP	Legal Fees	(2,003.75)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,709.86)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,280.15)	
ACH	Gauge Engineering LLC	Engineering Fees	(65,801.31)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.82)	
Total Disbursements				(90,958.89)
BALANCE AS OF 05/28/2025				$2,912.78

TEXAS CAPITAL BANK - #XXXX4302

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of April 30, 2025

	Apr 30, 25	Apr 30, 24	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11102 · Texas Capital Operating	1,507.85	562.60	945.25	168.0%
11203 · Texas Capital Money Mrkt	0.00	204,295.46	-204,295.46	-100.0%
11204 · Tex Pool AC 7932300001	0.00	278,834.34	-278,834.34	-100.0%
Total Checking/Savings	1,507.85	483,692.40	-482,184.55	-99.7%
Other Current Assets				
11201 · Time Deposits	1,191,718.89	0.00	1,191,718.89	100.0%
Total Other Current Assets	1,191,718.89	0.00	1,191,718.89	100.0%
Total Current Assets	1,193,226.74	483,692.40	709,534.34	146.7%
TOTAL ASSETS	**1,193,226.74**	**483,692.40**	**709,534.34**	**146.7%**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	63,688.43	4,199.52	59,488.91	1,416.6%
Total Accounts Payable	63,688.43	4,199.52	59,488.91	1,416.6%
Total Current Liabilities	63,688.43	4,199.52	59,488.91	1,416.6%
Total Liabilities	63,688.43	4,199.52	59,488.91	1,416.6%
Equity				
13101 · Unassigned Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-766,208.19	-759,346.53	-6,861.66	-0.9%
Total Equity	1,129,538.31	479,492.88	650,045.43	135.6%
TOTAL LIABILITIES & EQUITY	**1,193,226.74**	**483,692.40**	**709,534.34**	**146.7%**

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss
July 2024 through April 2025

		Jul '24 - Apr 25
Ordinary Income/Expense		
Income		
14802 · Interest Income		36,054.76
Total Income		36,054.76
Gross Profit		36,054.76
Expense		
Program and Project Consultants		
16702 · Engineering Consultation	44,886.66	
16703 · Legal Consultants	29,082.00	
Total Program and Project Consultants		73,968.66
TIRZ Administration Overhead		
16704 · Tax Consultants	13,651.20	
16705 · Accounting Services	35,383.14	
16706 · Administrative Services	31,831.16	
16707 · Audit Services	16,250.00	
16708 · Bank Charges	3,442.62	
16709 · Insurance - Liability	2,231.46	
16711 · Office Expense	1,866.11	
Total TIRZ Administration Overhead		104,655.69
Developer Reimbursement		
17801 · Hardy Yards/Cypress - Offsite	606,955.00	
Total Developer Reimbursement		606,955.00
Capital Improvement Plan		
17906 · Pickney St Hike & Bike	16,683.60	
Total Capital Improvement Plan		16,683.60
Total Expense		802,262.95
Net Ordinary Income		-766,208.19
Net Income		**-766,208.19**

HARDY/NEAR NORTHSIDE TIRZ # 21
Profit & Loss Budget vs. Actual
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14706 · Grant Income - Construction	0.00	456,000.00	-456,000.00	0.0%
14802 · Interest Income	36,054.76	7,000.00	29,054.76	515.1%
14803 · Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
Total Income	36,054.76	1,930,774.00	-1,894,719.24	1.9%
Gross Profit	36,054.76	1,930,774.00	-1,894,719.24	1.9%
Expense				
Program and Project Consultants				
16701 · Planning Consultants	0.00	50,000.00	-50,000.00	0.0%
16702 · Engineering Consultation	46,542.86	50,000.00	-3,457.14	93.1%
16703 · Legal Consultants	30,332.00	40,000.00	-9,668.00	75.8%
Total Program and Project Consultants	76,874.86	140,000.00	-63,125.14	54.9%
TIRZ Administration Overhead				
16704 · Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
16705 · Accounting Services	39,402.83	25,000.00	14,402.83	157.6%
16706 · Administrative Services	31,831.16	55,000.00	-23,168.84	57.9%
16707 · Audit Services	16,250.00	18,000.00	-1,750.00	90.3%
16708 · Bank Charges	3,442.62			
16709 · Insurance - Liability	2,231.46	2,500.00	-268.54	89.3%
16711 · Office Expense	1,866.11	5,000.00	-3,133.89	37.3%
Total TIRZ Administration Overhead	108,675.38	120,500.00	-11,824.62	90.2%
Developer Reimbursement				
17801 · Hardy Yards/Cypress - Offsite	606,955.00	260,544.00	346,411.00	233.0%
17802 · Hardy Yards/Cypress - Onsite	0.00	82,277.00	-82,277.00	0.0%
Total Developer Reimbursement	606,955.00	342,821.00	264,134.00	177.0%
Capital Improvement Plan				
17906 · Pickney St Hike & Bike	33,155.52	700,000.00	-666,844.48	4.7%
17907 · ADA Compliant Sidewalk	15,800.00			
17908 · Hogan/Lorraine Corr	0.00	372,000.00	-372,000.00	0.0%
17909 · Concrete Panel & Side	0.00	25,000.00	-25,000.00	0.0%
17910 · Burnett Street	0.00	75,000.00	-75,000.00	0.0%
17912 · Street Trees	0.00	100,000.00	-100,000.00	0.0%
Total Capital Improvement Plan	48,955.52	1,272,000.00	-1,223,044.48	3.8%
Total Expense	841,460.76	1,875,321.00	-1,033,860.24	44.9%
Net Ordinary Income	-805,406.00	55,453.00	-860,859.00	-1,452.4%
Net Income	**-805,406.00**	**55,453.00**	**-860,859.00**	**-1,452.4%**

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Ordinary Income/Expense								
Income								
14802 · Interest Income								
General Journal	07/01/2024	Int		Interest Earned on Money Market	11204 · Tex Pool AC 7932300001		1,222.92	1,222.92
General Journal	07/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,648.50	2,871.42
General Journal	07/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,270.43	4,141.85
General Journal	08/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		4,176.56	8,318.41
General Journal	08/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,271.46	9,589.87
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		4,035.11	13,624.98
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,204.71	14,829.69
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		2,566.01	17,395.70
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,189.49	18,585.19
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		2,269.94	20,855.13
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,112.88	21,968.01
General Journal	12/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		2,230.97	24,198.98
General Journal	12/31/2024	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,113.19	25,312.17
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		2,014.18	27,326.35
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 · Texas Capital Money Mrkt		1,076.06	28,402.41
General Journal	02/28/2025	Int		Interest Earned on Money Market	11201 · Time Deposits		1,648.35	30,050.76
General Journal	02/28/2025	Int		Interest Earned on Money Market	11201 · Time Deposits		967.46	31,018.22
General Journal	03/31/2025	Int		Interest Earned on Money Market	11201 · Time Deposits		1,851.63	32,869.85
General Journal	03/31/2025	Int		Interest Earned on Money Market	11201 · Time Deposits		931.05	33,800.90
General Journal	04/30/2025	Int		Interest Earned on Money Market	11201 · Time Deposits		2,253.86	36,054.76
Total 14802 · Interest Income						0.00	36,054.76	36,054.76
Total Income						0.00	36,054.76	36,054.76
Gross Profit						0.00	36,054.76	36,054.76
Expense								
Program and Project Consultants								
16702 · Engineering Consultation								
Bill	09/30/2024	3587	Gauge Engineering LLC	Project 1081 TO#1 - TIRZ 21 On-Call Services	12000 · Accounts Payable	1,628.60		1,628.60
Bill	10/31/2024	3697	Gauge Engineering LLC	On-Call Services	12000 · Accounts Payable	3,523.94		5,152.54
Bill	12/31/2024	3808	Gauge Engineering LLC	Project 1081 TO#1 - TIRZ 21 On-Call Services	12000 · Accounts Payable	4,734.12		9,886.66
Bill	04/30/2025	186616R	Gauge Engineering LLC	Engineering Fees - FMA Grant Support	12000 · Accounts Payable	35,000.00		44,886.66
Bill	05/31/2025	188038	Gauge Engineering LLC	Engineering Fees - On-Call Services	12000 · Accounts Payable	1,431.20		46,317.86
Total 16702 · Engineering Consultation						46,317.86	0.00	46,317.86
16703 · Legal Consultants								
Bill	07/31/2024	21982805	Bracewell LLP	Legal Fees	12000 · Accounts Payable	250.00		250.00
Bill	07/31/2024	21982805 Addl	Bracewell LLP	Legal Fees	12000 · Accounts Payable	53.00		303.00
Bill	09/30/2024	21986211	Bracewell LLP	Legal Fees - Meeting Services	12000 · Accounts Payable	3,255.50		3,558.50
Bill	09/30/2024	21986212	Bracewell LLP	Legal Fees	12000 · Accounts Payable	4,250.00		7,808.50
Bill	10/31/2024	21987886	Bracewell LLP	Legal Fees	12000 · Accounts Payable	7,180.75		14,989.25
Bill	11/30/2024	21990142	Bracewell LLP	Legal Fees	12000 · Accounts Payable	375.00		15,364.25
Bill	12/31/2024	21991416	Bracewell LLP	Legal Fees	12000 · Accounts Payable	875.00		16,239.25
Bill	01/31/2025	21992864	Bracewell LLP	Legal Fees	12000 · Accounts Payable	4,506.50		20,745.75
Bill	02/28/2025	21994409	Bracewell LLP	Legal Fees	12000 · Accounts Payable	5,957.50		26,703.25
Bill	03/31/2025	21995762	Bracewell LLP	Legal Fees	12000 · Accounts Payable	375.00		27,078.25
Bill	04/30/2025	21997267	Bracewell LLP	Legal Fees	12000 · Accounts Payable	2,003.75		29,082.00
Total 16703 · Legal Consultants						29,082.00	0.00	29,082.00
Total Program and Project Consultants						75,399.86	0.00	75,399.86
TIRZ Administration Overhead								
16704 · Tax Consultants								
General Journal	07/01/2024	JE		To Reclass prepaid to expense Tax Expense in FY 2025	11703 · Prepaid Expenses	13,651.20		13,651.20
Total 16704 · Tax Consultants						13,651.20	0.00	13,651.20
16705 · Accounting Services								
Bill	07/31/2024	106219	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	4,949.04		4,949.04
Bill	08/31/2024	106876	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	4,998.35		9,947.39
Bill	09/30/2024	107542	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	3,625.40		13,572.79
Bill	10/31/2024	108210	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	4,599.55		18,172.34
Bill	11/30/2024	108884	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	4,264.99		22,437.33
Bill	12/31/2024	109564	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	3,715.00		26,152.33
Bill	01/31/2025	110260	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	1,443.56		27,595.89
Bill	02/28/2025	110954	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	2,895.60		30,491.49
Bill	03/31/2025	111664	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	2,433.32		32,924.81
Bill	03/31/2025	111664	Municipal Accounts & Consulting, LP	End of Year Filing	12000 · Accounts Payable	131.25		33,056.06
Bill	03/31/2025	111664	Municipal Accounts & Consulting, LP	Investment Officer	12000 · Accounts Payable	100.00		33,156.06
Bill	04/30/2025	112390	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	2,127.08		35,283.14
Bill	04/30/2025	112390	Municipal Accounts & Consulting, LP	Investment Officer	12000 · Accounts Payable	100.00		35,383.14
Total 16705 · Accounting Services						35,383.14	0.00	35,383.14
16706 · Administrative Services								
Bill	10/31/2024	2203	Hawes Hill & Associates LLP	Professional Consulting and Management Services: October 2024	12000 · Accounts Payable	4,500.00		4,500.00
Bill	11/30/2024	2235	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,808.04		9,308.04
Bill	12/31/2024	2278	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,500.00		13,808.04
Bill	01/31/2025	2314	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,523.12		18,331.16
Bill	02/28/2025	2338	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,500.00		22,831.16
Bill	03/31/2025	2378	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,500.00		27,331.16
Bill	04/30/2025	2408	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	4,500.00		31,831.16
Total 16706 · Administrative Services						31,831.16	0.00	31,831.16
16707 · Audit Services								
Bill	08/31/2024	2024 Audit-Interim	McCall Gibson Swedlund Barfoot PLLC	FYE 06.30.24 Audit - Interim Billing	12000 · Accounts Payable	9,000.00		9,000.00
Bill	09/30/2024	11596	Burton Accounting, PLLC	FY23 Agreed Upon Procedures Report	12000 · Accounts Payable	2,500.00		11,500.00
Bill	09/30/2024	2024 Audit-Final	McCall Gibson Swedlund Barfoot PLLC	FYE 06.30.24 Audit - Final Billing	12000 · Accounts Payable	4,750.00		16,250.00
Total 16707 · Audit Services						16,250.00	0.00	16,250.00
16708 · Bank Charges								
General Journal	07/10/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	351.86		351.86
General Journal	08/12/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	308.44		660.30
General Journal	09/10/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	274.80		935.10
General Journal	10/23/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	351.69		1,286.79
General Journal	11/12/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	354.02		1,640.81
General Journal	12/10/2024	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	358.49		1,999.30
General Journal	01/10/2025	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	351.95		2,351.25
General Journal	02/28/2025	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	363.72		2,714.97
General Journal	03/31/2025	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	363.83		3,078.80
General Journal	04/30/2025	Bank Chg	Texas Capital	Monthly Service Charge	11102 · Texas Capital Operating	363.82		3,442.62
Total 16708 · Bank Charges						3,442.62	0.00	3,442.62
16709 · Insurance - Liability								
Bill	11/30/2024	6754 2025	Texas Municipal League Intergovernmental	Insurance Expense	12000 · Accounts Payable	2,231.46		2,231.46
Total 16709 · Insurance - Liability						2,231.46	0.00	2,231.46
16711 · Office Expense								
Bill	07/31/2024	63200	Squidz Ink Design, Inc.	Website Design/Hosting - 1 year	12000 · Accounts Payable	1,188.00		1,188.00
Bill	02/28/2025	2338	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	182.70		1,370.70
Bill	03/31/2025	2378	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	187.40		1,558.10
Bill	03/31/2025	111664	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 · Accounts Payable	45.08		1,603.18
Bill	04/30/2025	2408	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 · Accounts Payable	209.86		1,813.04
Bill	04/30/2025	112390	Municipal Accounts & Consulting, LP	Copy Charges	12000 · Accounts Payable	0.40		1,813.44
Bill	04/30/2025	112390	Municipal Accounts & Consulting, LP	Document & Data Storage	12000 · Accounts Payable	23.97		1,837.41
Bill	04/30/2025	112390	Municipal Accounts & Consulting, LP	Mileage	12000 · Accounts Payable	28.70		1,866.11
Total 16711 · Office Expense						1,866.11	0.00	1,866.11
Total TIRZ Administration Overhead						104,655.69	0.00	104,655.69
Developer Reimbursement								
17801 · Hardy Yards/Cypress - Offsite								
Bill	09/30/2024	Developer Reimb	CRV Hardy Yards, L. P.	Developer Reimbursement	12000 · Accounts Payable	606,955.00		606,955.00
Total 17801 · Hardy Yards/Cypress - Offsite						606,955.00	0.00	606,955.00
Total Developer Reimbursement						606,955.00	0.00	606,955.00
Capital Improvement Plan								
17906 · Pickney St Hike & Bike								
Bill	07/31/2024	3435	Gauge Engineering LLC	Project 1136 TO #4 - Pinckney Trail	12000 · Accounts Payable	1,723.05		1,723.05
Bill	11/30/2024	3780	Gauge Engineering LLC	Project 1136 TO #4 - Pinckney Trail	12000 · Accounts Payable	196.20		1,919.25
Bill	02/28/2025	185225	Gauge Engineering LLC	Engineering Fees - TO #4 - Pinckeny Trail	12000 · Accounts Payable	11,134.35		13,053.60
Bill	03/31/2025	186887	Gauge Engineering LLC	Engineering Fees - TO #4 - Pinckney Trail	12000 · Accounts Payable	3,630.00		16,683.60

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	05/31/2025	188028	Gauge Engineering LLC	Engineering Fees - TO #4 - Pinckeny Trail	12000 · Accounts Payable	9,675.44		26,359.04
Total 17906 · Pickney St Hike & Bike						26,359.04	0.00	26,359.04
17907 · ADA Compliant Sidewalk								
Bill	05/31/2025	Reimb. Request	Avenue Community Development Corporation	Reimbursement of Funds - Fulton St. Sidewalks	12000 · Accounts Payable	15,800.00		15,800.00
Total 17907 · ADA Compliant Sidewalk						15,800.00	0.00	15,800.00
Total Capital Improvement Plan						42,159.04	0.00	42,159.04
Total Expense						829,169.59	0.00	829,169.59
Net Ordinary Income						829,169.59	36,054.76	-793,114.83
Net Income						**829,169.59**	**36,054.76**	**-793,114.83**

MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside
Redevelopment Authority

Quarterly Investment Inventory Report

Period Ending March 31, 2025

BOARD OF DIRECTORS
Hardy Near Northside
Redevelopment Authority

Attached is the Quarterly Investment Inventory Report for the Period ending March 31, 2025.

This report and the District's investment portfolio are in compliance with the investment strategies expressed in the Districts'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	CURRENT TRAINING
Mark M. Burton	November 27, 2015 (Texpool Academy 10 Hours)
	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)
Ghia Lewis	November 5, 2015 (Texpool Academy 10 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)

1281 Brittmoore Road Å Å Houston, Texas 77043 Å Phone: 713.623.4539 Å Fax: 713.629.6859

Hardy Near Northside Redevelopment Authority

Summary of Money Market Funds

01/01/2025 - 03/31/2025

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

Account Number: XXXX1794 Date Opened: 12/01/2022 Current Interest Rate: 2.31%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2025		934,997.99				
01/22/2025	Transfer to Checking			(9,500.00)		
01/31/2025					2,014.18	
02/26/2025	Transfer to Operating			(10,500.00)		
02/28/2025					1,648.35	
03/26/2025	Transfer to Operating			(7,500.00)		
03/26/2025	FROM TEXPOOL MM		291,452.88			
03/31/2025					1,851.63	
	Totals for Account XXXX1794:	$934,997.99	$291,452.88	($27,500.00)	$5,514.16	$1,204,465.03

Financial Institution: TEXPOOL

Account Number: XXXX0001 Date Opened: 12/01/2022 Current Interest Rate: 4.34%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2025		288,478.31				
01/31/2025					1,076.06	
02/28/2025					967.46	
03/26/2025	TO TEXAS CAPITAL MM			(291,452.88)		
03/28/2025					931.05	
	Totals for Account XXXX0001:	$288,478.31		($291,452.88)	$2,974.57	$0.00
	Totals for Operating Fund:	$1,223,476.30	$291,452.88	($318,952.88)	$8,488.73	$1,204,465.03

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

Summary of Certificates of Deposit with Money Market

01/01/2025 - 03/31/2025

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:	$8,488.73
MM Balance:	$1,204,465.03	Total Interest Earned:	$8,488.73
Total Balance:	$1,204,465.03		

	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

Detail of Pledged Securities

01/01/2025 - 03/31/2025

Financial Institution: TEXAS CAPITAL BANK

Security:	Letter of Credit/FHLB-Dal	Par Value:	1,700,000.00	Maturity Date:	04/30/2025	Pledged:	01/29/2025	Released:	Amount Released:
CUSIP:	20001200-6								

Date	Value
01/31/2025	1,700,000.00
02/28/2025	1,700,000.00
03/31/2025	1,700,000.00

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

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: General Counsel | Invoice: 21997267

Matter No: 0037619.000001

Total Fees	$ 2,003.75
Total Expenses	$ 0.00
Total Fees, Expenses and Charges for this Invoice	$ 2,003.75
Total Current Billing on this Invoice	**$ 2,003.75**
Balance Forward	$ 0.00
Please Remit Total Balance Due on this Invoice	**$ 2,003.75**

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:**21997267**

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/

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

May 05, 2025
Invoice: 21997267
BA: 04674 Clark Stockton Lord

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

Date	Description	Timekeeper	Hours	Rate	Amount
04/23/25	Prepare for and attend board meeting	Clark Stockton Lord	2.00	600.00	1,200.00
04/25/25	Prepare draft of depository pledge agreement and transmit for attorney review and comment.	Tiffany M. Ehmke	0.50	405.00	202.50
04/28/25	Attention to changes by attorney of depository pledge agreement and transmit to partner for final sign off.	Tiffany M. Ehmke	0.25	405.00	101.25
04/28/25	Review and revise depository pledge agreement	Merville Garrett	1.00	500.00	500.00

Total Fees **$ 2,003.75**

Summary of Fees

Timekeeper	Title	Hours	Rate	Amount
Tiffany M. Ehmke	Paralegal	0.75	405.00	303.75
Clark Stockton Lord	Partner	2.00	600.00	1,200.00
Merville Garrett	Associate	1.00	500.00	500.00
Total Summary of Fees		**3.75**		**$ 2,003.75**

Total Fees, Expenses and Charges on This Invoice **$ 2,003.75**

HAWES HILL & ASSOCIATES LLP

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2408
DATE 05/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: April 2025	4,500.00
In-House Postage, Photocopies, Binding, Etc.: April 2025	191.66
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: April 2025	18.20

BALANCE DUE **$4,709.86**

Hardy/Near Northside RA TIRZ 21
In-house Postage, Photocopies, Binding, etc.

Postage

Date	**Amount**
4/2/2025	$ 2.31
4/28/2025	$ 9.35
	$ 11.66

Photocopies @ $0.15

Date	**Pages**	**Amount**
4/21/2025	1080	$ 162.00
Total		**$ 162.00**

Color Photocopies @ $0.50

	$ -
Total	**$ -**

Binding sets @ $1.00

Date	**Sets**	**Amount**
4/21/2025	18	$ 18.00
Total		**$ 18.00**

Total, all Items	
Postage	$ 11.66
Photocopies	$ 162.00
Color Photocopies	$ -
Binding sets	$ 18.00
TOTAL	**$ 191.66**

Name		Period Ending	Service Area			
Linda Clayton		**April 30, 2025**	Hardy Near Northside - TIRZ#21			
	Business Mileage			Other Expenses(2)		Bill to Dist.
Date	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
23-Apr	218 Joyce Street	Board Meeting	26			Y
			1 26		$ -	

I certify that the above expenses were incurred and paid by me:

Linda Clayton
Signature

Date: 4.30.25

* Attach evidence of purchase

Approval

Date

Business Miles (1) @		
0.7	$	18.20
Other Expenses (2)		
Expenses billed to District (Y	$	-
Expenses not billed to Distric	$	-
Amount Billed to District	**$**	**18.20**
Total Reimbursement	$	18.20

Municipal Accounts & Consulting, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 112390

Professional Services from March 10, 2025 to April 06, 2025

Task: **Preparation of Financial Report**

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

Professional Personnel	Hours	Amount	
Administrative Specialist	0.08	$10.41	
Consultant	7.83	1,566.68	
Sr. Consultant	1.33	299.99	
Manager	1.00	250.00	
Total Preparation of Financial Report			**$2,127.08**
Total Professional Services			**$2,127.08**

Expenses and Other Items	Amount	
Copy Charges	$0.40	
Document Storage & Retention Service	1.47	
Electronic Data Storage	22.50	
Investment Officer	100.00	
Mileage	28.70	
Total Expenses and Other Items		**$153.07**

Total Professional Services	**$2,127.08**
Total Expenses and Other Items	**153.07**
Total Amount Due	**$2,280.15**

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

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

Invoice number 3780
Date 12/16/2024

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through November 30, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	100.00	23,130.00	23,130.00	0.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00	0.00
Subtotal	107,762.50	100.00	107,762.50	107,762.50	0.00	0.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
Structural design - Retaining Wall Design - Kuo	11,550.00	100.00	11,550.00	11,550.00	0.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00	0.00
Supplemental No. 2 - Requested Design Revisions	19,145.00	61.50	11,774.18	11,774.18	7,370.82	0.00
Subtotal	58,814.90	87.47	51,444.08	51,444.08	7,370.82	0.00
Expenses	350.00	100.00	350.00	350.00	0.00	0.00
Construction Phase Services	19,620.00	1.00	0.00	196.20	19,423.80	196.20
Total	186,547.40	85.64	159,556.58	159,752.78	26,794.62	196.20

Invoice total **196.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3780	12/16/2024	196.20	196.20				
	Total	196.20	196.20	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

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

Invoice number 3808
Date 01/15/2025

Project **1081 TO #1 - TIRZ 21 On-Call Services**

Professional Services Provided Through December 31, 2024

Invoice Summary

Description		Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES		8,073.77	8,073.77	8,073.77	0.00	0.00
ON-CALL ENGINEERING - 2023		10,000.00	10,001.18	10,001.18	-1.18	0.00
ON-CALL ENGINEERING - 2024		10,000.00	5,377.54	10,111.66	-111.66	4,734.12
LABOR ADJUSTMENT		0.00	-1.18	-1.18	1.18	0.00
	Total	28,073.77	23,451.31	28,185.43	-111.66	4,734.12

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Derek A. St. John	8.50	225.00	1,912.50
Muhammad M. Ali	2.00	225.00	450.00
Director of Utility Services			
Lydia Mares	3.50	225.00	787.50
GIS Specialist			
Chris Coyle	13.00	120.00	1,560.00
Professional Fees subtotal	27.00		4,710.00

Reimbursables

	Date	Units	Rate	Billed Amount
2024 Mileage Rate				
Lydia Mares				
	11/20/2024	36.00	0.67	24.12

Invoice total **4,734.12**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3808	01/15/2025	4,734.12	4,734.12				
	Total	4,734.12	4,734.12	0.00	0.00	0.00	0.00

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services

On-Call Engineering Services

Phase Status: Work Hold

Billing Cutoff: 12/31/2024

	Date	Units	Rate	Amount
WIP Status:				
Subtotal				**0.00**
total				**0.00**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	8,073.77	7,805.00	97	268.77	3
Expense		268.77		-268.77	
Total	8,073.77	8,073.77	100		

On-Call Engineering - 2023

Phase Status: Work Hold

Billing Cutoff: 12/31/2024

	Date	Units	Rate	Amount
WIP Status:				
Subtotal				**0.00**
total				**0.00**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	9,815.00	98	185.00	2
Expense		186.18		-186.18	
Total	10,000.00	10,001.18	100	-1.18	0

On-Call Engineering - 2024

Phase Status: Active

Billing Cutoff: 12/31/2024

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Principal				
Derek A. St. John				
Project Management	11/06/2024	1.00	225.00	225.00
FMA Grant Support				
Project Management	11/07/2024	1.00	225.00	225.00
FMA Grant Support				
Project Management	11/14/2024	1.00	225.00	225.00
FMA Grant Support				
Project Management	11/15/2024	1.50	225.00	337.50
FMA Grant Support and CIP Committee				
Project Management	11/18/2024	1.00	225.00	225.00
Project Management	11/20/2024	1.00	225.00	225.00
Project Management	11/25/2024	1.00	225.00	225.00
Project Management	12/02/2024	1.00	225.00	225.00
Subtotal		**8.50**		**1,912.50**

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services

On-Call Engineering - 2024

Phase Status: Active

Billing Cutoff: 12/31/2024

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Principal				
Muhammad M. Ali				
Project Management	11/06/2024	2.00	225.00	450.00
Meeting with Hawes Hill, City and Mayor's office				
	Subtotal	**2.00**		**450.00**
Director of Utility Services				
Lydia Mares				
Meetings	11/06/2024	1.50	225.00	337.50
COH Meeting & Mtg prep				
Meetings	11/20/2024	2.00	225.00	450.00
Monthly BOD Meeting				
	Subtotal	**3.50**		**787.50**
GIS Specialist				
Chris Coyle				
Production	11/14/2024	2.00	120.00	240.00
Exhibit / Data work for Derek				
Production	11/20/2024	2.00	120.00	240.00
FMA Mitigation Project Sheet				
Production	11/21/2024	2.00	120.00	240.00
FMA Mitigation Project Sheet				
Production	11/22/2024	2.00	120.00	240.00
FMA Mitigation Project Sheet				
Production	11/25/2024	3.50	120.00	420.00
TIRZ Exhibits				
Production	11/26/2024	1.50	120.00	180.00
TIRZ Exhibits				
	Subtotal	**13.00**		**1,560.00**
	Labor total	**27.00**		**4,710.00**
Expense WIP Status: Billable				
Lydia Mares				
Expense Report				
2024 Mileage Rate	11/20/2024	36.00	0.67	24.12
	Subtotal	**36.00**		**24.12**
	Expense total	**36.00**		**24.12**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	10,012.50	100	-12.50	0
Expense		99.16		-99.16	
Total	10,000.00	10,111.66	101	-111.66	-1

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services

Labor Adjustment Phase Status: Active

Billing Cutoff: 12/31/2024

	Date	Units	Rate	Amount
WIP Status:				
Subtotal				**0.00**
total				**0.00**

Phase Summary

	Contract	Billed	%	Remaining	%
Labor		-1.18			
Total		-1.18			

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	28,073.77	27,631.32	98	442.45	2
Expense		554.11		-554.11	
Consultant					
Total	28,073.77	28,185.43	100	-111.66	0

Gauge ENGINEERING

Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

February 21, 2025
Project No: 2501551-0000
Invoice No: 185225

Invoice Total: 11,134.35

Project 2501551-0000 TO #4 - Pinckney Trail

Professional Services Through February 28, 2025

Phase 001 Design Phase 90%, Final

Task 001 General Plan Sheets

Fee

Total Fee	5,622.50			
Percent Complete	100.00	Total Earned	5,622.50	
		Previous Fee Billing	5,622.50	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	5,622.50	5,622.50
Limit			5,622.50

Total this Task

Task 002 Storm Sewer Design

Fee

Total Fee	45,275.00			
Percent Complete	100.00	Total Earned	45,275.00	
		Previous Fee Billing	45,275.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	45,275.00	45,275.00
Limit			45,275.00

Total this Task

Task 003 Trial Design

Fee

Total Fee	30,210.00			
Percent Complete	100.00	Total Earned	30,210.00	
		Previous Fee Billing	30,210.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	30,210.00	30,210.00

Limit				30,210.00	
			Total this Task		

Task 004 Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc

Fee

Total Fee	23,130.00				
Percent Complete	100.00	Total Earned		23,130.00	
		Previous Fee Billing		23,130.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	23,130.00	23,130.00
Limit			23,130.00
		Total this Task	

Task 005 Quality Assurance/Quality Control

Fee

Total Fee	3,525.00				
Percent Complete	100.00	Total Earned		3,525.00	
		Previous Fee Billing		3,525.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	3,525.00	3,525.00
Limit			3,525.00
		Total this Task	
		Total this Phase	

Phase 002 Subcontracted/Additional Engineering Services

Task 001 Topo Survey Update (Plan & Profile) - Kuo

Fee

Total Fee	12,109.90				
Percent Complete	100.00	Total Earned		12,109.90	
		Previous Fee Billing		12,109.90	
		Current Fee Billing		0.00	
		Total Fee			**0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	12,109.90	12,109.90
Limit			12,109.90
		Total this Task	

Task 002 Geotechnical Investigation Addendum - Aviles

Fee

Total Fee	1,760.00			
Percent Complete	100.00	Total Earned		1,760.00
		Previous Fee Billing		1,760.00
		Current Fee Billing		0.00

		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	1,760.00	1,760.00	
Limit				1,760.00	
			Total this Task		

Task	003	Structural design - Retaining Wall Design - Kuo			
Fee					
Total Fee	11,550.00				
Percent Complete	100.00	Total Earned		11,550.00	
		Previous Fee Billing		11,550.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	11,550.00	11,550.00	
Limit				11,550.00	
			Total this Task		

Task	004	Tree Inventory/Protection - CN Koehl			
Fee					
Total Fee	3,080.00				
Percent Complete	100.00	Total Earned		3,080.00	
		Previous Fee Billing		3,080.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	3,080.00	3,080.00	
Limit				3,080.00	
			Total this Task		

Task	005	TDLR Inspection - Accessibility Check			
Fee					
Total Fee	1,100.00				
Percent Complete	100.00	Total Earned		1,100.00	
		Previous Fee Billing		1,100.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	1,100.00	1,100.00	
Limit				1,100.00	
			Total this Task		

Task	006	Utility Coordination		
Fee				
Total Fee	10,070.00			
Percent Complete	100.00	Total Earned		10,070.00
		Previous Fee Billing		10,070.00
		Current Fee Billing		0.00

		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	10,070.00	10,070.00	
Limit				10,070.00	
			Total this Task		

Task 007 Supplemental No. 2 - Requested Design Revisions

Fee

Total Fee	19,145.00				
Percent Complete	61.50	Total Earned		11,774.18	
		Previous Fee Billing		11,774.18	
		Current Fee Billing		0.00	
		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	11,774.18	11,774.18	
Limit				19,145.00	
Remaining				7,370.82	
			Total this Task		
			Total this Phase		

Phase 003 Expenses

Fee

Total Fee	350.00				
Percent Complete	100.00	Total Earned		350.00	
		Previous Fee Billing		350.00	
		Current Fee Billing		0.00	
		Total Fee			**0.00**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		0.00	350.00	350.00	
Limit				350.00	
			Total this Phase		

Phase 004 Construction Phase Services

Fee

Total Fee	19,620.00				
Percent Complete	57.75	Total Earned		11,330.55	
		Previous Fee Billing		196.20	
		Current Fee Billing		11,134.35	
		Total Fee			**11,134.35**
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		11,134.35	196.20	11,330.55	
Limit				19,620.00	
Remaining				8,289.45	
			Total this Phase		**11,134.35**
			Total this Invoice		**11,134.35**

Outstanding Invoices

Number	Date	Balance
3780	12/16/2024	196.20
Total		**196.20**

Total Now Due **11,330.55**

Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

April 22, 2025
Project No: 2501551-0000
Invoice No: 186887

Invoice Total: 3,630.00

Project 2501551-0000 TO #4 - Pinckney Trail

Professional Services Through March 31, 2025

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Design Phase 90% Final	0.00	0.00	0.00	0.00	0.00
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordina	23,130.00	100.00	23,130.00	23,130.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00
Subcontracted/Additional Engineering Ser	0.00	0.00	0.00	0.00	0.00
Topo Survey Update (Plan & Profile) - Ku	12,109.90	100.00	12,109.90	12,109.90	0.00
Geotechnical Investigation Addendum - Av	1,760.00	100.00	1,760.00	1,760.00	0.00
Structural design - Retaining Wall Desig	11,550.00	100.00	11,550.00	11,550.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00
Supplemental No. 2 - Requested Design Re	19,145.00	61.50	11,774.18	11,774.18	0.00
Expenses	350.00	100.00	350.00	350.00	0.00
Construction Phase Services	19,620.00	76.2515	14,960.55	11,330.55	3,630.00
Total Fee	186,547.40		174,517.13	170,887.13	3,630.00

Total Fee **3,630.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	3,630.00	170,887.13	174,517.13
Limit			186,547.40
Remaining			12,030.27

Total this Invoice **3,630.00**

Outstanding Invoices

Number	Date	Balance
3780	12/16/2024	196.20
185225	2/21/2025	11,134.35
Total		**11,330.55**

Total Now Due **14,960.55**

Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

April 16, 2025
Project No: 2501826-0000
Invoice No: 186616R

Invoice Total: 35,000.00

Project 2501826-0000 TIRZ 21 - FMA Grant Support

Professional Services Through April 11, 2025

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Grant Support - Cavalcade	35,000.00	100.00	35,000.00	0.00	35,000.00
Total Fee	35,000.00		35,000.00	0.00	35,000.00

Total Fee 35,000.00

Billing Limits	Current	Prior	To-Date
Total Billings	35,000.00	0.00	35,000.00
Limit			35,000.00

Total this Invoice 35,000.00

Gauge ENGINEERING
An HR Green Company

Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

May 20, 2025
Project No: 2501551-0000
Invoice No: 188028

Invoice Total: 9,675.44

Project 2501551-0000 TO #4 - Pinckney Trail

Professional Services Through May 16, 2025

Fee

Billing Phase	**Fee**	**Percent Complete**	**Earned**	**Previous Fee Billing**	**Current Fee Billing**
Design Phase 90% Final					
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordina	23,130.00	100.00	23,130.00	23,130.00	0.00
Quality Assurance/Quality Control	3,5				
Subcontracted/Additional Engineering Ser					
Topo Survey Update (Plan & Profile) - Ku	12,109.90	100.00	12,109.90	12,109.90	0.00
Geotechnical Investigation Addendum - Av	1,760.00	100.00	1,760.00	1,760.00	0.00
Structural design - Retaining Wall Desig	11,550.00	100.00	11,550.00	11,550.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00
Supplemental No. 2 - Requested Design Re	19,145.00	87.70	16,790.17	11,774.18	5,015.99
Expenses	350.00	100.00	350.00	350.00	0.00
Construction Phase Services	19,620.00	100.00	19,620.00	14,960.55	4,659.45
Total Fee	186,547.40		184,192.57	174,517.13	9,675.44

Total Fee 9,675.44

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	9,675.44	174,517.13	184,192.57
Limit			186,547.40
Remaining			2,354.83

Total this Invoice 9,675.44

Outstanding Invoices

Number	**Date**	**Balance**
3780	12/16/2024	196.20
185225	2/21/2025	11,134.35
186887	4/22/2025	3,630.00
Total		**14,960.55**

Total Now Due 24,635.99

Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

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

May 20, 2025
Project No: 2502695-0000
Invoice No: 188038

Invoice Total: 1,431.20

Project 2502695-0000 TIRZ 21 On-Call Services - 2025

Professional Services Through May 16, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal				
Ali, Muhammad	2.00	225.00	450.00	
Senior Professional				
Olivas, Jesus	4.00	225.00	900.00	
Totals	6.00		1,350.00	
Total Labor				**1,350.00**

Reimbursable Expenses

Mileage				
2/26/2025	Olivas, Jesus	TIRZ 21 meeting	28.00	
2/26/2025	Ali, Muhammad	TIRZ 21 Board meeting	25.20	
4/23/2025	Olivas, Jesus	TIRZ 21 meeting	28.00	
	Total Reimbursables		**81.20**	**81.20**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	1,431.20	0.00	1,431.20
Limit			10,000.00
Remaining			8,568.80

Total this Invoice 1,431.20

AVENUE

May 20, 2025
TIRZ #21
Via Linda Clayton
Hawes Hill & Associates LLC
P.O. Box 22167
Houston, TX 77227-2167

RE: Request for Reimbursement of Funds

Ms. Clayton,

This letter is to formally request reimbursement for the sidewalk improvement in front of 2008, 2002 A, and 2002 Fulton St, Houston, Texas 77009. The total amount to be reimbursed is $15,800, and I have attached all relevant receipts and documentation for your review.

Please let me know if you require any additional documentation or further clarification. Thank you for your attention to this matter.

Sincerely,

Jason Holoubek
Director of Real Estate
Avenue Community Development Corporation
jasonh@avenuecdc.org
(713) 894-4838

Alejandro, Raquel - PD

From:	IT - Houstontxdotgov
Sent:	Tuesday, February 18, 2025 3:21 PM
To:	lunaremodeling.0430@gmail.com
Subject:	Application for Modification of Sidewalk / Safety Buffer Standards Form Results
Importance:	Low
Follow Up Flag:	Follow up
Flag Status:	Flagged
Categories:	New Request

Thank you for completing the form at https://www.houstontx.gov/planning/sidewalk-modification-of-standards.html. Below are your form results:

1. Date ... 2025-02-18

2. Project Number ... 25009712

3. Site Address ... 2002Fulton St

5. City Council District ... H

6. Neighborhood Association ... NA

7. Contact Person Name ... Armando Luna Luna

8. Contact Person Phone ... 8325130593

9. Your Email ... lunaremodeling.0430@gmail.com

10. Modification Fee Applicability ... Maintain full width of sidewalk, but modify width of the safety buffer (fee does not apply)

11. Street 1 Street Name ... Fulton St

12. Street 1 Required Sidewalk Width ... 6

13. Street 1 Required Safety Buffer Width ... 4

14. Street 1 Proposed Sidewalk Width ... 6

15. Street 1 Proposed Safety Buffer Width ... 3.7

16. Street 2 Street Name ...

17. Street 2 Required Sidewalk Width ...

18. Street 2 Required Safety Buffer Width ...

19. Street 2 Proposed Sidewalk Width ...

20. Street 2 Proposed Safety Buffer Width ...

21. Street 3 Street Name ...

22. Street 3 Required Sidewalk Width ...

23. Street 3 Required Safety Buffer Width ...

24. Street 3 Proposed Sidewalk Width ...

25. Street 3 Proposed Safety Buffer Width ...

26. The proposed standard modification meets one or more of the following: (Sec. 40-559(e)) ... a. Pedestrian path ways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR (Sec. 40-559 (e)(1)(a))

27. Please explain how the proposed modification meets the criteria. ... Trying to keep the existing sidewalk network alingment

28. The circumstances supporting the approval are not the result of hardship created or imposed by the applicant. ... YES

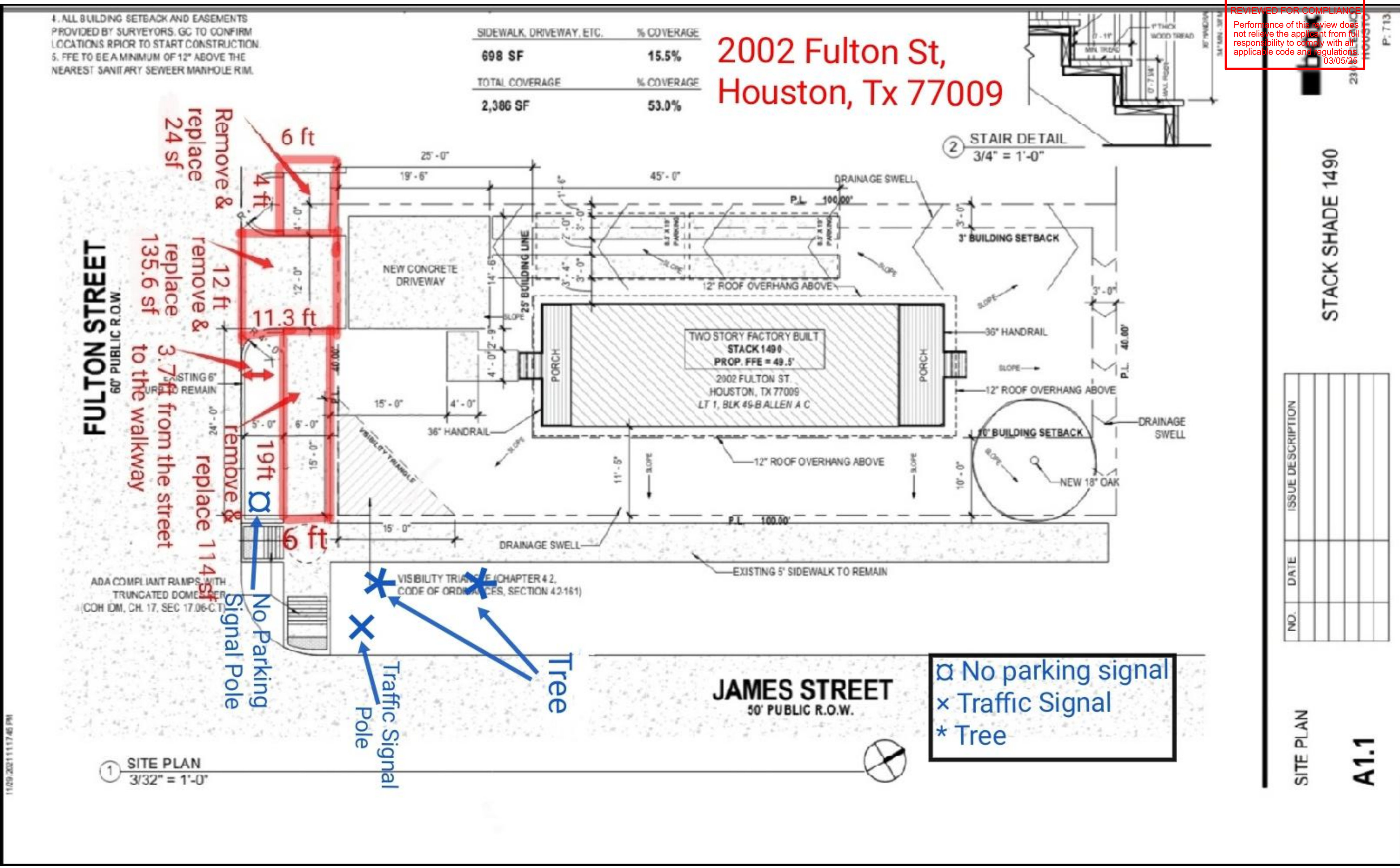
29. Please explain your answer to Question 28 ... NA

30. The granting of the approval would create an alternative that furthers the intent and purposes of this article. ... YES

31. Please explain your answer to Question 30 ... NA

Questions? Contact the Planning Department at 832.393.6600 or email us at planningdepartment@houstontx.gov.

City of Houston
25009710
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/05/25



City of Houston

25009710

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/05/25

Alejandro, Raquel - PD

From: IT - Houstontxdotgov
Sent: Tuesday, February 18, 2025 3:30 PM
To: lunaremodeling.0430@gmail.com
Subject: Application for Modification of Sidewalk / Safety Buffer Standards Form Results

Importance: Low

Follow Up Flag: Follow up
Flag Status: Completed

Categories: New Item

Thank you for completing the form at https://www.houstontx.gov/planning/sidewalk-modification-of-standards.html. Below are your form results:

1. Date ... 2025-02-18

2. Project Number ... 25009716

3. Site Address ... 2002 A Fulton St

5. City Council District ... H

6. Neighborhood Association ... NA

7. Contact Person Name ... Armando Luna Luna

8. Contact Person Phone ... 8325130593

9. Your Email ... lunaremodeling.0430@gmail.com

10. Modification Fee Applicability ... Maintain full width of sidewalk, but modify width of the safety buffer (fee does not apply)

11. Street 1 Street Name ... Fulton St

12. Street 1 Required Sidewalk Width ... 6

13. Street 1 Required Safety Buffer Width ... 4

14. Street 1 Proposed Sidewalk Width ... 6

15. Street 1 Proposed Safety Buffer Width ... 3.7

16. Street 2 Street Name ...

17. Street 2 Required Sidewalk Width ...

18. Street 2 Required Safety Buffer Width ...

19. Street 2 Proposed Sidewalk Width ...

20. Street 2 Proposed Safety Buffer Width ...

21. Street 3 Street Name ...

22. Street 3 Required Sidewalk Width ...

23. Street 3 Required Safety Buffer Width ...

24. Street 3 Proposed Sidewalk Width ...

25. Street 3 Proposed Safety Buffer Width ...

26. The proposed standard modification meets one or more of the following: (Sec. 40-559(e)) ... a. Pedestrian path ways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR (Sec. 40-559 (e)(1)(a))

27. Please explain how the proposed modification meets the criteria. ... Trying to keep the existing sidewalk network alingment

28. The circumstances supporting the approval are not the result of hardship created or imposed by the applicant. ... YES

29. Please explain your answer to Question 28 ... NA

30. The granting of the approval would create an alternative that furthers the intent and purposes of this article. ... YES

31. Please explain your answer to Question 30 ... NA

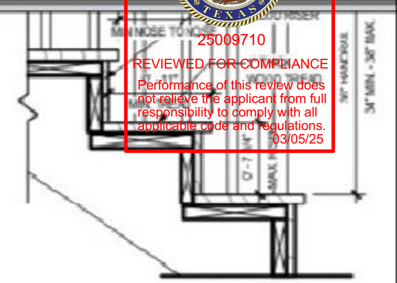
Questions? Contact the Planning Department at 832.393.6600 or email us at planningdepartment@houstontx.gov.

4. ALL BUILDING SETBACK AND EASEMENTS PROVIDED BY SURVEYORS. GC TO CONFIRM LOCATIONS RPIOR TO START CONSTRUCTION.
5. FFE TO BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWEER MANHOLE R.M.

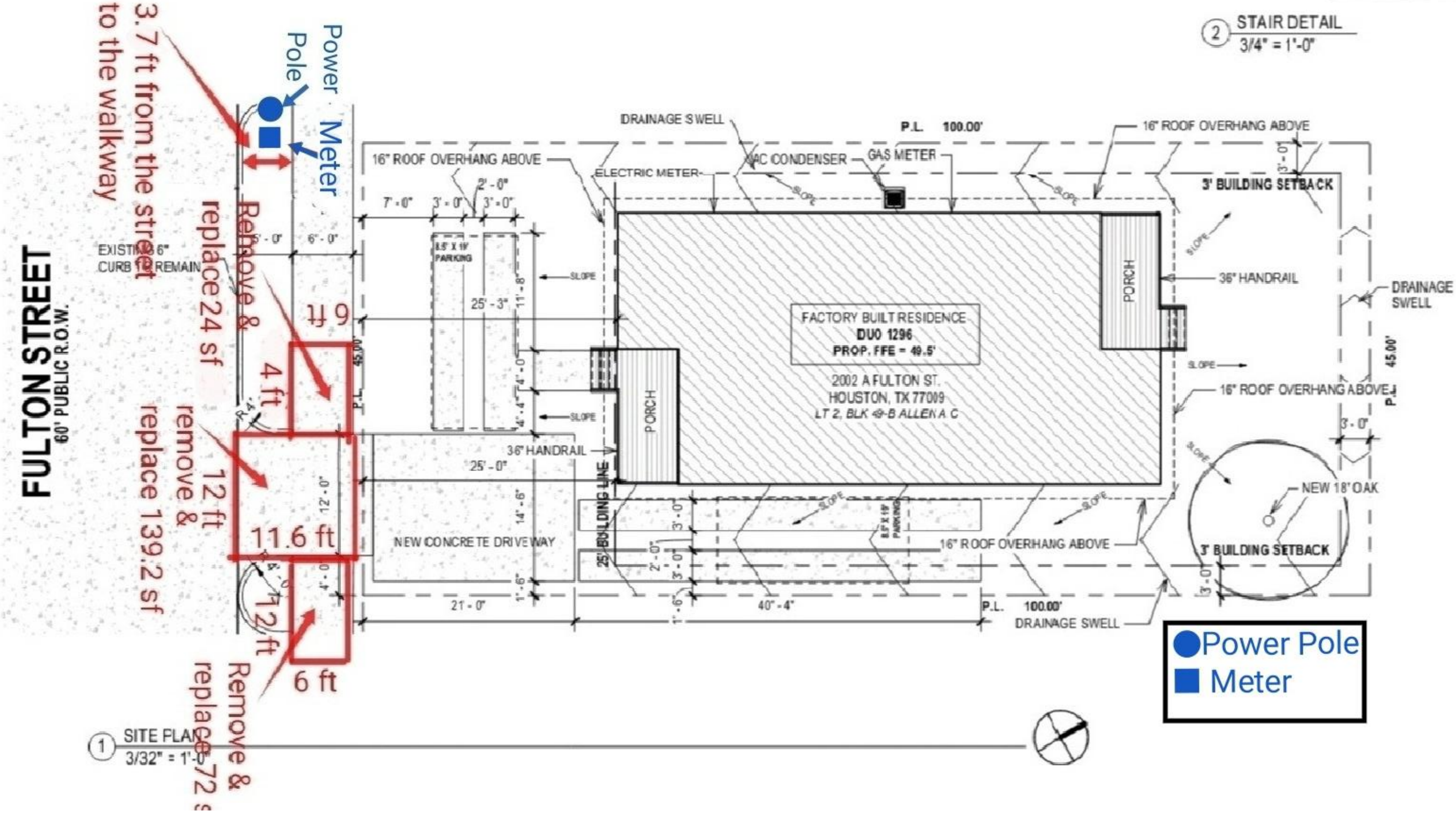
SIDEWALK, DRIVEWAY, ETC.	% COVERAGE
680 SF	15.1%
TOTAL COVERAGE	% COVERAGE
2,144 SF	47.6%

2002 A Fulton St, Houston, Tx 77009

City of Houston
25009710
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/05/25



2 STAIR DETAIL
3/4" = 1'-0"



1 SITE PLAN
3/32" = 1'-0"

Alejandro, Raquel - PD

From:	IT - Houstontxdotgov
Sent:	Tuesday, February 18, 2025 2:18 PM
To:	lunaremodeling.0430@gmail.com
Subject:	Application for Modification of Sidewalk / Safety Buffer Standards Form Results
Importance:	Low
Follow Up Flag:	Follow up
Flag Status:	Completed
Categories:	New Item

Thank you for completing the form at https://www.houstontx.gov/planning/sidewalk-modification-of-standards.html. Below are your form results:

1. Date ... 2025-02-18

2. Project Number ... 25009710

3. Site Address ... 2008 Fulton St

5. City Council District ... H

6. Neighborhood Association ... NA

7. Contact Person Name ... Armando Luna Luna

8. Contact Person Phone ... 8325130593

9. Your Email ... lunaremodeling.0430@gmail.com

10. Modification Fee Applicability ... Maintain full width of sidewalk, but modify width of the safety buffer (fee does not apply)

11. Street 1 Street Name ... Fulto St

12. Street 1 Required Sidewalk Width ... 6

13. Street 1 Required Safety Buffer Width ... 4

14. Street 1 Proposed Sidewalk Width ... 6

15. Street 1 Proposed Safety Buffer Width ... 3.7

16. Street 2 Street Name ...

17. Street 2 Required Sidewalk Width ...

18. Street 2 Required Safety Buffer Width ...

19. Street 2 Proposed Sidewalk Width ...

20. Street 2 Proposed Safety Buffer Width ...

21. Street 3 Street Name ...

22. Street 3 Required Sidewalk Width ...

23. Street 3 Required Safety Buffer Width ...

24. Street 3 Proposed Sidewalk Width ...

25. Street 3 Proposed Safety Buffer Width ...

26. The proposed standard modification meets one or more of the following: (Sec. 40-559(e)) ... a. Pedestrian path ways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR (Sec. 40-559 (e)(1)(a))

27. Please explain how the proposed modification meets the criteria. ... trying to keep the existing sidewalk network alingment

28. The circumstances supporting the approval are not the result of hardship created or imposed by the applicant. ... YES

29. Please explain your answer to Question 28 ... NA

30. The granting of the approval would create an alternative that furthers the intent and purposes of this article. ... YES

31. Please explain your answer to Question 30 ... NA

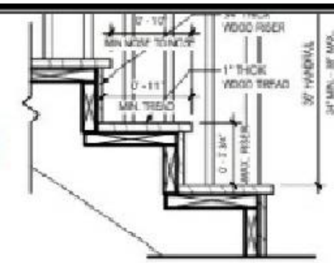
Questions? Contact the Planning Department at 832.393.6600 or email us at planningdepartment@houstontx.gov.

City of Houston
25009710
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/05/25

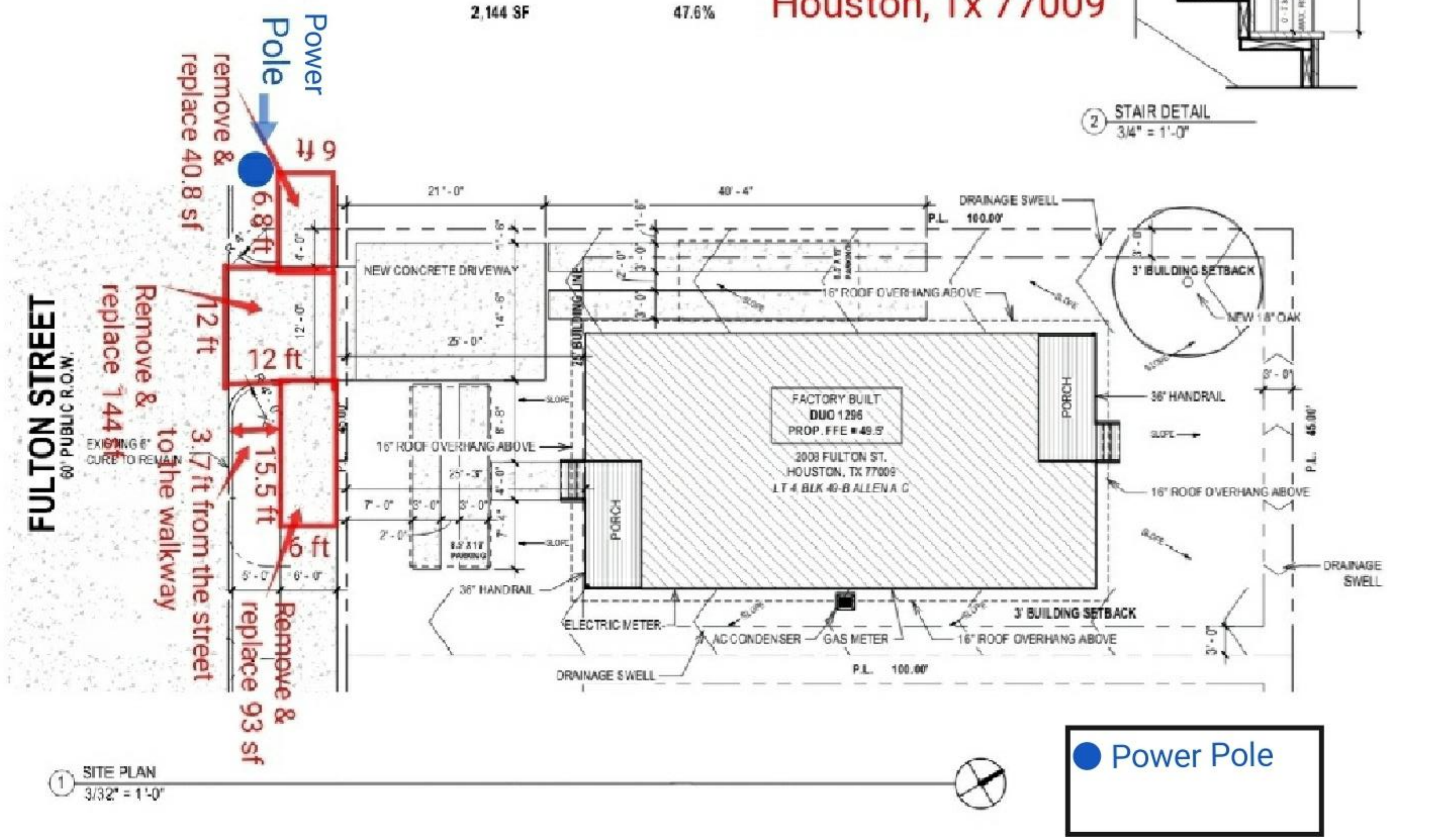
4. ALL BUILDING SETBACK AND EASEMENTS PROVIDED BY SURVEYORS. GC TO CONFIRM LOCATIONS RPIOR TO START CONSTRUCTION
5. FFE TO BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWEER MANHOLE RIM.

SIDEWALK, DRIVEWAY, ETC.	% COVERAGE
680 SF	15.1%
TOTAL COVERAGE	% COVERAGE
2,144 SF	47.6%

2008 Fulton St,
Houston, Tx 77009



2 STAIR DETAIL
3/4" = 1'-0"



1 SITE PLAN
3/32" = 1'-0"

NO.	DATE	ISSUE DESCRIPTION

2301 ELEANO
HOUSTO

DUO SHADE 1296

SITE PLAN

A1.1

PLANNING &
DEVELOPMENT
DEPARTMENT

Permit No.: 250097100

Date: 02/26/2025

Address: 2008 Fulton Street

City of Houston
25009710
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/05/25

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Luna Remodeling	Armando Luna	832-513-0593	lunaremodeling.0430@gmail.com
PROPERTY ADDRESS	**PERMIT NUMBER**	**DATE**	
2008 Fulton Street	250097100	03/04/2025	

SIDEWALK MODIFICATION REPORT

Staff's Recommendation: **Approve**

Staff's basis of recommendation: The planning official, in collaboration with the office of city engineers (OCE) and the mayor's office of disabilities (MOD), may approve a modification to the standards of section 40-557 of the code of ordinances in accordance with 40-559. Granting a modification under 40-559 does not set a precedent, and each case shall be reviewed on its own merits.

The applicant is proposing a residential construction on the subject site. The applicant has requested to modify the safety buffer requirement along Fulton Street, a major thoroughfare street, citing existing characteristics of the neighborhood and existing permitted physical conditions; as the justification for the modification request. The applicant has provided documentation that meets sec 40-559 (e). The standards of section 40-557 are technically or otherwise infeasible due to the presence of existing permitting physical conditions. Along the right-of-way, the applicant is proposing a 6' sidewalk with a reduced safety buffer to keep sidewalk alignment.

After close examination by the sidewalk and pedestrian realm review committee, the committee recommends granting the modification as shown in the attached site plan and with the following conditions: meet ADA standards, and any additional requirements by OCE at permitting.

This approval modifies the safety buffer requirement along 2008 Fulton Street (*this application includes residential constructions in 2008, 2002, 2002A Fulton Street*) for the proposed residential construction permit number (250097100).

Department use only

ACTION:

[X] **APPROVED**

[ ] **APPROVED SUBJECT TO**

[ ] **DISAPPROVED**

DIRECTOR OR DESIGNEE — DATE 3/04/2025

Applications or questions should be directed to the attention of Kim Bowie***, 832-394-9522.***

Note: This form must be attached to the building permit.

LUNA LUNA REMODELING

11826 Winter Park Street Houston Tx 77067

lunaremodeling.0430@gmail.com

832-513-0593

Invoice

Bill To:

Avenue Fulton & James LLC

Date Submitted	*03/20/2025*
Invoice #	*270*

Project Address:2002, 2002 A, 2008 Fulton St,

Houston Tx 77009

invoice #270

Item	Material	Labor	Total
2008 Fulton Will break driveway entrance concrete and 16 ft x 6 ft of the walkway, remove culverts Will dig to take off 5 or 6 inch of dirt and will remove the grass between the walkway and the culvert, digging also 5 or 6 inch so the water can have a good drain. The removed concrete will be 12.6 ft from the street to the back of the driveway so can leveled down Will hauling off all the debris Everithing that needs to be removed below the city **2002 Fulton** Will break driveway entrance concrete and 20 ft x 6 ft sidewalk, remove culverts Will dig to take of 5 or 6 inch of dirt and will remove the grass between the walkway and the culvert digging also 5 or 6 inch so the water can have a good drain The removed concrete will be 12.9 ft from the street to the back of the driveway so can be leveled down Wil hauling off all the debris Everithing that needs to be removed below the city	》	》	$15,800

LUNA LUNA REMODELING

11826 Winter Park Street Houston Tx 77067

lunaremodeling.0430@gmail.com

832-513-0593

Invoice

2002 A Fulton Will break driveway entrance concrete and 13 ft x 6 ft sidewalk, remove culverts Will dig to take of 5 or 6 inch of dirt and will remove the grass between the walkway and the culvert digging also 5 or 6 inch so the water can have a good drain The removed concrete will be 12.9 ft from the street to the back of the driveway so can be leveled down Hauling off all the debris Everithing that needs to be removed below the city **New concrete** This steps will be for the three removed concrete sections. Will compact this areas and prepare them to install the rebar and make the forms prior to install the new concrete for the 2002, 2002 A and 2008 Fulton houses following the city codes, new concrete will be 4 to 6 inch depth depending the city codes for sidewalk and driveway entrance, will install grass for removed grass sections. Permit fees are included Labor and material costs are together.			
		Total	$15,800

Contact at 8325130593 - 2818187076 or lunaremodeling.0430@gmail.com with questions or concerns regarding this invoice.

AFFIDAVIT AND CERTIFICATE OF COMPLETION AND COMPLETE PAYMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE US, the undersigned authorities, on this day personally appeared Mary Lawler, CEO of Avenue Community Development Corporation, the Sole Member of Avenue Fulton & James LLC ("Owner"), known by us to be the persons whose names are subscribed below, and who, being by first duly sworn, did on their oath state and certify as follows:

1. Owner, whose address is 3517 Irvington Boulevard, Houston, Texas 77009, is the owner of the real property situated in Harris County, Texas, more particularly described on Exhibit "A", on which real property certain Improvements (herein so called) were constructed under the contract with the Contractor, Luna Luna Remodeling LLC whose address is 11826 Winter Park St, Houston, Texas 77067.

2. The construction under the contract between the Owner and the Contractor (the "Work") has been completed. The Work was complete on April 01, 2025. The Work was finally complete on April 07, 2025.

3. After reasonable investigation, to the best of their knowledge, (a) the Work complies with all applicable restrictive covenants, building codes, permit requirements, and all other applicable laws, ordinances, codes, rules and regulations and (b} no hazardous or toxic substances or materials, as defined under any state, local or federal law have been used on-site as part of the Work, other than in compliance with applicable law.

4. **Owner certifies that all contractors, subcontractors, laborers, materialmen, architects, engineers and all other parties who have performed work or furnished materials for the Project have been paid in full**

OWNER:

Avenue Fulton & James LLC, a Texas limited liability company

By: Avenue Community Development Corporation, a Texas limited liability company, its Sole Member

By: ______________________

Jason Holoubek, Director of Real Estate

SUBSCRIBED AND SWORN BEFORE ME, on this 20th day of May, 2025 by ______________________.

Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS
DIANE JASSO
Notary ID #131438201
My Commission Expires
February 16, 2026

DEPOSITORY PLEDGE AGREEMENT

This Depository Pledge Agreement ("Agreement") is entered into this ____________ day of __________ 20___, by and between NEAR NORTHSIDE REDEVELOPMENT AUTHORITY ("Authority"), a Texas nonprofit local government corporation created and operating pursuant to the laws of the State of Texas, and TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, a national banking association (the "Bank").

The Authority has selected the Bank as a depository for certain of its funds, and the Bank desires to be the depository of such funds. Pursuant to law and the Authority's Investment Policy, the Bank is required to secure the amount of public funds deposited by the Authority in the Bank to the extent that such funds are not insured by the Federal Deposit Insurance Corporation or its successors or assigns (the "FDIC") (such uninsured funds referred to hereafter as the "Collateralized Funds") by pledging securities approved by the Board of Directors of the Authority (the "Approved Securities") which comply with the Public Funds Collateral Act, Chapter 2257, Texas Government Code (the "Collateral Act"). Pursuant to the Collateral Act, the value of a surety bond is its face value, and the value of an investment security is its market value. The Approved Securities pledged to secure the Collateralized Funds must have an aggregate market value that at all times equals or exceeds 100% of the Collateralized Funds of the Authority on deposit with the Bank, plus any interest accrued thereon (the "Required Collateral Value").

The Bank has agreed to pledge Approved Securities solely for the benefit of the Authority's Collateralized Funds and has agreed to place the Approved Securities for safekeeping in a custodial account at Federal Home Loan Bank of Dallas, or an independent third-party institution not owned or controlled by the Bank or its holding company (the "Safekeeping Institution").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the Authority and the Bank agree as follows:

Section 1. TYPE OF COLLATERAL; PLEDGE OF SECURITY; GRANT OF SECURITY INTEREST. The Bank agrees that the Collateralized Funds shall be secured in an amount equal to the Required Collateral Value (the "Collateral"). The following are Approved Securities which may be pledged as Collateral:

1. Surety bonds;
2. An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
3. A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues and (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
4. A fixed rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high risk mortgage security" as such term is defined in Section 2257.0025 of the Collateral Act;
5. A floating rate collateralized mortgage obligation that does not constitute a "high risk mortgage security" as such term is defined in Section 2257.0025 of the Collateral Act; or

6. A security in which a public entity may invest under the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Investment Act") and that is authorized by the Authority's Investment Policy. As of the date of this Agreement, the following securities are authorized by the Authority's Investment Policy:

   a. Obligations including letters of credit, of the United States or its agencies and instrumentalities;

   b. Direct obligations of the State of Texas or its agencies and instrumentalities;

   c. Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

   d. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the state of Texas or their respective agencies and instrumentalities;

   e. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent;

   f. Certificates of deposit issued by a state or national bank domiciled in this State or a savings bank in this State or a state or federal credit union domiciled in this State that are guaranteed by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or its successor that are secured by the obligations authorized for investment by the Authority under the Investment Act;

g. Repurchase agreements that comply with the Investment Act;

h. Bankers' acceptances that comply with the Investment Act;

i. Commercial paper that complies with the Investment Act;

j. No load money market mutual funds that comply with the Investment Act; and

k. No load mutual funds that comply with the Investment Act.

Notwithstanding anything to the contrary provided above, the following may NOT be used as Collateral:

a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

b. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

c. Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Sections 1.4 and 1.5 above; or

d. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

The Bank acknowledges that the Authority prefers that the Collateral be pledged solely to and held solely on account of the Authority, and the Bank agrees to accommodate this preference if practicable. In the event that the Bank cannot accommodate this preference due to the denomination of the security to be pledged, the Bank agrees that it will not pledge portions of any single security in such a manner that the total value of the portions pledged exceeds the market value of such security. Nor will Bank cause or permit the sharing, splitting or cotenancy of that portion of the Collateral pledged to secure funds of the Authority. The Bank hereby grants the Authority a security interest in the Collateral.

Section 2. SAFEKEEPING PROVISIONS. The Safekeeping Institution, by a separate agreement with the Bank (the "Safekeeping Agreement") has agreed to hold the Collateral in safekeeping to secure the deposits of the customers of the Bank, including the Authority, pursuant to the terms of the Safekeeping Agreement. The Bank represents and warrants to the Authority that no terms of the Safekeeping Agreement impair or deprive the Authority of its full rights under this Agreement and that the Bank will not enter into any safekeeping agreement which will have such effect on the Authority.

Section 3. INSTRUCTIONS REGARDING COLLATERAL. Until the Authority has the right to sell the Collateral pursuant to Section 10 of this Agreement, the Safekeeping Institution may act only in accordance with the joint written instructions of the Bank and the Authority. The names and specimen signatures of individuals authorized to act on behalf of the Authority are listed in **Exhibit A** to this Agreement and the names and specimen signatures of individuals authorized to act on behalf of the Bank are listed in **Exhibit B** to this Agreement. Either the Authority or the Bank may add or remove names from their respective list of authorized individuals without the consent of the other party at any time by providing the other party and the Safekeeping Institution with a replacement notice. In the event that the Safekeeping Institution is the Federal Reserve Bank, this Section shall not apply, and the Safekeeping Agreement between the Bank and the Federal Reserve Bank shall govern actions by the Federal Reserve Bank with respect to the Collateral.

Section 4. SUBSTITUTIONS AND WITHDRAWALS OF COLLATERAL. The Bank understands and agrees that the Authority has the right to change the list of Approved Securities by providing the Bank and the Safekeeping Institution with written notice of the new list of Approved Securities. The Bank agrees that within thirty (30) days of the Bank's receipt of such written notice of changes in the Approved Securities, the Bank will either (a) comply with the changes or (b) notify the Authority in writing of the Bank's objection to the changes and, if appropriate, of the Bank's intent to terminate this Agreement.

In addition, if the aggregate market value of the Collateral held by the Safekeeping Institution at any time exceeds the Required Collateral Value, the Bank may withdraw any excess Collateral by providing the Safekeeping Institution with a withdrawal notice signed by an individual authorized by both the Bank and the Authority. The Authority agrees to sign the withdrawal notice if the value of the remaining Collateral equals or exceeds the Required Collateral Value. Additionally, the Bank may substitute Collateral held by the Safekeeping Institution at any time by providing the Safekeeping Institution with a substitution notice signed by individuals authorized by both the Bank and the Authority. The Authority agrees to sign the substitution notice if the securities to be substituted are Approved Securities and the value of the Collateral following the substitution equals or exceeds the Required Collateral Value.

Section 5. BANK STATEMENTS AND REPORTS RELATING TO PLEDGED COLLATERAL. At the time of the pledge, substitution and release of any of the Collateral, the

Bank shall execute and deliver contemporaneously with the execution of this Agreement to the Authority a statement describing the Collateral deposited to or withdrawn from the Safekeeping Institution and held pursuant to this Agreement. This statement must include the par value, market value as of the date of the statement and maturity date of the Collateral.

Upon request of the Authority, the Bank also agrees to furnish to the Authority a statement describing the Collateral held in safekeeping by the Safekeeping Institution (the "Investment Report") up to 4 (four) times a year. The Investment Report must include a description of the securities pledged, the CUSIP number of each security, the par value, the market value, and the maturity date of the Collateral as of the date of the current Investment Report, and additionally, in connection with the initial Investment Report, such information as of the date of the pledge of such collateral. The Bank also agrees to generate an updated Investment Report within three (3) business days of receipt of a written request from the Authority.

Section 6. BANK'S FINANCIAL POSITION. The Bank will provide to the Authority upon request, a statement of the Bank's financial position on a quarterly basis. The Bank also will provide to the Authority upon request a copy of the Bank's annual financial statement.

Section 7. REPRESENTATIONS OF THE BANK. The Bank represents to the Authority that:

(a) the Bank is the sole legal and actual owner of the securities utilized to collateralize Authority deposits;

(b) no other security interest has been, nor will be, granted in the securities or the portions thereof utilized to collateralize Authority deposits during the period of the pledge to the Authority;

(c) the Bank is covered for all uncollateralized Authority deposits up to $250,000 under the FDIC or such other amount as may be applicable from time to time;

(d) this Agreement is made pursuant to and is duly authorized by the Board of Directors of the Bank, that this Agreement has been approved by the Bank's Board of Directors or the loan committee authorized to approve depository pledge agreements and that such approval is reflected in the minutes of the meeting of the Bank's Board of Directors or loan committee as appropriate. A true and correct copy of the minutes of the meeting of the Bank's Board of Directors or loan committee at which this Agreement was approved and accepted or such other written certification of approval as is deemed sufficient by the Authority is attached to this Agreement as **Exhibit C** and incorporated for all purposes; and

(e) this Agreement was made an official record of the Bank as of the date of its approval by the Bank and will continue to be held as an official record of the Bank during its term.

Section 8. REPRESENTATIONS OF THE AUTHORITY. The Authority represents to the Bank that it will provide the Bank with written notice of changes in the Approved Securities within seven (7) business days of adoption of the same by the Authority's Board of Directors. The Authority agrees that the Bank is not obligated to comply with any new requirements as to Approved Securities until the amended exhibit(s) is/are received by the Bank.

Section 9. BANK'S DUTIES AND OBLIGATIONS. The Bank agrees to perform all of the duties and obligations required of a depository for the Authority under the laws of the

State of Texas, and, upon presentation, agrees to pay all checks drawn on it by the duly authorized representatives of the Authority against available funds of the Authority on demand deposit. At the expiration of the term of this Agreement, the Bank agrees to turn over to its successor all funds, property and things of value held by it as a depository.

Section 10. BANK DEFAULT AND REMEDIES. If the Bank fails to perform all of its obligations set out in this Agreement or in any other agreement between the Bank and the Authority or if it is ruled "bankrupt", "insolvent", or "failed" by Federal Banking Regulators, then the Bank will be considered in default under this Agreement. In the event of such default, failure or insolvency of the Bank, the Authority shall be deemed to have vested full title to all of the Collateral pursuant to this Agreement. The Authority may sell all or any part of the Collateral at public or private sale after providing the Bank at least three (3) business days prior written notice and an opportunity to cure the default. In the event that portions of the Collateral are pledged to depositors other than the Authority, the Bank or any receiver for or successor of the Bank agrees to sell such Collateral on behalf of all secured parties. The proceeds of any such sale must be applied to satisfy any indebtedness owed by the Bank to the Authority, including accrued interest, expenses related to the liquidation transaction, including legal fees, which are incurred by the Authority (and to the other depositors who have a security interest in the security sold, if any,) and any excess proceeds over the value of the defaulted amount of the matured investment, shall be returned to the Bank. In the event that the proceeds are not sufficient to satisfy the indebtedness of the Bank to all depositors who have a security interest in the Collateral, the Bank, its receiver or successor agrees to distribute the proceeds of the sale among the secured parties in proportion that the indebtedness of the Bank to each secured party bears to the total indebtedness owed by the Bank to all parties who have a security interest in the

Collateral. This power of sale is in addition to other remedies the Authority may have pursuant to this Agreement and applicable law and is without prejudice to the Authority's rights to maintain any suit in any court for redress of injuries sustained by the Authority under this Agreement.

Section 11. NON-ASSIGNABILITY. This Agreement is not assignable in whole or in part.

Section 12. TERMINATION. This Agreement may be terminated by the Bank, the Safekeeping Institution, or the Authority by giving thirty (30) days prior written notice to the other party.

Section 13. APPLICABLE LAWS; OTHER AGREEMENTS. This Agreement will be governed by the laws of the State of Texas. If any Bank accounts of the Authority are also subject to additional agreements with the Bank, the Bank agrees to attach copies of such agreements to this Agreement as **Exhibit D** and such agreements shall be incorporated for all purposes, provided however, that the provisions of this Agreement shall govern in the event of any conflict between the provisions in such other agreements and those of this Agreement.

Section 14. SAFEKEEPING FEES. Any and all fees associated with the safekeeping of Collateral which the Safekeeping Institution shall charge shall be borne by the Bank and not charged back to the Authority.

Section 15. MISCELLANEOUS. The headings in this Agreement are for convenience of reference only and should not be used in interpreting this Agreement. If any provision of this Agreement is determined to be illegal or unenforceable under applicable law, that provision should be deemed reformed so as to be enforceable to the extent permitted by applicable law, or, if such reformation is not possible, then this Agreement should be read as if such provision was never a part of it, and the remainder of this Agreement will be enforceable.

This Agreement represents the final agreement of the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties.

Notices required to be given under this Agreement must be addressed as set forth below each party's signature to this Agreement, and will be considered effective upon actual receipt by the addressee or upon refusal of delivery during the normal business hours of the addressee.

Section 16. COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which will be considered an original.

WITNESS THE EXECUTION HEREOF THIS ____________ day of __________ 20___.

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

By:_________________________________
Name: _____________________
Title: Chair, Board of Directors
Address: c/o Bracewell LLP
Attn: Clark Stockton Lord
711 Louisiana Street, Suite 2300
Houston, Texas 77002

ATTEST:

By:_________________________________
Name: ________________
Title: Secretary, Board of Directors

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By:_________________________________
Name:_______________________________
Title:_______________________________
Address:____________________________

FEDERAL HOME LOAN BANK OF DALLAS

By:_________________________________
Name:_______________________________
Title:_______________________________
Address:____________________________

LIST OF EXHIBITS

Exhibit A	-	Specimen Signatures of Authorized Authority Officials
Exhibit B	-	Specimen Signatures of Authorized Bank Officials
Exhibit C	-	Minutes of Meeting of Bank Board of Directors Approving the Agreement or other acceptable certification of approval by the Bank
Exhibit D	-	Additional Agreements between the Authority and the Bank

EXHIBIT A

At its Board meeting on ________________________, the Board of Directors of Near Northside Redevelopment Authority (the "Authority") designated the following individuals as authorized representatives empowered to direct Texas Capital Bank, National Association (the "Bank") and Federal Home Loan Bank of Dallas (the "Safekeeping Institution") with regard to collateral pledges, releases and substitutions in the safekeeping account established for the Authority. Such pledges, releases and substitutions shall follow procedures set forth in the Depository Pledge Agreement between the Authority and the Bank.

Signature of Authority's Authorized Representatives:

____________________________________	Printed Name: ___________ Title: Investment Officer/Bookkeeper, ____________________
____________________________________	Printed Name: ______________ Title: Bookkeeper, ____________________
____________________________________	Printed Name:____________________________ Title:__________________________________
____________________________________	Printed Name:____________________________ Title:__________________________________
____________________________________	Printed Name:____________________________ Title:__________________________________
____________________________________	Printed Name:____________________________ Title:__________________________________

By:_____________________________________
Secretary, Board of Directors
Near Northside Redevelopment
Authority

Accepted:	Accepted:
____________________________________	____________________________________
Vice President Texas Capital Bank, National Association	Vice President Federal Home Loan Bank of Dallas

EXHIBIT B

Texas Capital Bank, National Association ("Bank") has designated the following officers as specifically authorized to instruct Federal Home Loan Bank of Dallas ("Safekeeping Institution") with regard to collateral pledges, releases and substitutions in the safekeeping account established for Hardy/Near Northside Redevelopment Authority (the "Authority"). Such pledges, releases and substitutions shall follow procedures set forth in the Depository Pledge Agreement between the Authority and the Bank.

Authorized Officer's Signature:

______________________	Printed Name:______________ Title:______________
______________________	Printed Name:______________ Title:______________
______________________	Printed Name:______________ Title:______________
______________________	Printed Name:______________ Title:______________
______________________	Printed Name:______________ Title:______________
______________________	Printed Name:______________ Title:______________

By:______________________
Vice President
Texas Capital Bank, National Association

Accepted:

____
Secretary, Board of Directors
Near Northside Redevelopment Authority

EXHIBIT C

MINUTES OF MEETING OF BANK BOARD OF DIRECTORS
APPROVING THE AGREEMENT

EXHIBIT D

ADDITIONAL AGREEMENTS BETWEEN THE
AUTHORITY AND THE BANK

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. SWA update.

    a. Zone Urban Design Guidelines
    b. Zone-Wide tree plantings.
    c. METRO Pocket Parks.

swa Houston

The Jones on Main
712 Main Street
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: NEAR NORTHSIDE REDEVELOPMENT AUTHORITY – URBAN DESIGN + LANDSCAPE ARCHITECTURE SERVICES
PROJECTS: TIRZ #21 CIP
DATE: May 28, 2025

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 – Urban Design Character and Cut Sheets Review – 0% Complete
        - Task 3: Final Plans & Guidelines: Cut Sheets – 55% Complete
            1. SWA previewed streetscape character visualizations at May 9 CIP meeting.
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
    - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
    - No current open authorized Task Orders for SWA. Administrator is coordinating with Hardy Yards for potential future phase tree planting at Hardy Yards development.
4. ON-CALL AGREEMENT:
    - Attendance at Meetings
    - Preliminary Cost Estimates for METRO Pocket Parks

END OF REPORT

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. HR Green Engineering update.

    a. Pinckney Trail
        i. Task Order for additional construction management services related to the Pinckney Trail project.

    b. Corridor Study – Hogan Street

    c. Flood mitigation grant

PROGRESS REPORT

MAY 2025

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21

PINCKNEY TRAIL

Activities This Period:

- Construction work is ongoing.
- Installed sanitary sewer.
- Installed inlets and manholes.
- Installed storm sewer from South St. to White Oak Bayou Greenway Trail.
- Delays in getting modified inlets and manholes.
- Delays in resolving conflicts with CenterPoint Energy gas line and AT&T conduit.
- Harris County granted Contractor a time extension of 49 days.
- Harris County granted Contractor additional cost of $16,927.19 for modified inlets.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Working on Design Concept Report
- Public meeting - March 25

FMA GRANT APPLICATION

Activities This Period:

- The FMA grant was successfully submitted.
    - The project showed a significant benefit in terms of flood damage reduction
    - Based on an updated detailed construction cost estimate, the project is expected to cost **$27.6M** (including engineering and construction management/inspection)
    - The calculated project benefit in terms of flood damage avoided is in excess of **$40M**, generating a project **Benefit/Cost ratio of 1.45** which greatly exceeds the minimum 1.0 requirement.
- **Next Steps:** TWDB likely to submit request for information (RFI) in the next month. Gauge to respond to RFI.
- **Timeline:** Once TWDB submits to FEMA, it will take approximately 12 months before we learn if we are awarded a grant.

TASK ORDER NO. 5

May 21st, 2025

Ed Reyes, Chairman
Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewell, LLP and Tifworks
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Re: Proposal for Additional Funds – Pinckney Trail Connection

Dear Mr. Reyes,

The Pinckney Trail Connections project has the need for additional funds for HR Green and our subconsultant KUO and Associates, Inc. (KUO) for the following reasons:

- Harris County requires bi-weekly meetings with meeting minutes, which was not originally scoped for and our attendance is required.
- The project has been extended by 49 days, for which additional coordination and bi-weekly meetings will occur.
- CenterPoint's relocated poles caused new conflicts with the retaining wall. HR Green and KUO had to revise retaining wall and drainage designs to accommodate the new pole locations.

HR Green has been using the Suppemental No. 2 funds to bridge the gap between the approved amount and the full amount of funds required for the project. However, it still falls short. We kindly request to submit a proposal for additional funds to bridge the gap.

We propose to perform this work for a lump sum amount of **$8,050.00**. A detailed breakdown can be found under Exhibit "A". Please feel free to contact me at (832) 814-4800 if you have any questions.

Sincerely,

Jesus Olivas, P.E.
Senior Project Manager

Attachments:
Exhibit A – Level-of-Effort

Accepted for
Hardy/Near Northside Redevelopment Authority/TIRZ 21

Signature Date 5-28-2025

Ed Reyes, Chairman
Print

Accepted for
City of Houston

Signature Date

Print

EXHIBIT A
PINCKNEY TRAIL CONNECTION
WBS No. N-T21010-0001-3
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT

HRGreen

I. CONSTRUCTION PHASE SERVICES

	DESCRIPTION OF WORK TASKS	PROJ MGR	SENIOR PROF. ENGINEER	GRAD. ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A.	**Construction Phase Services - 5 months**							
1	Biweekly Progress Meetings		16				16	$2,640.00
2	Change Orders Support	1	3				4	$705.00
3	Review schedules, submittals, laboratory test results, RFI's, & other data	1	3				4	$705.00
4	KUO - Retaining Wall Design Support							$4,000.00
	Total	**2**	**22**	**0**	**0**	**0**	**24**	**$8,050.00**
	TOTAL HOURS	**2**	**22**	**0**	**0**	**0**	**24**	
	Contract Labor Rate	$210.00	$165.00	$125.00	$100.00	$75.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	**$420.00**	**$3,630.00**	**$0.00**	**$0.00**	**$0.00**		**$8,050.00**

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	**$8,050.00**

PROJECT TOTAL	**$8,050.00**

Agenda Memorandum

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

8. Receive draft FY2026 Draft Budget.

Hardy Near Northside Redevelopment Authority and
Tax Increment Reinvestment Zone Number Twenty-One
c/o Hawes Hill & Associates LLP
P.O. Box 22167
Houston TX 77227-2167

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE

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

PROFILE

Base Year:	2003
Base Year Taxable Value:	$ 40,313,080
Projected Taxable Value (TY2025):	$ 1,098,526,270
Current Taxable Value (TY2024):	$ 1,052,817,115
Acres:	1,492.11
Administrator (Contact):	Hawes Hill and Associates
Contact Number:	(713) 595-1209

NARRATIVE

Zone Purpose:

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.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/24)	Variance
Capital Projects:			
Roadway, Sidewalk and Landscape	$ 97,692,000	$ 13,493,128	$ 84,198,872
Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-
	-	-	-
Total Capital Projects	$ 534,724,000	$ 13,493,128	$ 521,230,872
Affordable Housing	32,920,000	3,863,674	29,056,326
School & Education/Cultural Facilities	-	-	-
Financing Costs	1,700,000	-	1,700,000
Administration Costs/ Professional Services	5,200,000	1,886,087	3,313,913
Creation Costs	-	-	-
Total Project Plan	$ 574,544,000	$ 19,242,889	$ 555,301,111

DEBT

Additional Financial Data	FY2025 Budget	FY2025 Estimates	FY2026 Budget
Debt Service	$ -	$ -	$ -
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
	Balance as of 6/30/24	**Projected Balance as of 6/30/25**	**Projected Balance as of 6/30/26**
Year End Outstanding (Principal)			
Bond Debt	$ -	$ -	$ -
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	
Developer Agreement - Onsite Improvements	$ 3,977,654	$ 3,732,470	$ 3,732,470
Developer Agreement - Offsite Improvements	$ 791,935	$ 582,285	$ 582,285
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Planning and Development	$ 1,895,747	$ 1,895,747	$ 2,671,305
Beginning Balance	**$ 1,895,747**	**1,895,747**	**2,671,305**
City tax revenue	$ 2,480,030	$ 2,480,030	$ 2,516,764
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ -	$ -	$ -
ISD tax revenue - Pass Through	$ -	$ -	$ -
Community College tax revenue	$ -	$ -	$ -
Incremental property tax revenue	**$ 2,480,030**	**2,480,030**	**2,516,764**
	$ -	$ -	$ -
	$ -	$ -	$ -
Miscellaneous revenue	**$ -**	**$ -**	**$ -**
COH TIRZ interest	$ -	$ -	$ -
Interest Income	$ 10,000	$ 39,717	$ 15,000
Other Interest Income	**$ 10,000**	**$ 39,717**	**$ 15,000**
Harris County Joint Participation - Hogan Street Study	$ 181,000	$ -	$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	$ 275,000	$ -	$ -
Grant Proceeds	**$ 456,000**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 4,841,777**	**4,415,494**	**5,203,069**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
EXPENDITURES			
Accounting	$ 25,000	$ 40,000	$ 25,000
Administration Salaries & Benefits	$ 55,000	$ 60,000	$ 55,000
Auditor	$ 18,000	$ 16,250	$ 18,000
Tax Advisor	$ 15,000	$ 15,000	$ 15,000
Insurance	$ 2,500	$ 2,426	$ 2,500
Office Expense	$ 5,000	$ 5,000	$ 5,000
TIRZ Administration and Overhead	**$ 120,500**	**138,676**	**120,500**
Engineering Consultants	$ 50,000	$ 15,000	$ 50,000
Legal	$ 40,000	$ 35,000	$ 40,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ 50,000	$ 20,000	$ 50,000
Program and Project Consultants	**$ 140,000**	**$ 70,000**	**$ 140,000**
Management consulting services	**$ 260,500**	**208,676**	**260,500**
Capital Expenditures (See CIP Schedule)	$ 1,316,000	130,000	1,400,000
TIRZ Capital Expenditures	**$ 1,316,000**	**130,000**	**1,400,000**
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
Hardy Yards/Cypress - OnSite	$ 606,955	245,184	-
Hardy Yards/Cypress - OffSite	$ -	209,650	-
Developer / Project Reimbursements	**$ 606,955**	**$ 454,834**	**$ -**
Bond Debt Service (Series ##)			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Bond Debt Service (Series ##)			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
New Bond Sale (Series ##)			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Cost of Issuance	$ -	$ -	$ -
Loan debt service			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Line of Credit			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Convenience Fee	$ -	$ -	$ -
System debt service	**$ -**	**$ -**	**$ -**
TOTAL PROJECT COSTS	**$ 2,183,455**	**793,510**	**1,660,500**
Payment/transfer to ISD - educational facilities	$ -	$ -	$ -
Adminstration Fees:			
City	$ 124,002	$ 124,002	$ 125,838
County	$ -	$ -	$ -
ISD	$ -	$ -	$ -
HCC	$ -	$ -	$ -
Affordable Housing:			

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
City	$ 826,677	$ 826,677	$ 838,921
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ 80,324	$ -	$ 80,324
Supplemental Municipal Service Fee - Public Safety	$ 100,000	$ -	$ 100,000
Total Transfers	**$ 1,131,003**	**950,679**	**1,145,083**
Total Budget	**$ 3,314,458**	**1,744,189**	**2,805,583**
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Planning and Development	$ 1,527,319	2,671,305	2,397,486
Ending Fund Balance	**$ 1,527,319**	**2,671,305**	**2,397,486**
Total Budget & Ending Fund Balance	**$ 4,841,777**	**$ 4,415,494**	**$ 5,203,069**

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
H	T-2101	Near Northside Hernandez Tunnel	$ 638,578	-	-	-	-	-	-	-	638,578
H	T-2102	Hernandez Tunnel Mural	$ 15,000	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	$ 42,074	-	-	-	-	-	-	-	42,074
H	T-2105	Pinckney Street Hike and Bike Trail	$ 211,784	20,000	275,000	-	-	-	-	275,000	506,784
H	T-2106	Sidewalk Replacement & Improvements	$ 23,000	-	100,000	550,000	-	-	-	650,000	673,000
B, H	T-2107	Hogan/Lorraine Corridor Schematic Design	$ 181,000	-	500,000	-	-	-	-	500,000	681,000
B, H	T-2109	Parks and Greenspace Improvements	$ 43,500	110,000	150,000	500,000	100,000	100,000	100,000	950,000	1,103,500
H	T-2110	Burnett Street Dedicated Bike Lane PER	$ -	-	75,000	-	-	-	-	75,000	75,000
B, H	T-2111	Multi-Street Mobility Improvements	$ -	-	200,000	550,000	1,000,000	1,000,000	1,000,000	3,750,000	3,750,000
H	T-2112	Area Wide Community Improvements	$ -	-	100,000	100,000	100,000	100,000	100,000	500,000	500,000
0	T-1213	FUTURE CIP PROJECT	$ -	-	-	-	-	-	-	-	-
0	T-1214	FUTURE CIP PROJECT	$ -	-	-	-	-	-	-	-	-
H	T-2199	Concrete Panel Replacement Program	$ -	-	-	-	-	-	-	-	-
Totals			**$ 1,154,936**	**130,000**	**1,400,000**	**$ 1,700,000**	**$ 1,200,000**	**$ 1,200,000**	**$ 1,200,000**	**$ 6,700,000**	**$ 7,984,936**

* NOTE:
** NOTE:
*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	1,154,936	130,000	1,400,000	1,700,000	1,200,000	1,200,000	1,200,000	6,700,000	7,984,936
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	**1,154,936**	**130,000**	**1,400,000**	**1,700,000**	**1,200,000**	**1,200,000**	**1,200,000**	**6,700,000**	**7,984,936**

Project:	**Pinckney Street Hike and Bike Trail**	**City Council District**	**Key Map:**		**WBS.:** T-2105
		Location: H	**Geo. Ref.:**		
		Served: H	**Neighborhood:**		

Description: Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems.

Justification: Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-		-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	211,784	-	20,000	-	-	-	-	-	$ -	$ 231,784
4	Construction	-	640,000	-	275,000	-	-	-	-	$ 275,000	$ 275,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	60,000	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	60,000	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ 211,784	$ 700,000	$ 20,000	$ 275,000	$ -	$ -	$ -	$ -	$ 275,000	$ 506,784
	Source of Funds										
	TIRZ Funds	211,784	425,000	20,000	275,000	-	-	-	-	$ 275,000	$ 506,784
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	275,000	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 211,784	$ 700,000	$ 20,000	$ 275,000	$ -	$ -	$ -	$ -	$ 275,000	$ 506,784

Project:	**Sidewalk Replacement & Improvements**	**City Council District**		**Key Map:**		**WBS.:** T-2106
		Location:	H	**Geo. Ref.:**		
		Served:	H	**Neighborhood:**		
Description:	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases.					
Justification:	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.					

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	23,000	100,000	-	100,000	-	-	-	-	$ 100,000	$ 123,000
4	Construction	-	-	-	-	500,000	-	-	-	$ 500,000	$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	50,000	-	-	-	$ 50,000	$ 50,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	50,000	-	-	-	$ 50,000	$ 50,000
Total Allocations		$ 23,000	$ 100,000	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 673,000
Source of Funds											
TIRZ Funds		23,000	100,000	-	100,000	550,000	-	-	-	$ 650,000	$ 673,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 23,000	$ 100,000	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 673,000

Project:	**Hogan/Lorraine Corridor Schematic Design**	**City Council District**		**Key Map:**		**WBS.:** **T-2107**
		Location:	B, H	**Geo. Ref.:**		
		Served:	B, H	**Neighborhood:**		

Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment.

Justification: Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	181,000	181,000	-	-	-	-	-	-	$ -	$ 181,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	500,000	-	-	-	-	$ 500,000	$ 500,000
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	10,000	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	10,000	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ 181,000	$ 191,000	$ -	$ 500,000	$ -	$ -	$ -	$ -	$ 500,000	$ 681,000
Source of Funds											
TIRZ Funds		181,000	10,000	-	500,000	-	-	-	-	$ 500,000	$ 681,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	181,000	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 181,000	$ 191,000	$ -	$ 500,000	$ -	$ -	$ -	$ -	$ 500,000	$ 681,000

Project:	**Parks and Greenspace Improvements**	**City Council District**	**Key Map:**		**WBS.:** T-2109
		Location: B, H	**Geo. Ref.:**		
		Served: B, H	**Neighborhood:**		

Description: The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside. Pocket Parks.

Justification: Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone. Revitalize fallow sites into beautiful greenspaces.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	10,000	-	-	-	-	-	$ -	$ 10,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	43,500	-	-	50,000	-	-	-	-	$ 50,000	$ 93,500
4	Construction	-	100,000	100,000	100,000	500,000	100,000	100,000	100,000	$ 900,000	$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-		-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ 43,500	$ 150,000	$ 110,000	$ 150,000	$ 500,000	$ 100,000	$ 100,000	$ 100,000	$ 950,000	$ 1,103,500
Source of Funds											
TIRZ Funds		43,500	150,000	110,000	150,000	500,000	100,000	100,000	100,000	$ 950,000	$ 1,103,500
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 43,500	$ 150,000	$ 110,000	$ 150,000	$ 500,000	$ 100,000	$ 100,000	$ 100,000	$ 950,000	$ 1,103,500

Project:	**Burnett Street Dedicated Bike Lane PER**	**City Council District**		**Key Map:**		**WBS.:**	**T-2110**
		Location:	H	**Geo. Ref.:**			
		Served:	H	**Neighborhood:**			

Description: Dedicated east/west bicycle connection between Main Street and Elysian Street needed to better connect Hardy Yards to the METRO light rail and adjacent hike/bike trail alignments.

Justification: Current roadway configuration encourages drag-racing resulting in unsafe conditions. Dedicated bike lane to be configured within the existing roadway cross section to provide projected pathway for bicyclists.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	75,000	-	75,000	-	-	-	-	$ 75,000	$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-		-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 75,000	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
	Source of Funds										
	TIRZ Funds	-	75,000	-	75,000	-	-	-	-	$ 75,000	$ 75,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 75,000	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000

Project:	**Multi-Street Mobility Improvements**	**City Council District**	**Key Map:**		**WBS.:** T-2111
		Location: B, H	**Geo. Ref.:**		
		Served: B, H	**Neighborhood:**		

Description: Multiple street project through out the zone which provide an immediate community impact with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, non-compliant ramps, etc. Multiple Phases.

Justification: Many of the streets throughout each of the development corridors are in need of repair or replacement.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	100,000	-	100,000	-	100,000	100,000	100,000	$ 400,000	$ 400,000
4	Construction	-	-	-	100,000	500,000	800,000	800,000	800,000	$ 3,000,000	$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	50,000	100,000	100,000	100,000	$ 350,000	$ 350,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	50,000	100,000	100,000	100,000	$ 350,000	$ 350,000
Total Allocations		$ -	$ 100,000	$ -	$ 200,000	$ 550,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 3,750,000	$ 3,750,000
Source of Funds											
TIRZ Funds		-	100,000	-	200,000	550,000	1,000,000	1,000,000	1,000,000	$ 3,750,000	$ 3,750,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 100,000	$ -	$ 200,000	$ 550,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 3,750,000	$ 3,750,000

Project:	**Area Wide Community Improvements**	**City Council District**		**Key Map:**		**WBS.:**	**T-2112**
		Location:	H	**Geo. Ref.:**			
		Served:	H	**Neighborhood:**			

Description: Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, specialized pavement markings,

Justification: These projects would be maintained by the Management District.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	100,000	100,000	100,000	100,000	100,000	$ 500,000	$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000	$ 500,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	100,000	100,000	100,000	100,000	$ 500,000	$ 500,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000	$ 500,000

*NOTE:

Project:	FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1213
		Location:		Geo. Ref.:			
		Served:		Neighborhood:			

Description:	
Justification:	

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	$ -	$ -
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project:	**FUTURE CIP PROJECT**	**City Council District**		**Key Map:**		**WBS.:**	**T-1214**
		Location:		**Geo. Ref.:**			
		Served:		**Neighborhood:**			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY14 - FY18 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	$ -	$ -
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TIRZ 21	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	$ 2,480,030	$ 2,516,764	$ 2,726,513	$ 2,944,652	$ 3,171,517	$ 3,407,456
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
ISD - Pass Through	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -
INCREMENT REVENUES (1)	$ 2,480,030	$ 2,516,764	$ 2,726,513	$ 2,944,652	$ 3,171,517	$ 3,407,456
CITY OF HOUSTON	$ -	$ -	$ -	$ -	$ -	$ -
GRANT PROCEEDS (5)	$ -	$ -	$ -	$ -	$ -	$ -
MISCELLANEOUS REVENUE	$ -	$ -	$ -	$ -	$ -	$ -
INTEREST INCOME	$ 39,717	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
PROCEEDS FROM BANK LOAN	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL RESOURCES	**$ 2,519,747**	**$ 2,531,764**	**$ 2,741,513**	**$ 2,959,652**	**$ 3,186,517**	**$ 3,422,456**
ISD Education Set-Aside	$ -	$ -	$ -	$ -	$ -	$ -
ISD Education Set-Aside - Pass Through	$ -	$ -	$ -	$ -	$ -	$ -
Affordable Housing						
City	$ 826,677	$ 838,921	$ 908,838	$ 981,551	$ 1,057,172	$ 1,135,819
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
Municipal Services	$ -	$ 180,324	$ 180,324	$ 180,324	$ 180,324	$ 180,324
Administrative Fees						
City	$ 124,002	$ 125,838	$ 136,326	$ 147,233	$ 158,576	$ 170,373
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -
TRANSFERS	**$ 950,679**	**$ 1,145,083**	**$ 1,225,488**	**$ 1,309,108**	**$ 1,396,072**	**$ 1,486,516**
Management Consulting Services	$ 208,676	$ 260,500	$ 260,500	$ 260,500	$ 260,500	$ 260,500
Loan Debt Service - Principal	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -	$ -	$ -
Other Debt	$ -	$ -	$ -	$ -	$ -	$ -
DEBT SERVICE	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES	**$ 208,676**	**$ 260,500**	**$ 260,500**	**$ 260,500**	**$ 260,500**	**$ 260,500**
CASH FLOW FROM OPERATIONS	**$ 1,360,392**	**$ 1,126,181**	**$ 1,255,525**	**$ 1,390,044**	**$ 1,529,945**	**$ 1,675,440**
BEGINNING FUND BALANCE (7)	**$ 1,895,747**	**$ 2,671,305**	**$ 2,397,486**	**$ 1,953,011**	**$ 2,143,055**	**$ 2,473,000**
DEBT ISSUANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDS AVAILABLE FOR PROJECTS	**$ 3,256,139**	**$ 3,797,486**	**$ 3,653,011**	**$ 3,343,055**	**$ 3,673,000**	**$ 4,148,440**
Projects						
Hardy Yards/Cypress Development	$ 454,834	$ -	$ -	$ -	$ -	$ -
DEVELOPER AGREEMENTS	**$ 454,834**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
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	$ -	$ -	$ -	$ -	$ -	$ -
T-2105 Pinckney Street Hike and Bike Trail	$ 20,000	$ 275,000	$ -	$ -	$ -	$ -
T-2106 Sidewalk Replacement & Improvements	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -
T-2107 Hogan/Lorraine Corridor Schematic Design	$ -	$ 500,000	$ -	$ -	$ -	$ -
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	$ -	$ -	$ -	$ -	$ -	$ -
T-2109 Parks and Greenspace Improvements	$ 110,000	$ 150,000	$ 500,000	$ 100,000	$ 100,000	$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	$ -	$ 75,000	$ -	$ -	$ -	$ -
T-2111 Multi-Street Mobility Improvements	$ -	$ 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
T-1213 FUTURE CIP PROJECT	$ -	$ -	$ -	$ -	$ -	$ -
T-1214 FUTURE CIP PROJECT	$ -	$ -	$ -	$ -	$ -	$ -
CAPITAL PROJECTS	**$ 130,000**	**$ 1,400,000**	**$ 1,700,000**	**$ 1,200,000**	**$ 1,200,000**	**$ 1,200,000**
TOTAL PROJECTS	**$ 584,834**	**$ 1,400,000**	**$ 1,700,000**	**$ 1,200,000**	**$ 1,200,000**	**$ 1,200,000**
RESTRICTED Funds - Planning and Development	$ 2,671,305	$ 2,397,486	$ 1,953,011	$ 2,143,055	$ 2,473,000	$ 2,948,440
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -	$ -	$ -	$ -
RESTRICTED Funds - Development Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -
Unrestricted Funds/Net Current Activity	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Blance	**$ 2,671,305**	**$ 2,397,486**	**$ 1,953,011**	**$ 2,143,055**	**$ 2,473,000**	**$ 2,948,440**

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

9. Administrator's Report.

10. Next meeting – Wednesday, June 25, 2025, at 9:00 a.m.