

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

JUNE 25, 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, June 25, 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 May 28, 2025, meeting.
4. Amended Affordable Housing Agreement.
5. Bookkeeper's Report; approve payment of invoices.
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
 - b. Corridor Study – Hogan Street
 - i. Presentation regarding Hogan Street DCR (Design Concept Report)
8. Administrator's Report.
9. Next meeting – Wednesday, August 27, 2025, at 9:00 a.m.
10. Adjourn.



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.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of the May 28, 2025, meeting.

**MINUTES OF THE JOINT MEETING OF THE
NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

May 28, 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, May 28, 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, <i>Treasurer</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Ed Reyes, <i>Chairman</i>	Position 7:	Elia Quiles, <i>Asst. Secretary</i>
Position 4:	Sylvia Cavazos, <i>Secretary</i>		

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

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF THE APRIL 23, 2025, MEETING.

Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to approve the Minutes of the April 23, 2025, Board meeting, as presented.

MUNICIPAL ACCOUNTS & CONSULTING LP AGREEMENT FOR AUP AUDIT SERVICES.

Ms. Clayton reviewed Municipal Accounts & Consulting LP engagement for AUP audit services. She reported there is a two-step process for preparation of the Audit. She reported McCall Gibson prepares the Audit and Municipal Accounts will review and provided an Agreed-Upon Procedures Report regarding the audit. She reported this satisfies the required two-prong process by the City so that the Authority does not receive a management letter indicating a material weakness. She reported the fees for each fiscal year range from \$2,500 to \$3,000. Upon a motion made by Director Quiles, and seconded by Director Cavazos, the Board voted unanimously to approve the engagement of Municipal Accounts & Consulting LP for AUP Audit services, as presented.

9:07 a.m. Director Bustamante arrived meeting.

BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES.

Mr. Leggett presented the Bookkeeper's Report and reviewed current invoices for payment, included in the Board materials. He reported one additional invoice was received after the report was generated from Greater Northside Management District in the amount of \$100,000 for the tree installation for Quitman Street and requested approval to pay. Upon a motion made by Director Large, and seconded by Director Cavazos, the Board voted unanimously to accept the Bookkeeper's Report; and authorized payment of current invoices as presented, including the payment to Greater Northside Management District in the amount of \$100,000.

a. Depository Pledge Agreement with Texas Capital Bank, N.A.

Ms. Clayton reviewed the Depository Pledge Agreement with Texas Capital Bank, NA, and answered questions. She reported pursuant to the Authority's Investment Policy the bank is required to pledge securities of public funds deposited for any amount over the \$250,000 FDIC insured amount. Upon a motion made by Director Cavazos, and seconded by Director Large, the Board voted unanimously to approve the Depository Pledge Agreement with Texas Capital Bank, N.A.,

SWA UPDATE.

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

a. Zone Urban Design Guidelines.

Mr. Robinson reported the final plans are 55% complete and the CIP Committee reviewed the streetscape visualizations at its May Committee meeting. No action from the Board was required.

b. Zone-Wide tree plantings.

Mr. Robinson reported administrator is coordinating with Hardy Yards for potential future tree plantings at the Hardy Yards development. He answered questions regarding the maintenance of the trees planted and reported Trees for Houston is under contract to maintain the trees for 2-years. No action from the Board was required.

c. METRO Pocket Parks.

Mr. Robinson reported preliminary cost estimates were presented to the CIP Committee. No action from the Board was required.

HR GREEN ENGINEERING UPDATE.

A copy of HR Green's Progress Report is included in the Board materials for review.

a. Pinckney Trail.

Mr. Olivas provided an update on the Pinckney Trail project. He reported the project is approximately 50% complete. He reported the County approved a 49-day time extension on the construction contract due to delays from receiving modified inlets and manholes and utility conflicts. He reported the County approved an additional cost of \$16,927.19 for the modified inlets; however, the project is still under the budgeted amount.

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

Mr. Olivas reviewed HR Green Task Order for additional construction management services in the amount of \$8,050.00. Upon a motion made by Director Bustamante, and seconded by Director Large, the Board voted unanimously to approve HR Green Task Order for additional construction management services in the amount of \$8,050.00 for the Pinckney Trail project.

b. Corridor Study – Hogan Street.

Mr. Olivas reported HR Green continues to work on the Design Concept Report (DCR) for the Hogan Street/Corridor Study. He reported four alternatives have been identified and they will be evaluating the alternatives and present to the community and stakeholders for feedback. No action from the Board was required.

c. Flood mitigation grant.

Mr. Olivas provided an update on the FMA grant application and answered questions. He anticipates receiving comments in June from TWDB. He reported once TWDB submits the application to FEMA it will take approximately 12 months before we know if the Authority has been awarded the grant. No action from the Board was required.

RECEIVE DRAFT FY2026 BUDGET.

Mr. Huml presented the FY2026 Budget, included in the Board materials. Director Quiles requested the Zone Purpose narrative be updated on the first page. Staff answered questions regarding projected tax revenue. Mr. Huml provided an overview of each project T-Sheet. The Board requested an additional \$500,000 of funds be added for construction for each year 2027-2030 for T-2107, Hogan/Lorraine Corridor. After discussing, the Board recommending removing T-2110 Burnett Street Bike Lane PER. Director Quiles noted there is a dangerous curve on North Main she

would like to see studied and addressed and recommended reviving T-2104 2600-3500 Block Main PER T-sheet and adding \$75,000. Upon a motion made by Director Cavazos, and seconded by Director Quiles, the Board voted unanimously to approve the FY2026 Budget, as discussed and amended.

ADMINISTRATOR'S REPORT.

None.

NEXT MEETING – WEDNESDAY, JUNE 25, 2025, AT 9:00 A.M.

ADJOURN.

There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 10:00 a.m.

Secretary



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Amended Affordable Housing Agreement.

FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT

THIS FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT (this “**First Amendment**”) is made and entered into by and between the CITY OF HOUSTON, TEXAS, a municipal corporation and home-rule city of the State of Texas, located principally in Harris County, Texas (the “**City**”), and HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY (the “**Authority**”), a Texas public nonprofit local government corporation (the “**Authority**”), acting on behalf of REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (the “**Zone**”), to become effective as of the date the City Controller countersigns this First Amendment (the “**Effective Date**”). Each of the City, the Authority and the Zone is individually referred to herein sometimes as a “**Party**” and they are collectively referred to herein sometimes as the “**Parties**.”

RECITALS:

A. The City and the Zone have heretofore entered into that certain Affordable Housing Agreement approved by City Ordinance No. 2009-0432, passed and adopted by City Council on May 27, 2009, and made effective June 8, 2009 (the “**Affordable Housing Agreement**”), relating to the dedication of a certain portion of tax increment revenues from the Zone for the provision of affordable housing by the City pursuant to its affordable housing programs.

B. The City, the Zone and the Authority have heretofore entered into that certain Agreement approved by City Ordinance No. 1009-1271, passed and adopted by City Council on December 9, 2009, and made effective December 31, 2009, pursuant to which the Authority administers and manages the Zone’s obligations, including the Affordable Housing Agreement.

C. The Parties now wish to amend the Affordable Housing Agreement to provide for the City’s annual appropriation of one-third (1/3) of the City’s tax increment generated from the Zone to the City’s TIRZ Affordable Housing Fund.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties mutually desire to amend the Affordable Housing Agreement as follows:

1. Amendment to Title. The title of the Affordable Housing Agreement is hereby amended and restated in its entirety to read as follows:

**AFFORDABLE HOUSING AGREEMENT BETWEEN THE CITY
OF HOUSTON, HARDY/NEAR NORTHSIDE REDEVELOPMENT
AUTHORITY, AND REINVESTMENT ZONE NUMBER TWENTY-
ONE, CITY OF HOUSTON, TEXAS**

2. Amendment to Preamble. The preamble of the Affordable Housing Agreement is hereby amended and restated in its entirety to read as follows:

This Agreement for the Provision of Affordable Housing (this “Agreement”) is made between the City of Houston, Texas (the “City”), a municipal corporation and home-rule city of the State of Texas, located in Harris County, Texas, acting by and through its governing body, the City Council, the Hardy/Near Northside Redevelopment Authority (the “Authority”), a Texas public nonprofit local government corporation acting by and through its board of directors, and Reinvestment Zone Number Twenty-Two, City of Houston, Texas (the “Zone”), acting by and through its board of directors. For the purposes of this Agreement, the City, the Authority and the Zone are referred to singularly as “Party” and collectively as “the Parties.” It is the intention of the Parties to this Agreement to set forth, in writing, the terms and conditions of their understanding and agreement regarding the payment of costs of providing affordable housing in or out of the Zone.

3. Amendment to Article II. Article II of the Affordable Housing Agreement is hereby amended by amending and restating Section (1) in its entirety to read as follows:

(1) Annual Appropriation of Affordable Housing Revenues

For each fiscal year until the termination of the Zone, the City shall appropriate to Fund 2409 (or successor fund to the City’s TIRZ Affordable Housing Fund) an amount equal to one-third (1/3) of the amount of the City tax increment generated from the Zone each tax year. Any amounts designated under this Agreement that are not appropriated in the fiscal year when due shall accrue to the subsequent fiscal year(s) until paid.

4. Amendment to Article III. Article III of the Affordable Housing Agreement is hereby amended and restated in its entirety to read as follows:

III. NOTICES

All notices and communications required or permitted by this Agreement shall be written and mailed, or sent by electronic transmission confirmed by mailing written confirmation at substantially the same time as such electronic transmission, or personally delivered to the receiving Party at the following addresses:

The City: City of Houston
 Mayor’s Office of Economic Development
 P.O. Box 1562
 Houston, Texas 77251
 Attention: Chief Economic Development Officer
 Email: gwendolyn.tillotson-bell@houstontx.gov

The Authority: Hardy/Near Northside Redevelopment Authority
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002
Attention: Clark Stockton Lord
Email: clark.lord@bracewell.com

The Zone: Reinvestment Zone Number Twenty-One, City
of Houston, Texas
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002
Email: clark.lord@bracewell.com

Each Party may change its address by written notice in accordance with this Article. Any communication addressed and mailed in accordance with this Article shall be deemed to be given when so mailed, any notice so sent by electronic transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the receiving Party.

5. Ratification and Reaffirmation of Affordable Housing Agreement. Except as modified by this First Amendment, the terms, conditions, and covenants of the Affordable Housing Agreement shall remain unchanged and otherwise in full force and effect and are hereby ratified and reaffirmed.

6. Miscellaneous.

(a) *Whole Agreement.* This First Amendment sets forth the entire agreement between the Parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

(b) *Recitals.* Each Party represents that the statements contained in the recitals to this First Amendment are the basis for its undertakings in this First Amendment and are true and correct in all material respects.

(c) *Defined Terms.* Defined terms used herein and not otherwise defined shall have the definitions ascribed to such terms in the Affordable Housing Agreement.

(d) *Successors and Assigns.* This First Amendment shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns, except as provided for herein.

(e) *Counterpart; Facsimile, Electronic or Photocopied Signatures.* This First Amendment may be executed in any number of counterparts, any one of which shall be an original,

but all of which together shall be one and the same instrument. The Parties agree that the use of facsimile, electronic or photocopied signatures for the execution of this First Amendment shall be legal and binding and shall have the same full force and effect as if originally signed.

[Signature Pages Immediately Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to become effective on the Effective Date.

AUTHORITY:

**HARDY/NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY**

By: _____
Name: _____
Title: Chair, Board of Directors

ATTEST:

By: _____
Name: _____
Title: Secretary, Board of Directors

ZONE:

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

By: _____
Name: _____
Title: Chair, Board of Directors

ATTEST:

By: _____
Name: _____
Title: Secretary, Board of Directors

CITY:

CITY OF HOUSTON, TEXAS

Signed by:

Mayor

ATTEST/SEAL:

City Secretary

APPROVED:

Chief Economic Development Officer

COUNTERSIGNED BY:

City Controller

DATE COUNTERSIGNED:

APPROVED AS TO FORM:

Sr. Assistant City Attorney

L.D. File No. _____



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.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

June 25, 2025

Account Balances

As of June 25, 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		2.28%	988,353.72	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	2,548.63	Texas Capital Operating
Totals for Operating Fund:				\$990,902.35	
Grand total for Hardy Near Northside Redevelopment Authority:				\$990,902.35	

Cash Flow Report - Texas Capital Operating Account

As of June 25, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 05/29/2025				\$2,912.78
Receipts				
	Funds Transfer		100,000.00	
	Funds Transfer		13,597.84	
Total Receipts				113,597.84
Disbursements				
1006	Greater Northside Management District.	Quitman Street Tree Installation	(100,000.00)	
ACH	Bracewell LLP	Legal Fees	(5,596.25)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,810.94)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(2,641.29)	
ACH	SWA Group	Planning Consultants	(549.36)	
Bank Chg	Texas Capital	Monthly Service Charge	(364.15)	
Total Disbursements				(113,961.99)
BALANCE AS OF 06/25/2025				\$2,548.63

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11102 · Texas Capital Operating	2,548.63	491.68	2,056.95	418.4%
11203 · Texas Capital Money Mrkt	0.00	192,321.80	-192,321.80	-100.0%
11204 · Tex Pool AC 7932300001	0.00	280,093.23	-280,093.23	-100.0%
Total Checking/Savings	2,548.63	472,906.71	-470,358.08	-99.5%
Other Current Assets				
11201 · Time Deposits	1,001,951.56	0.00	1,001,951.56	100.0%
Total Other Current Assets	1,001,951.56	0.00	1,001,951.56	100.0%
Total Current Assets	1,004,500.19	472,906.71	531,593.48	112.4%
TOTAL ASSETS	<u>1,004,500.19</u>	<u>472,906.71</u>	<u>531,593.48</u>	<u>112.4%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	13,597.84	7,596.03	6,001.81	79.0%
Total Accounts Payable	13,597.84	7,596.03	6,001.81	79.0%
Total Current Liabilities	13,597.84	7,596.03	6,001.81	79.0%
Total Liabilities	13,597.84	7,596.03	6,001.81	79.0%
Equity				
13101 · Unassigned Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-904,844.15	-773,528.73	-131,315.42	-17.0%
Total Equity	990,902.35	465,310.68	525,591.67	113.0%
TOTAL LIABILITIES & EQUITY	<u>1,004,500.19</u>	<u>472,906.71</u>	<u>531,593.48</u>	<u>112.4%</u>

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

	<u>Jul '24 - May 25</u>
Ordinary Income/Expense	
Income	
14802 · Interest Income	38,287.43
Total Income	38,287.43
Gross Profit	38,287.43
Expense	
Program and Project Consultants	
16701 · Planning Consultants	549.36
16702 · Engineering Consultation	46,317.86
16703 · Legal Consultants	34,678.25
Total Program and Project Consultants	81,545.47
TIRZ Administration Overhead	
16704 · Tax Consultants	13,651.20
16705 · Accounting Services	37,947.76
16706 · Administrative Services	36,331.16
16707 · Audit Services	16,250.00
16708 · Bank Charges	3,806.77
16709 · Insurance - Liability	2,231.46
16711 · Office Expense	2,253.72
Total TIRZ Administration Overhead	112,472.07
Developer Reimbursement	
17801 · Hardy Yards/Cypress - Offsite	606,955.00
Total Developer Reimbursement	606,955.00
Capital Improvement Plan	
17906 · Pickney St Hike & Bike	26,359.04
17907 · ADA Compliant Sidewalk	15,800.00
17912 · Street Trees	100,000.00
Total Capital Improvement Plan	142,159.04
Total Expense	943,131.58
Net Ordinary Income	-904,844.15
Net Income	-904,844.15

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	38,287.43	7,000.00	31,287.43	547.0%
14803 · Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
Total Income	38,287.43	1,930,774.00	-1,892,486.57	2.0%
Gross Profit	38,287.43	1,930,774.00	-1,892,486.57	2.0%
Expense				
Program and Project Consultants				
16701 · Planning Consultants	549.36	50,000.00	-49,450.64	1.1%
16702 · Engineering Consultation	46,542.86	50,000.00	-3,457.14	93.1%
16703 · Legal Consultants	35,928.25	40,000.00	-4,071.75	89.8%
Total Program and Project Consultants	83,020.47	140,000.00	-56,979.53	59.3%
TIRZ Administration Overhead				
16704 · Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
16705 · Accounting Services	41,967.45	25,000.00	16,967.45	167.9%
16706 · Administrative Services	36,331.16	55,000.00	-18,668.84	66.1%
16707 · Audit Services	16,250.00	18,000.00	-1,750.00	90.3%
16708 · Bank Charges	3,806.77			
16709 · Insurance - Liability	2,231.46	2,500.00	-268.54	89.3%
16711 · Office Expense	2,253.72	5,000.00	-2,746.28	45.1%
Total TIRZ Administration Overhead	116,491.76	120,500.00	-4,008.24	96.7%
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	100,000.00	100,000.00	0.00	100.0%
Total Capital Improvement Plan	148,955.52	1,272,000.00	-1,123,044.48	11.7%
Total Expense	955,422.75	1,875,321.00	-919,898.25	50.9%
Net Ordinary Income	-917,135.32	55,453.00	-972,588.32	-1,653.9%
Net Income	-917,135.32	55,453.00	-972,588.32	-1,653.9%

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Ordinary Income/Expense								
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 Mkt		1,648.50	2,871.42
General Journal	07/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,270.43	4,141.85
General Journal	08/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,476.56	5,618.41
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,271.46	6,889.87
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		4,035.11	13,924.98
General Journal	09/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,204.71	14,829.69
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		2,566.01	17,395.70
General Journal	10/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,189.49	18,585.19
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		2,269.94	20,855.13
General Journal	11/30/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,112.88	21,968.01
General Journal	12/31/2024	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		2,230.97	24,198.98
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		1,113.19	25,312.17
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		2,014.18	27,326.35
General Journal	01/31/2025	Int		Interest Earned on Money Market	11203 - Texas Capital Money Mkt		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
General Journal	05/31/2025	Int		Interest Earned on Money Market	11201 - Time Deposits		2,232.67	38,287.43
Total 14802 - Interest Income						0.00	38,287.43	38,287.43
Total Income						0.00	38,287.43	38,287.43
Gross Profit						0.00	38,287.43	38,287.43
Expense								
Program and Project Consultants								
16701 - Planning Consultants								
Bill	04/30/2025	204822	SWA Group	Project Consultants	12000 - Accounts Payable	549.36		549.36
Total 16701 - Planning Consultants						549.36	0.00	549.36
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	188616R	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
Bill	05/31/2025	21998911	Bracewell LLP	Legal Fees	12000 - Accounts Payable	5,596.25		34,678.25
Total 16703 - Legal Consultants						34,678.25	0.00	34,678.25
Total Program and Project Consultants						81,545.47	0.00	81,545.47
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
Bill	05/31/2025	113135	Municipal Accounts & Consulting, LP	Bookkeeping Fees	12000 - Accounts Payable	2,464.62		37,847.76
Bill	05/31/2025	113135	Municipal Accounts & Consulting, LP	Investment Officer	12000 - Accounts Payable	100.00		37,947.76
Total 16705 - Accounting Services						37,947.76	0.00	37,947.76
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
Bill	05/31/2025	2444	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 - Accounts Payable	4,500.00		36,331.16
Total 16706 - Administrative Services						36,331.16	0.00	36,331.16
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	10/02/2024	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
General Journal	05/31/2025	Bank Chg	Texas Capital	Monthly Service Charge	11102 - Texas Capital Operating	364.15		3,806.77
Total 16708 - Bank Charges						3,806.77	0.00	3,806.77
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	04/30/2025	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
Bill	05/31/2025	2444	Hawes Hill & Associates LLP	Professional Consulting and Management Services	12000 - Accounts Payable	310.94		2,177.05
Bill	05/31/2025	113135	Municipal Accounts & Consulting, LP	Copy Charges	12000 - Accounts Payable	24.00		2,201.05
Bill	05/31/2025	113135	Municipal Accounts & Consulting, LP	Document & Data Storage	12000 - Accounts Payable	23.97		2,225.02
Bill	05/31/2025	113135	Municipal Accounts & Consulting, LP	Mileage	12000 - Accounts Payable	28.70		2,253.72
Total 16711 - Office Expense						2,253.72	0.00	2,253.72
Total TIRZ Administration Overhead						112,472.07	0.00	112,472.07

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Developer Reimbursement								
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 - Pinckney 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
Bill	05/31/2025	188028	Gauge Engineering LLC	Engineering Fees - TO #4 - Pinckney 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 Fulton & James LLC	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
17912 · Street Trees								
Bill	05/31/2025	Quitman 001	Greater Northside Management District.	Quitman Street Tree Installation	12000 · Accounts Payable	100,000.00		100,000.00
Total 17912 · Street Trees						100,000.00	0.00	100,000.00
Total Capital Improvement Plan						142,159.04	0.00	142,159.04
Total Expense						943,131.58	0.00	943,131.58
Net Ordinary Income						943,131.58	38,287.43	-904,844.15
Net Income						943,131.58	38,287.43	-904,844.15



Greater Northside Management District

615 North Loop East, Suite 104, Houston, Texas 77022

(713) 229-0900 office (713) 695-6555 fax

May 20, 2025

Invoice# Quitman 001

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

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

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

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

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

Sincerely,

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

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21998911

Matter No: 0037619.000001

Total Fees	\$ 5,596.25
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 5,596.25
Total Current Billing on this Invoice	\$ 5,596.25
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 5,596.25

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): **WFBUS6S**
Please include invoice number as a reference when sending the wire:**21998911**

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/>



INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2444
DATE 06/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2025	4,500.00
In-House Postage, Photocopies, Binding, Etc.: May 2025	292.74
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: May 2025	18.20
BALANCE DUE	\$4,810.94

Hardy/Near Northside RA TIRZ 21

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
5/28/2025	\$ 2.04
	\$ 2.04

Photocopies @ \$0.15

Date	Pages	Amount
5/23/2025	1818	\$ 272.70

Total	\$ 272.70
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Color Photocopies @ \$0.50

	\$ -
Total	\$ -

Binding sets @ \$1.00

Date	Sets	Amount
5/23/2025	18	\$ 18.00
Total		\$ 18.00

Total, all Items	
Postage	\$ 2.04
Photocopies	\$ 272.70
Color Photocopies	\$ -
Binding sets	\$ 18.00
TOTAL	\$ 292.74

[illegible]



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 113135

Professional Services from April 07, 2025 to May 11, 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	0.17	\$20.84
Consultant	8.00	1,600.02
Sr. Consultant	1.42	318.76
Total Preparation of Financial Report		\$1,939.62

Task: Banking and Investment Services

DESCRIPTION: Purchasing, renewing, transferring and recording of investments; Preparation of Quarterly Investment Report; Processing tax transfers, new bank account set up, collateral management, investment rate updates and semi-annual bond payments, as applicable.

Professional Personnel	Hours	Amount
Investment Consultant	2.01	\$402.50
Investment Manager	0.49	122.50
Total Banking and Investment Services		\$525.00

Total Professional Services **\$2,464.62**

Expenses and Other Items	Amount
Copy Charges	\$24.00
Document Storage & Retention Service	1.47
Electronic Data Storage	22.50
Investment Officer	100.00
Mileage	28.70
Total Expenses and Other Items	\$176.67

Total Professional Services **\$2,464.62**

Total Expenses and Other Items **176.67**

Total Amount Due **\$2,641.29**



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

Date: May 23, 2025
Invoice No: 204822
For Period: April
Project No: NNRT501
Project Manager: Michael Robinson

Project Near Northside On-Call

WORK PERFORMED:
METRO Pocket Parks Cost Estimate.

Professional Services from April 1, 2025 to April 30, 2025

Professional Personnel

	Hours	Rate	Amount
Principal			
Robinson, Michael	1.00	220.00	220.00
Associate			
Hellinger, James	2.00	164.68	329.36

Total Fee Due This Invoice **549.36**

Total Due this Invoice: **\$549.36**

Remit to:
SWA Group
P.O. Box 5904
Sausalito, CA 94966

Please refer to our Invoice number and Project number when making payment.
A discount of 1% on current charges allowed if paid in full in thirty days.
A service charge will be assessed on all past due accounts.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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: June 25, 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 – 65% Complete

2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)

- No Current Open Authorized Tasks

3. ZONE-WIDE TREE PLANTING:

- No current open authorized Task Orders for SWA. SWA currently scoping for future phase at Hardy Yards and Castillo Center.

4. ON-CALL AGREEMENT:

- Attendance at Meetings

END OF REPORT



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. HR Green Engineering update.
 - a. Pinckney Trail
 - b. Corridor Study – Hogan Street
 - i. Presentation regarding Hogan Street DCR (Design Concept Report)

PROGRESS REPORT

JUNE 2025

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



PINCKNEY TRAIL

Activities This Period:

- Construction work is ongoing. (51% of work completed)
- Substantial Completion – July 21st
- Harris County granted Contractor a time extension of 90 days in total.
- Delays due to relocating unforeseen fiber line.
- Harris County Utility Coordinators are working directly with AT&T to expedite the fiber line relocation.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

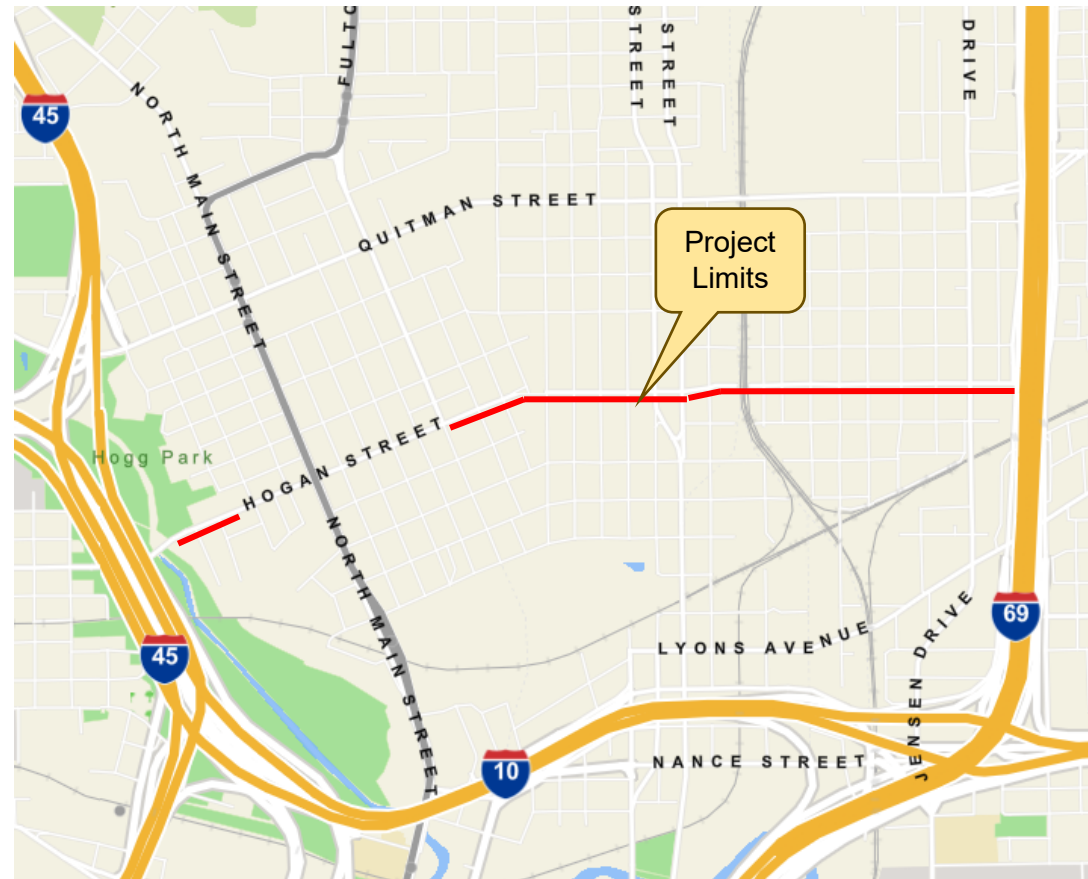
- Developed Presentation to present to board.

ES Executive Summary

ES.1 Background & Area Characteristics

The Hogan-Lorraine Accessibility & Drainage Improvements project from IH 45 to IH 69 is included in the Near Northside Tax Increment Reinvestment Zone's (TIRZ 21) adopted Capital Improvement Plan. The project comprises of mobility and drainage improvements. This includes full roadway, drainage, traffic, and utilities reconstruction of just about 1.6 miles of Hogan and Lorraine, from IH 45 to IH 69.

The proposed improvements include a reconstruction of the existing roadway in concrete with storm sewer. Replace/upgrade existing traffic signals with new City compliant traffic signals (pole and mast arm). Conduct a multi-modal transportation analysis to incorporate pedestrian and bicycle facilities that promote safety throughout the corridor and make it more pedestrian and bicycle friendly. Intersection best practices will be evaluated in alignment with the City of Houston's Vision Zero Action Plan. Other roadway features to be included as part of this project will be determined following the second public meeting and after receiving community input on proposed alternatives. Results and comments from the first public meeting can be found in Appendices A, B, & C. These appendices present comments from the public on the Hogan St project and the results of a "Build Your Own Cross Section" module from the first stakeholder and public meetings. This "build your own cross section" tool allowed the attendees to present their most desired features of the proposed corridor.



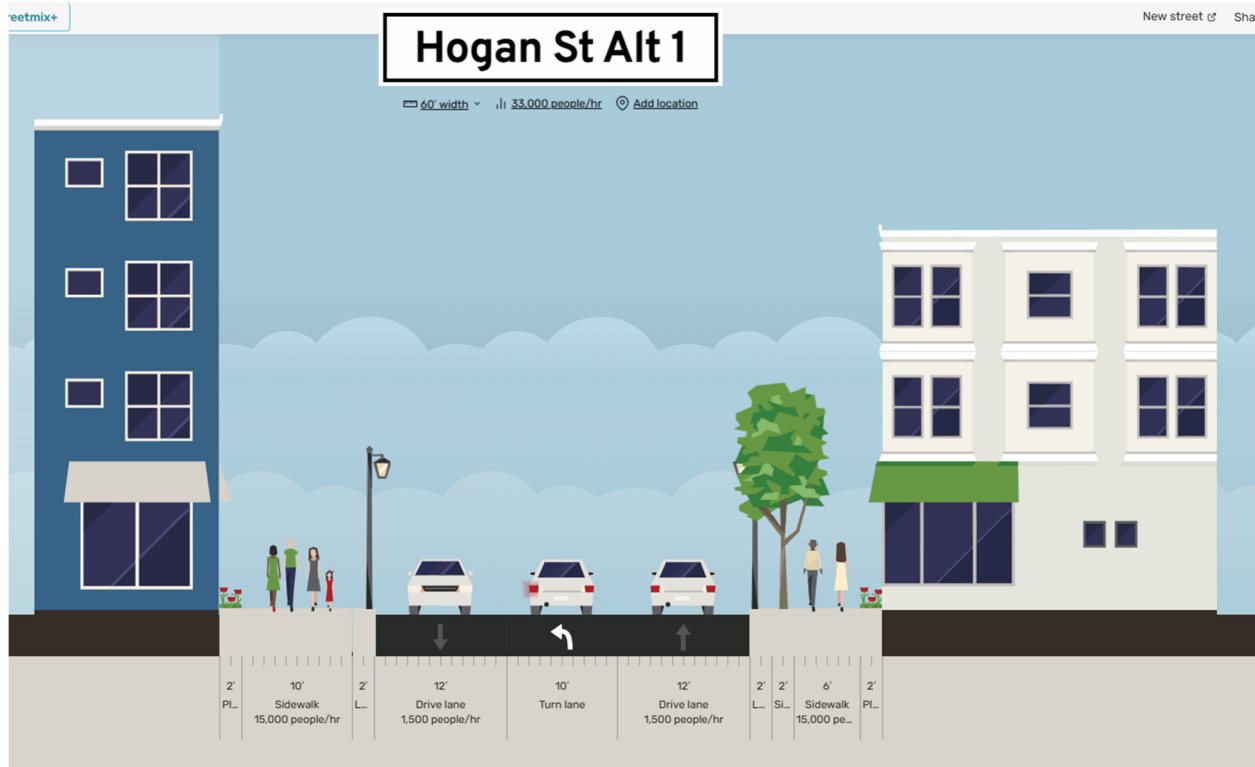
Need and Purpose

This report serves to document the need for the reconstruction of this roadway and along the Hogan/Lorraine corridor in the City of Houston, Harris County, Texas. The purpose of this assessment is to identify potential areas for improvements including lane usage, sidewalks, alternate transportation options, landscaping, and drainage.

The studied corridor extends approximately 1.6 miles, with the western limits beginning at the intersection of Hogan Street with Glaser Drive, and eastern limits ending at the intersection of Lorraine Street with Eastex Freeway Road. Notably, the intersections of Hogan Street with Glaser Drive and Lorraine Street with Eastex Freeway Road are excluded from this study. The study focuses on evaluating the conditions throughout the entire corridor and to produce recommendations on how the roadway can be improved for all users.

Hogan Street primarily features a four-lane undivided minor collector cross-section, while Lorraine Street consists of a two-lane undivided minor collector cross-section. The posted speed limits along the Hogan/Lorraine corridor range from 20 mph to 30 mph, reflecting the presence of school zones within the area, which play a critical role in influencing traffic flow and safety. These schools, including Northside High School and Marshall Middle School in valuable assets for the community. Churches are also located along and near the corridor. This corridor also features five signalized intersections, as well as a METRORail line, intersecting Hogan Street at Main Street. In addition to the METRORail, bus stops are located along the entire corridor area as specified above.

PROPOSED ALTERNATIVE 1 (60' ROW)



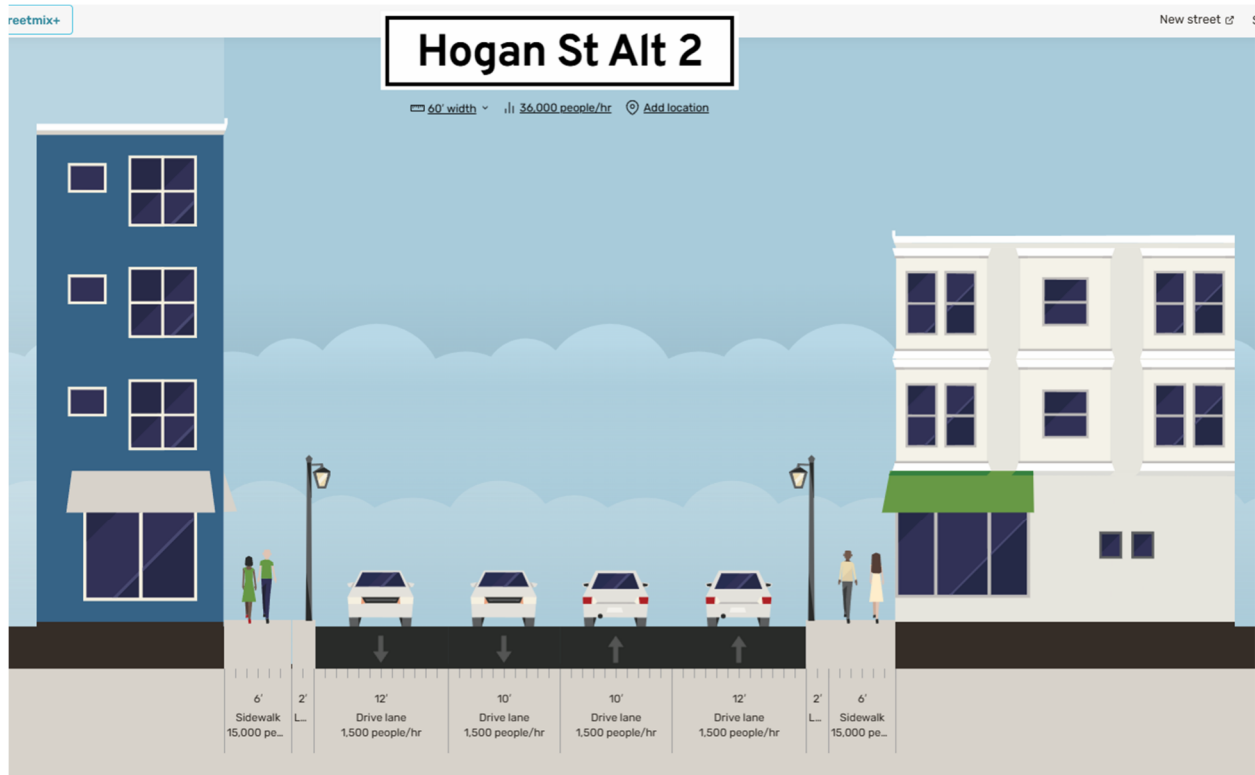
PROS:

- Allows for left turns at any intersection along the corridor without impeding thru traffic
- Adds street lighting on either side of the road, illumination for both the roadway and the sidewalks/shared use path
- Adds a 10' shared use path that can accommodate both foot traffic and bicycles on one side of the street

CONS:

- Continuous left turn lanes, or "suicide lanes," can be more dangerous than other alternatives
- Shared use path only on one side of the road
- Only room for vegetation/shade trees on one side of the road
- Busses stopping to pick up riders will block traffic

PROPOSED ALTERNATIVE 2 (NO CHANGE IN LANES) (60' ROW)



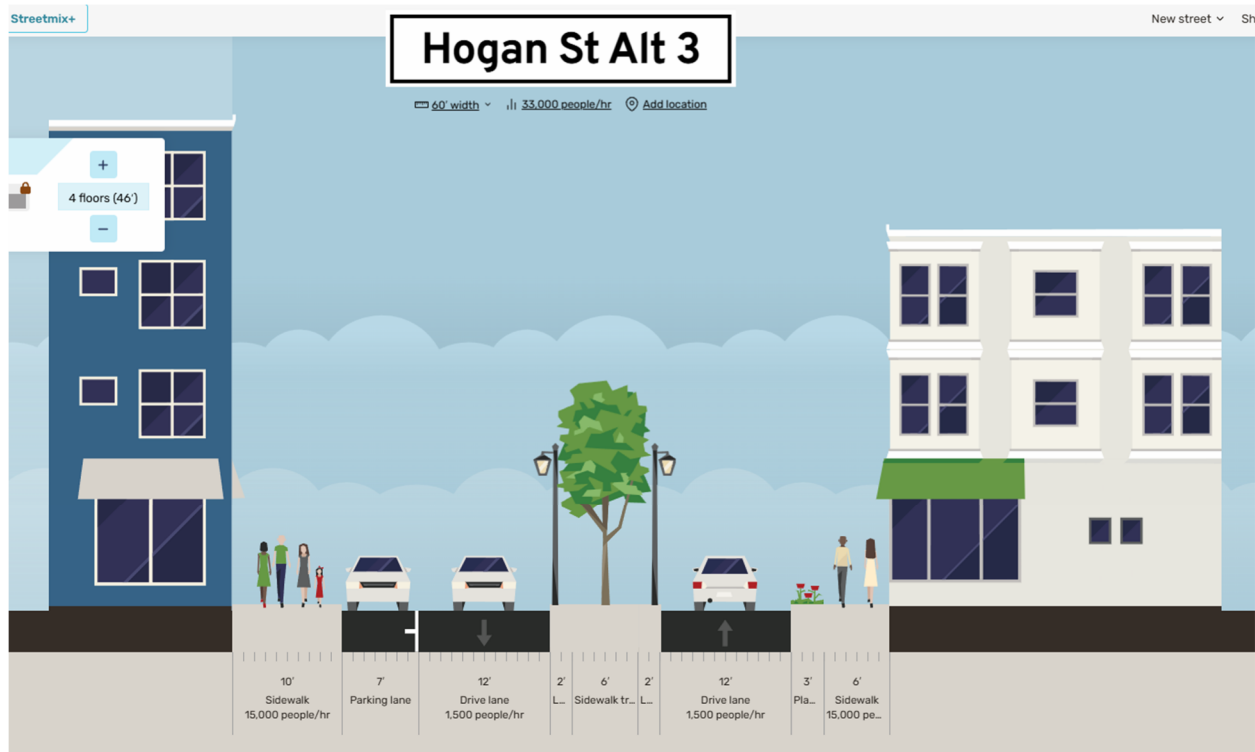
PROS:

- Maintains the existing lane configuration of two thru lanes in each direction
- Adds street lighting on either side of the road, illumination for both the roadway and the sidewalks

CONS:

- Does not accommodate bicycle traffic
- No room for vegetation/shade along the corridor
- No major improvements over the existing condition
- Only 2' buffer between travel lanes and sidewalks
- Does not address congestion caused by people parking in outside lanes

PROPOSED ALTERNATIVE 3 (60' ROW)



PROS:

- Provides dedicated parking along the street for businesses, dedicated parking lane will eliminate congestion due to on street parking in the current lane configuration.
- Shared use path to accommodate bicycle and pedestrian traffic on one side of the roadway
- Median to accommodate lighting and vegetation/decorations
- Buffers between sidewalk/SUP and travel lanes

CONS:

- Only one shared use path on the North or South side of the road
- Traffic turning left at minor intersections will block thru traffic
- No room for vegetation/shade trees along walkways
- Busses stopping to pick up riders will block traffic

PROPOSED ALTERNATIVE 4 (60' ROW)



PROS:

- Two 10' shared use paths on both sides of the road
- Room for street lighting, shade trees, and vegetation along each side of the road.
- Large buffers between sidewalks and travel lanes

CONS:

- Only two lanes, one thru lane in each direction. This will impede traffic when people stop to turn left at intersections
- The two thru lanes will need to taper out at major intersections to accommodate a left turn lane, reducing room for lighting, vegetation and, walkways at major intersections (Main St, Hardy St, Jensen Dr)
- No parking along the street, businesses with head-in parking off of Hogan St will lose their parking areas
- Busses stopping to pick up riders will block traffic



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

8. Administrator's Report.
9. Next meeting – Wednesday, August 27, 2025, at 9:00 a.m.