

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

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



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

**JULY 17, 2026**

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and  
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS  
NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, and TO ALL OTHER INTERESTED PARTIES:**

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Friday, July 17, 2026, at 9:00 a.m.**, at **Avenue Community Development Corporation, 3517 Irvington Blvd., Houston, Texas 77009**, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

**AGENDA**

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of May 21, 2026, meeting.
4. Irvinton Village Property.
5. McCall Gibson Swedlund Barfoot Ellis engagement for audit services.
6. Harris County Precinct 2 Grants.
7. SWA update.
  - a. Zone-Wide tree plantings.
  - b. METRO Pocket Parks.
  - c. Cavalcade corridor resiliency project.
8. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks (Beggs and Irvington).
9. Bookkeeper's Report; and approve payment of invoices.
10. FY2027 Budget – *attached*.
11. Administrator's Report.
12. Adjourn.



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Hawes Hill & Associates LLC – Administrator

**Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority**

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

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



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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3. Minutes of May 21, 2026, meeting.

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

**May 21, 2026**

*The following reports were received prior to establishing a quorum and no action was required.*

**HR GREEN ENGINEERING UPDATE.**

**a. Pinckney Trail.**

Mr. Olivas provided an update on Pinckney Trail and answered questions regarding the timeline of the project. He reported he anticipates completion this Summer. No action from the Board was required.

**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 Thursday, May 21, 2026, at 11:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

|             |                                          |             |                               |
|-------------|------------------------------------------|-------------|-------------------------------|
| Position 1: | Joseph M. Barron, <i>Asst. Secretary</i> | Position 5: | Daniel Ortiz, <i>Chair</i>    |
| Position 2: | Jorge B. Bustamante, <i>Vice-Chair</i>   | Position 6: | Monte Large                   |
| Position 3: | Jonathan Trujillo                        | Position 7: | Elia Quiles, <i>Secretary</i> |
| Position 4: | Diego Arias                              |             |                               |

and all of the above were present, with the exception of Directors Trujillo, Large and Quiles, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; and Austin Buthod, COH – Economic Development. Others attending the meeting were Jesus Olivas with HR Green and Elise O'Toole. Chairman Ortiz called the meeting to order at 11:08 a.m.

**HR GREEN ENGINEERING UPDATE – CONTINUED.**

**a. Corridor Study – Hogan Street.**

Mr. Olivas provided an update on Hogan Street. He reported that HR Green will begin finalizing the drainage study once the traffic study is complete. No action from the Board was required.

**b. Sidewalks.**

Mr. Olivas provided an overview of the Beggs and Irvington Streets sidewalk improvement project. He reviewed the project schedule and reported he anticipates construction starting at the end of January 2027. No action from the Board was required.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**MINUTES OF APRIL 17, 2026, MEETING.**

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the April 17, 2026, Board meeting, as presented.

**INTERLOCAL AGREEMENT REGARDING HARRIS COUNTY PARTICIPATION.**

Mr. Huml reviewed the Interlocal Agreement regarding Harris County participation. Mr. Huml reported the County will be participating 100%. He reported 10% is allocated to housing and 10% to maintenance for TIRZ projects. Upon a motion made by Director Barron and seconded by

Director Arias, the Board voted unanimously to approve the Interlocal Agreement regarding County participation.

**HAWES HILL & ASSOCIATES LLC AGREEMENT FOR PLAN AMENDMENT SERVICES.**

Mr. Huml reviewed the Hawes Hill & Associates LLC Agreement for Plan Amendment Services in the amount of \$25,000. Upon a motion made by Director Bustamante and seconded by Director Barron, the Board voted unanimously to approve the Hawes Hill & Associates LLC Agreement for Plan Amendment Services, as presented.

**SWA UPDATE.**

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

Mr. Huml reported Mr. Robinson was unable to attend the meeting today and SWA's Report is included in the Board materials for review. No action from the Board was required.

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

Mr. Huml presented the Bookkeeper's Report, Quarterly Investment Report and reviewed the invoices for payment, included in the Board materials. Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to accept the Bookkeeper's report and Quarterly Investment Report and approve payment of invoices, as presented.

**REIMBURSEMENT AGREEMENT FOR SIDEWALK IMPROVEMENTS AT 5127 FULTON, HOUSTON, TX.**

Ms. O'Toole provided an overview of the improvement project located at 5127 Fulton Street. She reported Every Shelter was requesting consideration of entering into a Reimbursement Agreement for the improvements for allowable reimbursement expenses. Ms. Clayton provided an overview of the process, including preparation of the Reimbursement Agreement, submitting to the City of Houston for approval and upon completion of the project submitting expenses to the Board for reimbursement. Ms. O'Toole reported the request is in an amount not-to-exceed \$16,000.00. Upon a motion made by Director Bustamante and seconded by Director Arias, the Board voted unanimously to authorize the preparation of a Reimbursement Agreement with Every Shelter for the public improvements at 5127 Fulton, Houston, TX, in an amount not-to-exceed \$16,000.00; and authorized execution of agreement.

**DRAFT FY2027 BUDGET.**

Mr. Huml reviewed the proposed draft FY2027 Budget, included in the Board materials. He reported the budget has been reviewed by the CIP Committee and we are currently evaluating the bond capacity. He reported the budget will be presented at the July meeting for consideration. No action from the Board was required.

**ADMINISTRATOR'S REPORT.**

Ms. Clayton provided an update on the Greenberg Traurig LLP engagement. No action from the Board was required.

**ADJOURN.**

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 11:35 a.m.

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Secretary



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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4. Irvinton Village Property.



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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5. McCall Gibson Swedlund Barfoot Ellis engagement for audit services.

# ***McCall Gibson Swedlund Barfoot Ellis PLLC***

*Certified Public Accountants*

*Chris Swedlund  
Noel W. Barfoot  
Joseph Ellis  
Ashlee Martin*

*Mike M. McCall  
(retired)  
Debbie Gibson  
(retired)*

June 19, 2026

Board of Directors  
Near Northside Redevelopment Authority  
City of Houston, Texas

We are pleased to confirm our understanding of the annual audit services we are to provide Near Northside Redevelopment Authority (the "Authority"). In addition to the annual audit services, we will also apply, as requested, the agreed-upon procedures described below related to costs submitted by the Authority's developer(s) in which reimbursement has been requested.

## **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30<sup>th</sup>. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –  
Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

### **Audit Scope and Objectives (Continued)**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. If we determine it is necessary, we may request written representations from your attorneys as part of the engagement.

As part of our audit planning, we have identified long-term debt, management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures – Internal Control**

We will obtain an understanding of the Authority and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also prepare the financial statements and the related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Authority from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole. You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

### **Responsibilities of Management for the Financial Statements (Continued)**

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for our preparation of the financial statements; oversee the services by designating Municipal Accounts & Consulting, L.P., who has the suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Engagement Administration, Fees and Other**

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement.

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. We will annually provide to the Board of Directors an audit continuance letter with an estimate of the fees for our services. For the fiscal year ending June 30, 2026, we anticipate the cost to complete the audit and the other services to be performed will range between \$13,500 and \$15,500.

### **Engagement Administration, Fees and Other (Continued)**

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The Authority will be obligated to compensate us for our time expended through the date of withdrawal or termination.

### **Reporting**

We will issue a written report upon completion of our audit of the Authority's financial statements, which will also address the supplementary information required by the City in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole*. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

### **AGREED-UPON PROCEDURES REIMBURSEMENT REPORT**

When requested, we will apply the agreed-upon procedures enumerated below that were specified and agreed to by the Board of Directors of the Authority, on the invoices and schedules submitted for payment from Developers. These procedures will be performed solely to assist you in evaluating the reasonableness of those costs as required by the Reimbursement Agreement between the Authority and Developer and the report is not to be used for any other purpose. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgement that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. The agreement and acknowledgment are contained with 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. The procedures we will perform are summarized below:

- A. We will review the Developer's written request for reimbursement including certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review will include all documentation supporting items, amounts, and proof of payment for which reimbursement is requested. In addition, we will review all agreements provided to us relative to the reimbursement request.
- B. We will foot the extensions of any engineering invoices pertaining to the reimbursement on a test basis and compare the contract amounts used in determining the fee for the design and construction phase portions of the invoice to the related construction contracts and to the engineering contract, when appropriate.
- C. For construction pay estimates, we will foot and test extensions of any individual items on a test basis on payments made on behalf of the Authority.

- D. For all payments, we will compare the payment dates to copies of cancelled checks. If cancelled checks are not available, alternate procedures will be designed to support dates and amounts of payments.
- E. We will review the computation of certain costs looking for any amounts required to be paid 100% by the Developer, in accordance with the Agreement. Any costs required to be paid by the Developer will be deducted.
- F. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the Authority or Developer on the project.
- G. We will prepare a reimbursement report for the benefit of the Authority including the schedule of amounts reimbursable to the Developer and compare the approved amounts in the agreement with the actual reimbursable costs to complete the projects.
- H. At your request, we will attend a meeting of the Authority to present the report and be available to answer questions relating to the report.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs. Because the above agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the aforementioned reimbursable costs. In addition, we have no obligation to perform any procedures beyond those listed above.

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 Board of Directors of the Authority. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance of the procedures, or not issue a report and withdraw from this engagement. You understand that the report is intended for the information and use of the Board of Directors of the Authority in compliance with Reimbursement Agreement and should not be used by anyone other than these specified parties. We are aware that the report is subject to distribution under provisions of the Texas Public Information Act. 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 you.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting the aforementioned reimbursable costs that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradict the aforementioned reimbursable costs, we will disclose those matters in our report.

As the engaging and responsible party, the Board of Directors agrees to the procedures performed and acknowledges that they are appropriate to meet the intended purposes of this engagement as acknowledged by signature below.

The Board of Directors is responsible for providing us with or causing to be provided (1) access to all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the reimbursable costs, (2) additional information that we may request for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons and Authority consultants from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from you.

Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

A portion of the cost of these procedures will be determined by the condition of the records submitted by the respective developer or developers to be reimbursed.

### **GENERAL TERMS AND CONDITIONS**

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

### **Fossil Fuels Boycott Verification**

As required by 2276.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

### **Firearms Discrimination Verification**

As required by Section 2274.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

### **Israel Boycott Verification**

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot Ellis PLLC hereby verifies that McCall Gibson Swedlund Barfoot Ellis PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

**Anti-Terrorism Representation**

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot Ellis PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot Ellis PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We appreciate the confidence you have placed in our firm and we look forward to serving the Authority again this coming year.

Sincerely,

*McCall Gibson Swedlund Barfoot Ellis PLLC*

McCall Gibson Swedlund Barfoot Ellis PLLC  
Certified Public Accountants  
Houston, Texas

**ACKNOWLEDGEMENT:**

|                                                    |                |               |
|----------------------------------------------------|----------------|---------------|
| _____<br>Signature                                 | _____<br>Title | _____<br>Date |
| _____<br>Mayor's Office of<br>Economic Development | _____<br>Date  |               |



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**AGENDA MEMORANDUM**

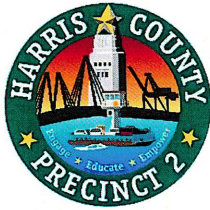
TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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6. Harris County Precinct 2 Grants.



**Commissioner Adrian Garcia**

Harris County Precinct 2

Community Assistance Line 713-274-2222

May 29, 2026

Don Huml  
Near Northside Redevelopment Authority / TIRZ 21  
9600 Long Point, Suite 200  
Houston, TX 77055

Dear Don Huml:

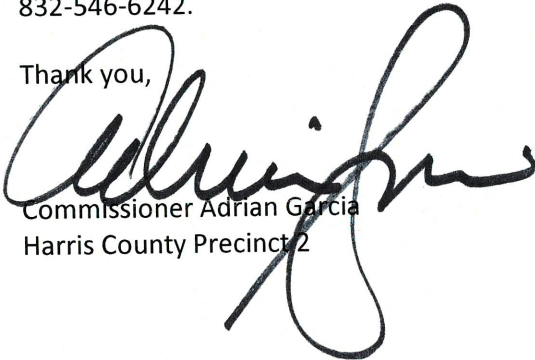
I am pleased to inform you that the Hogan/Lorraine Street Improvements Project project has been selected for funding through the Precinct 2 Partnership Program in the amount of \$1,500,000.00 for the 2026 Partnership Projects.

Harris County Precinct 2 will be the lead on this project.

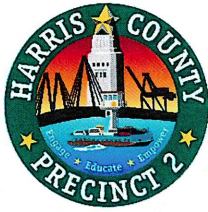
Congratulations and thank you for submitting this project for partnership consideration. My Deputy Chief of Staff - Engineering, Faustino Benavidez, or a member of his staff will be in communication with your office regarding next steps.

If you have any questions, please contact Mercedes Sanchez, my Executive Director of Government & Community Relations, who serves as the primary point of contact for intergovernmental coordination and partnership efforts on behalf of my office. She can be reached at Mercedes.Sanchez@pct2.hctx.net or 832-546-6242.

Thank you,

  
Commissioner Adrian Garcia  
Harris County Precinct 2

*Excited about this project!*



**Commissioner Adrian Garcia**

Harris County Precinct 2

Community Assistance Line 713-274-2222

May 29, 2026

Don Huml  
Near Northside Redevelopment Authority / TIRZ 21  
9600 Long Point, Suite 200

Dear Don Huml:

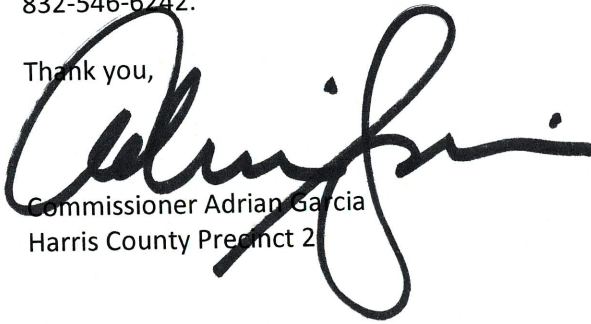
I am pleased to inform you that the Sidewalk Reconstruction & Improvements Project Phase I project has been selected for funding through the Precinct 2 Partnership Program in the amount of \$250,000.00 for the 2026 Partnership Projects.

Near Northside Redevelopment Authority / TIRZ 21 will lead this project.

Congratulations and thank you for submitting this project for partnership consideration. My Deputy Chief of Staff - Engineering, Faustino Benavidez, or a member of his staff will be in communication with your office regarding next steps.

If you have any questions, please contact Mercedes Sanchez, my Executive Director of Government & Community Relations, who serves as the primary point of contact for intergovernmental coordination and partnership efforts on behalf of my office. She can be reached at Mercedes.Sanchez@pct2.hctx.net or 832-546-6242.

Thank you,



Commissioner Adrian Garcia  
Harris County Precinct 2



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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

**SWA Houston**

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

---

**PROJECT STATUS REPORT BY SWA**

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

**PROJECTS:** TIRZ #21 CIP

**DATE:** July 17, 2026

**CURRENT PROJECTS STATUS**

**1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)**

- **Current Tasks Status:**
  - Task 1: Streetscape Character: Cut Sheets – 90% Complete
  - Task 2: Board Workshop: Document Review – 0% Complete
  - Task 3: Final Plans & Guidelines: Finalize Document – 65% Complete

**2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)**

- No Current Open Authorized Tasks

**3. ZONE-WIDE TREE PLANTING:**

- Tree planting plan finalized.
- Performed field review to verify plans.
- Coordinating with Trees for Houston.

**4. METRO POCKET PARKS:**

- Pending commencement per direction to align engagement with Moody Park Master Plan engagement events.

**5. RESILIENT CAVALCADE:**

- Conducted Community Meeting June 4, 2026, 6-8pm, at MD Anderson Family YMCA.
- Finalizing Community Meeting Summary and Final Deliverables.

**6. ON-CALL AGREEMENT:**

- Attendance at Meetings

END OF REPORT



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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8. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks (Beggs and Irvington).

# **PROGRESS REPORT**

**JULY 2026**

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21

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## **PINCKNEY TRAIL**

### **Activities This Period:**

- Construction work remains at 81% complete.
- HR Green field-confirmed that newly staked pole locations will allow construction to resume.
- Harris County has issued payment to Centerpoint for relocation of poles.
- Centerpoint currently scheduling the work to move poles
- Contractor will re-mobilize to finish work once poles moved.

## **HOGAN STREET/CORRIDOR STUDY**

### **Activities This Period:**

- Finalized Traffic Engineering Study
- Finalize Drainage Study after Traffic Engineering Study complete
- Develop 3D Visualization model after Traffic Engineering Study complete

### **Next Steps**

- Finalize DCR and present to City of Houston in July 2026.

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

### **Activities This Period:**

- Surveyor finalizing topographic survey along Beggs and Irvington.
- Survey completed 6-12-26.
- On-going plan development of sheets (Plan layout sheets, and front end sheets)
- Coordinate with Urban Arborist
- Utilities requested from CPE/ATT
- Project Schedule is the following: Below key dates are from master schedule.
  - 4-17-26 NTP – Identified which streets to include in project in Board Meeting
  - 6-18-26 Complete topographic survey
  - 7-9-26 90% Submittal (COH 6 days to review)
  - 7-23-26 100% Submittal (COH 6 days to review)
  - 8-5-26 Final Plans Submittal
  - 8-6-26 Begin Bid & Contract Award Phase (90 days)
  - 11-4-26 Begin Construction Phase (90 days)



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

July 17, 2026

## Account Balances

As of July 17, 2026

| Financial Institution<br>(Acct Number)                        | Issue<br>Date | Maturity<br>Date | Interest<br>Rate | Account<br>Balance | Notes                   |
|---------------------------------------------------------------|---------------|------------------|------------------|--------------------|-------------------------|
| Fund: Operating                                               |               |                  |                  |                    |                         |
| Money Market Funds                                            |               |                  |                  |                    |                         |
| TEXAS CAPITAL BANK (XXXX1794)                                 | 12/01/2022    |                  | 1.69%            | 2,083,145.52       |                         |
| Checking Account(s)                                           |               |                  |                  |                    |                         |
| TEXAS CAPITAL BANK (XXXX4302)                                 |               |                  | 0.00%            | 6,123.13           | Texas Capital Operating |
| Totals for Operating Fund:                                    |               |                  |                  | \$2,089,268.65     |                         |
| Grand total for Hardy Near Northside Redevelopment Authority: |               |                  |                  | \$2,089,268.65     |                         |

## Cash Flow Report - Texas Capital Operating Account

As of July 17, 2026

| Num                      | Name                                | Memo                                            | Amount       | Balance      |
|--------------------------|-------------------------------------|-------------------------------------------------|--------------|--------------|
| BALANCE AS OF 06/20/2026 |                                     |                                                 |              | \$5,562.63   |
| Receipts                 |                                     |                                                 |              |              |
|                          | Wire Transfer from Money Market     |                                                 | 155,000.00   |              |
| Total Receipts           |                                     |                                                 |              | 155,000.00   |
| Disbursements            |                                     |                                                 |              |              |
| 1008                     | City of Houston                     | FY2026 Municipal Services Charge                | (122,727.00) |              |
| ACH                      | Equi-Tax Inc.                       | Tax Consultant Fee                              | (1,165.80)   |              |
| ACH                      | Hawes Hill & Associates LLC         | Professional Consulting and Management Services | (4,500.00)   |              |
| ACH                      | HR Green, Inc.                      | Engineering Fees                                | (10,101.00)  |              |
| ACH                      | Municipal Accounts & Consulting, LP | Bookkeeping Fees                                | (3,718.03)   |              |
| ACH                      | SWA Group                           | Project Planning Consultant Fees                | (11,860.98)  |              |
| Bank Chg                 | Texas Capital                       | Monthly Service Charge                          | (366.69)     |              |
| Total Disbursements      |                                     |                                                 |              | (154,439.50) |
| BALANCE AS OF 07/17/2026 |                                     |                                                 |              | \$6,123.13   |

# Hardy Near Northside TIRZ # 21

## Actual vs. Budget Comparison

|                                   | June 2026           |                   |                     | July 2025 - June 2026 |                  |                     | Annual Budget    |
|-----------------------------------|---------------------|-------------------|---------------------|-----------------------|------------------|---------------------|------------------|
|                                   | Actual              | Budget            | Variance            | Actual                | Budget           | Variance            |                  |
| Ordinary Revenue/ Expense         |                     |                   |                     |                       |                  |                     |                  |
| Revenues                          |                     |                   |                     |                       |                  |                     |                  |
| City Tax Revenue                  | 0                   | 2,516,764         | (2,516,764)         | 0                     | 2,516,764        | (2,516,764)         | 2,516,764        |
| Interest Income                   | 3,105               | 1,250             | 1,855               | 43,157                | 15,000           | 28,157              | 15,000           |
| Total Revenues                    | <u>3,105</u>        | <u>2,518,014</u>  | <u>(2,514,909)</u>  | <u>43,157</u>         | <u>2,531,764</u> | <u>(2,488,607)</u>  | <u>2,531,764</u> |
| Expenses                          |                     |                   |                     |                       |                  |                     |                  |
| Management Consulting Services    |                     |                   |                     |                       |                  |                     |                  |
| Accounting                        | 3,650               | 2,800             | 850                 | 41,495                | 40,000           | 1,495               | 40,000           |
| Admin Salaries & Benefits         | 4,500               | 4,583             | (83)                | 59,000                | 55,000           | 4,000               | 55,000           |
| Auditor                           | 0                   | 0                 | 0                   | 17,000                | 18,000           | (1,000)             | 18,000           |
| Tax Advisor                       | 1,166               | 1,250             | (84)                | 13,906                | 15,000           | (1,094)             | 15,000           |
| Insurance                         | 0                   | 0                 | 0                   | 4,145                 | 2,500            | 1,645               | 2,500            |
| Office Expense                    | 68                  | 417               | (349)               | 1,417                 | 5,000            | (3,583)             | 5,000            |
| Bank Charges                      | 367                 | 0                 | 367                 | 4,823                 | 0                | 4,823               | 0                |
| Program and Project Consultants   |                     |                   |                     |                       |                  |                     |                  |
| Engineering Consultants           | 0                   | 4,167             | (4,167)             | 6,572                 | 50,000           | (43,429)            | 50,000           |
| Legal                             | 0                   | 3,333             | (3,333)             | 36,689                | 40,000           | (3,311)             | 40,000           |
| Planning Consultants              | 0                   | 4,167             | (4,167)             | 660                   | 50,000           | (49,340)            | 50,000           |
| Total Expenses                    | <u>9,751</u>        | <u>20,717</u>     | <u>(10,966)</u>     | <u>185,707</u>        | <u>275,500</u>   | <u>(89,793)</u>     | <u>275,500</u>   |
| Total Ordinary Revenues/ Expenses | <u>(6,646)</u>      | <u>2,497,297</u>  | <u>(2,503,943)</u>  | <u>(142,550)</u>      | <u>2,256,264</u> | <u>(2,398,814)</u>  | <u>2,256,264</u> |
| Other Revenues/ Expenses          |                     |                   |                     |                       |                  |                     |                  |
| Extra Ordinary Revenue            |                     |                   |                     |                       |                  |                     |                  |
| Assigned Surplus                  | 0                   | 674,201           | (674,201)           | 0                     | 674,201          | (674,201)           | 674,201          |
| Total Extra Ordinary Revenue      | <u>0</u>            | <u>674,201</u>    | <u>(674,201)</u>    | <u>0</u>              | <u>674,201</u>   | <u>(674,201)</u>    | <u>674,201</u>   |
| TIRZ Capital Expenses             |                     |                   |                     |                       |                  |                     |                  |
| T-2104 2600-3500 Block Main St    | 0                   | 75,000            | (75,000)            | 0                     | 75,000           | (75,000)            | 75,000           |
| T-2105 Pickney St Hike & Bike     | 0                   | 264,595           | (264,595)           | 10,405                | 275,000          | (264,595)           | 275,000          |
| T-2106 Sidewalk Replacement/Imp   | 10,101              | 425,425           | (415,324)           | 24,676                | 440,000          | (415,324)           | 440,000          |
| T-2107 Hogan/Lorraine Corr        | 0                   | 500,000           | (500,000)           | 0                     | 500,000          | (500,000)           | 500,000          |
| T-2109 Parks & Greenspace Impro   | 0                   | 121,543           | (121,543)           | 40,318                | 150,000          | (109,682)           | 150,000          |
| T-2111 Multi-Street Mobility Im   | 0                   | 192,052           | (192,052)           | 7,949                 | 200,000          | (192,051)           | 200,000          |
| T-2112 Area Wide Comm Improvem    | 0                   | 0                 | 0                   | 100,000               | 100,000          | 0                   | 100,000          |
| Total TIRZ Capital Expenses       | <u>10,101</u>       | <u>1,578,615</u>  | <u>(1,568,514)</u>  | <u>183,348</u>        | <u>1,740,000</u> | <u>(1,556,652)</u>  | <u>1,740,000</u> |
| Transfers                         |                     |                   |                     |                       |                  |                     |                  |
| Administrative Fees - City        | 0                   | 125,838           | (125,838)           | 0                     | 125,838          | (125,838)           | 125,838          |
| Affordable Housing - City         | 0                   | 838,921           | (838,921)           | 0                     | 838,921          | (838,921)           | 838,921          |
| Municipal Services                | 122,727             | 125,706           | (2,979)             | 0                     | 125,706          | (125,706)           | 125,706          |
| Supplemental Municipal Services   | 0                   | 100,000           | (100,000)           | 122,727               | 100,000          | 22,727              | 100,000          |
| Total Transfers                   | <u>122,727</u>      | <u>1,190,465</u>  | <u>(1,067,738)</u>  | <u>122,727</u>        | <u>1,190,465</u> | <u>(1,067,738)</u>  | <u>1,190,465</u> |
| Total Other Revenues/ Expenses    | <u>132,828</u>      | <u>2,094,879</u>  | <u>(1,962,051)</u>  | <u>306,075</u>        | <u>2,256,264</u> | <u>(1,950,189)</u>  | <u>2,256,264</u> |
| Net Income                        | <u>(139,473.68)</u> | <u>402,418.25</u> | <u>(541,891.93)</u> | <u>(448,625.08)</u>   | <u>0.00</u>      | <u>(448,625.08)</u> | <u>0.00</u>      |

**Balance Sheet**

As of June 30, 2026

|                                       | Jun 30, 26 |
|---------------------------------------|------------|
| <b>ASSETS</b>                         |            |
| Current Assets                        |            |
| Checking/Savings                      |            |
| 11102 Ñ Texas Capital Operating       | 5,196      |
| Total Checking/Savings                | 5,196      |
| Other Current Assets                  |            |
| 11201 Ñ Time Deposits                 | 2,238,146  |
| Total Other Current Assets            | 2,238,146  |
| Total Current Assets                  | 2,243,341  |
| <b>TOTAL ASSETS</b>                   | 2,243,341  |
| <b>LIABILITIES &amp; EQUITY</b>       |            |
| Liabilities                           |            |
| Current Liabilities                   |            |
| Accounts Payable                      |            |
| 12000 Ñ Accounts Payable              | 152,907    |
| Total Accounts Payable                | 152,907    |
| Total Current Liabilities             | 152,907    |
| Total Liabilities                     | 152,907    |
| Equity                                |            |
| 13101 Ñ Unassigned Fund Balance       | 2,539,060  |
| Net Income                            | (448,625)  |
| Total Equity                          | 2,090,434  |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | 2,243,341  |

# Equi-Tax Inc.

# Invoice

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

| DATE     | INVOICE # |
|----------|-----------|
| 7/1/2026 | 65353     |

| BILL TO                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------|
| TIRZ No. 21 - Hardy / Near Northside RDA<br>Linda Clayton<br>Hawes Hill & Associates LLP<br>P.O. Box 22167<br>Houston, TX 7727-2167 |

| DESCRIPTION                                                                                                                 | AMOUNT   |
|-----------------------------------------------------------------------------------------------------------------------------|----------|
| Monthly Consultant Services fee per Contract<br>Based on 3,886 items on the tax roll as of January 2026, at \$0.30 per item | 1,165.80 |
| Invoice emailed to:<br>Linda Clayton at lclayton@hhcllp.com                                                                 |          |

|              |            |
|--------------|------------|
| <b>Total</b> | \$1,165.80 |
|--------------|------------|

# HAWES HILL & ASSOCIATES LLC



PO BOX 22167  
Houston, TX 77227

## INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2919  
DATE 07/01/2026

| DESCRIPTION                                               | AMOUNT            |
|-----------------------------------------------------------|-------------------|
| Professional Consulting and Administration Fee: June 2026 | 4,500.00          |
| <hr/>                                                     |                   |
| BALANCE DUE                                               | <b>\$4,500.00</b> |



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
319-841-4000

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

July 06, 2026  
Project No: 2602224-0000  
Invoice No: 204386  
Invoice Total: **\$10,101.00**

Project 2602224-0000 TIRZ 21 TO#7 - Sidewalk Replacements & Improvements, Phase 1 Beggs & Irvington Streets

**Professional Services Through June 26, 2026**

**Fee**

| Billing Phase            | Fee       | Percent Complete | Earned    | Previous Fee Billing | Current Fee Billing |
|--------------------------|-----------|------------------|-----------|----------------------|---------------------|
| Plans (PS&E) Development | 61,120.00 | 40.3109          | 24,638.00 | 14,537.00            | 10,101.00           |
| Permitting and Bid Phase | 9,300.00  | 0.00             | 0.00      | 0.00                 | 0.00                |
| Topo Survey              | 11,000.00 | 0.00             | 0.00      | 0.00                 | 0.00                |
| Tree Protection Plans    | 5,500.00  | 0.00             | 0.00      | 0.00                 | 0.00                |
| Expenses                 | 4,526.00  | 0.8489           | 38.42     | 38.42                | 0.00                |
| Total Fee                | 91,446.00 |                  | 24,676.42 | 14,575.42            | 10,101.00           |
| <b>Total Fee</b>         |           |                  |           | <b>10,101.00</b>     |                     |

| Billing Limits | Current   | Prior     | To-Date   |
|----------------|-----------|-----------|-----------|
| Total Billings | 10,101.00 | 14,575.42 | 24,676.42 |
| Limit          |           |           | 91,446.00 |
| Remaining      |           |           | 66,769.58 |

Total this Invoice **\$10,101.00**



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043

Invoice No: 123233

Professional Services from May 11, 2026 to June 07, 2026

**Task: Preparation of Financial Report**

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

| Professional Personnel                       | Hours | Amount            |
|----------------------------------------------|-------|-------------------|
| Consultant                                   | 17.75 | \$3,550.00        |
| <b>Total Preparation of Financial Report</b> |       | <b>\$3,550.00</b> |
| <b>Total Professional Services</b>           |       | <b>\$3,550.00</b> |

| Expenses and Other Items              | Amount            |
|---------------------------------------|-------------------|
| Copy Charges                          | \$17.60           |
| Document Storage & Retention Service  | 1.83              |
| Electronic Data Storage               | 22.50             |
| Investment Officer                    | 100.00            |
| Mileage                               | 26.10             |
| <b>Total Expenses and Other Items</b> | <b>\$168.03</b>   |
| <b>Total Professional Services</b>    | <b>\$3,550.00</b> |
| <b>Total Expenses and Other Items</b> | <b>168.03</b>     |
| <b>Total Amount Due</b>               | <b>\$3,718.03</b> |



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

Date: June 16, 2026  
Invoice No: 209273  
For Period: May  
Project No: NNRT504  
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

**WORK PERFORMED:**

Preparation for community engagement meeting #2; Meetings and coordination.

**Professional Services from May 1, 2026 to May 31, 2026**

**Fee**

|                  |           |                         |                  |
|------------------|-----------|-------------------------|------------------|
| Total Fee Earned | 59,265.00 |                         |                  |
| % Complete       | 60.00     | Total Earned            | 35,559.00        |
|                  |           | Previous Fee Billing    | 23,706.00        |
|                  |           | Current Fee Billing     | 11,853.00        |
|                  |           | <b>Total Fee Earned</b> | <b>11,853.00</b> |

**Reimbursable Expenses**

|             |                            |                                |                    |             |
|-------------|----------------------------|--------------------------------|--------------------|-------------|
| Misc Travel |                            |                                |                    |             |
|             | Rhett Rentrop              | RR 3/5                         | 7.25               |             |
|             | <b>Total Reimbursables</b> | <b>1.1 times</b>               | <b>7.25</b>        | <b>7.98</b> |
|             |                            | <b>Total Due this Invoice:</b> | <b>\$11,860.98</b> |             |

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

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



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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**RATIFY INVOICES PAID IN JUNE**

## Cash Flow Report - Texas Capital Operating Account

As of June 19, 2026

| Num                      | Name                                | Memo                                            | Amount      | Balance     |
|--------------------------|-------------------------------------|-------------------------------------------------|-------------|-------------|
| BALANCE AS OF 05/16/2026 |                                     |                                                 |             | \$5,340.30  |
| Receipts                 |                                     |                                                 |             |             |
|                          | Wire Transfer from Money Market     |                                                 | 38,000.00   |             |
| Total Receipts           |                                     |                                                 |             | 38,000.00   |
| Disbursements            |                                     |                                                 |             |             |
| ACH                      | Bracewell LLP                       | Legal Fees                                      | (2,975.00)  |             |
| ACH                      | Equi-Tax Inc.                       | Tax Consultant Fee                              | (1,165.80)  |             |
| ACH                      | Greenberg Traurig                   | Legal Fees                                      | (4,088.00)  |             |
| ACH                      | Hawes Hill & Associates LLC         | Professional Consulting and Management Services | (4,539.20)  |             |
| ACH                      | HR Green, Inc.                      | Engineering Fees                                | (20,526.82) |             |
| ACH                      | Municipal Accounts & Consulting, LP | Bookkeeping Fees                                | (4,119.86)  |             |
| Bank Chg                 | Texas Capital                       | Monthly Service Charge                          | (362.99)    |             |
| Total Disbursements      |                                     |                                                 |             | (37,777.67) |
| BALANCE AS OF 06/19/2026 |                                     |                                                 |             | \$5,562.63  |

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 22017870

Matter No: 0037619.000001

|                                                       |                    |
|-------------------------------------------------------|--------------------|
| Total Fees                                            | \$ 2,975.00        |
| Total Expenses                                        | \$ 0.00            |
| Total Fees, Expenses and Charges for this Invoice     | \$ 2,975.00        |
| <b>Total Current Billing on this Invoice</b>          | <b>\$ 2,975.00</b> |
| Balance Forward                                       | \$ 0.00            |
| <b>Please Remit Total Balance Due on this Invoice</b> | <b>\$ 2,975.00</b> |

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104  
Name on Account: Bracewell LLP  
Bank Account Number: 5436952757  
ABA Number **(For Wire Transfers Only):**121000248; **(For ACH's Only):**111900659  
For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBUS6S**  
Please include invoice number as a reference when sending the wire:**22017870**

### Check Information

Bracewell LLP  
P.O. Box 207486  
Dallas, TX 75320-7486  
Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services  
P.O. Box 207486  
2975 Regent Blvd  
Irving, TX 75063

### Credit Card Information

<https://www.e-billexpress.com/ebpp/Bracewell/>

# Equi-Tax Inc.

# Invoice

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

| DATE     | INVOICE # |
|----------|-----------|
| 6/1/2026 | 65230     |

|                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|
| BILL TO                                                                                                                             |
| TIRZ No. 21 - Hardy / Near Northside RDA<br>Linda Clayton<br>Hawes Hill & Associates LLP<br>P.O. Box 22167<br>Houston, TX 7727-2167 |

| DESCRIPTION                                                                                                                 | AMOUNT   |
|-----------------------------------------------------------------------------------------------------------------------------|----------|
| Monthly Consultant Services fee per Contract<br>Based on 3,886 items on the tax roll as of January 2026, at \$0.30 per item | 1,165.80 |
| Invoice emailed to:<br>Linda Clayton at lclayton@hhcllp.com                                                                 |          |

|              |            |
|--------------|------------|
| <b>Total</b> | \$1,165.80 |
|--------------|------------|



Invoice No.: 1001415959  
File No.: 245733.010100

Bill Date : June 5, 2026

Hardy/Near Northside Redevelopment Autho  
9600 Long Point Road, Suite 200  
Houston, TX 77055

## **INVOICE**

Re: Board Services

Legal Services through May 31, 2026:

Total Fees: \$ 3,288.00

**Current Invoice:** \$ 3,288.00

CL:CS

Tax ID: 13-3613083

Greenberg Traurig, LLP | Attorneys at Law | 1000 Louisiana Street | Suite 6700 | Houston, Texas 77002  
Tel 713.374.3500 | Fax 713.374.3505 | [www.gtlaw.com](http://www.gtlaw.com)



Invoice No. : 1001415969  
File No. : 245733.010200

Bill Date : June 5, 2026

Hardy/Near Northside Redevelopment Autho  
9600 Long Point Road, Suite 200  
Houston, TX 77055

## **INVOICE**

Re: Project Finance and Development

Legal Services through May 31, 2026:

|                         |           |                      |
|-------------------------|-----------|----------------------|
| Total Fees:             | \$        | 800.00               |
| <b>Current Invoice:</b> | <b>\$</b> | <b><u>800.00</u></b> |

CL:CS

Tax ID: 13-3613083

Greenberg Traurig, LLP | Attorneys at Law | 1000 Louisiana Street | Suite 6700 | Houston, Texas 77002  
Tel 713.374.3500 | Fax 713.374.3505 | [www.gtlaw.com](http://www.gtlaw.com)

# HAWES HILL & ASSOCIATES LLC



PO BOX 22167  
Houston, TX 77227

## INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2886  
DATE 06/01/2026

| DESCRIPTION                                                                  | AMOUNT            |
|------------------------------------------------------------------------------|-------------------|
| Professional Consulting and Administration Fee: May 2026                     | 4,500.00          |
| Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: May 2026 | 39.20             |
| <hr/>                                                                        |                   |
| BALANCE DUE                                                                  | <b>\$4,539.20</b> |

[illegible]



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
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 04, 2026  
Project No: 2602224-0000  
Invoice No: 201748  
Invoice Total: **\$1,836.00**

Project 2602224-0000 TIRZ 21 TO#7 - Sidewalk Replacements. & Improvements., Phase 1 Beggs & Irvington Streets

**Professional Services Through April 24, 2026**  
**Fee**

| Billing Phase            | Fee       | Percent Complete | Earned   | Previous Fee Billing | Current Fee Billing |
|--------------------------|-----------|------------------|----------|----------------------|---------------------|
| Plans (PS&E) Development | 61,120.00 | 3.0039           | 1,836.00 | 0.00                 | 1,836.00            |
| Permitting and Bid Phase | 9,300.00  | 0.00             | 0.00     | 0.00                 | 0.00                |
| Topo Survey              | 11,000.00 | 0.00             | 0.00     | 0.00                 | 0.00                |
| Tree Protection Plans    | 5,500.00  | 0.00             | 0.00     | 0.00                 | 0.00                |
| Expenses                 | 4,526.00  | 0.00             | 0.00     | 0.00                 | 0.00                |
| Total Fee                | 91,446.00 |                  | 1,836.00 | 0.00                 | 1,836.00            |
| <b>Total Fee</b>         |           |                  |          | <b>1,836.00</b>      |                     |

| Billing Limits | Current  | Prior | To-Date   |
|----------------|----------|-------|-----------|
| Total Billings | 1,836.00 | 0.00  | 1,836.00  |
| Limit          |          |       | 91,446.00 |
| Remaining      |          |       | 89,610.00 |

Total this Invoice **\$1,836.00**



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
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 04, 2026  
Project No: 2602267-0000  
Invoice No: 201751  
Invoice Total: **\$3,310.00**

Project 2602267-0000 TIRZ 21 On-Call Services 2026

**Professional Services Through April 24, 2026**

Phase 01 2026 On-Call Engineering Services

**Professional Personnel**

|                         | Hours | Amount   |                   |
|-------------------------|-------|----------|-------------------|
| Principal               | 1.00  | 328.00   |                   |
| Senior Professional     | 5.50  | 1,655.00 |                   |
| Professional            | 7.00  | 1,267.00 |                   |
| Administrative          | .50   | 60.00    |                   |
| Totals                  | 14.00 | 3,310.00 |                   |
| <b>Total Labor</b>      |       |          | <b>3,310.00</b>   |
| <b>Total this Phase</b> |       |          | <b>\$3,310.00</b> |

**Billing Limits**

|                           | Current  | Prior | To-Date                         |
|---------------------------|----------|-------|---------------------------------|
| Total Billings            | 3,310.00 | 0.00  | 3,310.00                        |
| Limit                     |          |       | 10,000.00                       |
| Remaining                 |          |       | 6,690.00                        |
| <b>Total this Invoice</b> |          |       | <b><u><u>\$3,310.00</u></u></b> |



**Please Remit To:**  
**HR Green, Inc.**  
**PO Box 8213**  
**Des Moines, IA 50301-8213**  
**319-841-4000**

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

June 09, 2026  
 Project No: 2602224-0000  
 Invoice No: 203379  
**Invoice Total: \$12,739.42**

Project 2602224-0000 TIRZ 21 TO#7 - Sidewalk Replacements & Improvements, Phase 1 Beggs & Irvington Streets

**Professional Services Through May 29, 2026**  
**Fee**

| Billing Phase            | Fee       | Percent Complete | Earned             | Previous Fee Billing | Current Fee Billing |
|--------------------------|-----------|------------------|--------------------|----------------------|---------------------|
| Plans (PS&E) Development | 61,120.00 | 23.7844          | 14,537.00          | 1,836.00             | 12,701.00           |
| Permitting and Bid Phase | 9,300.00  | 0.00             | 0.00               | 0.00                 | 0.00                |
| Topo Survey              | 11,000.00 | 0.00             | 0.00               | 0.00                 | 0.00                |
| Tree Protection Plans    | 5,500.00  | 0.00             | 0.00               | 0.00                 | 0.00                |
| Expenses                 | 4,526.00  | 0.8489           | 38.42              | 0.00                 | 38.42               |
| Total Fee                | 91,446.00 |                  | 14,575.42          | 1,836.00             | 12,739.42           |
| Total Fee                |           |                  | 12,739.42          |                      |                     |
| Billing Limits           | Current   | Prior            | To-Date            |                      |                     |
| Total Billings           | 12,739.42 | 1,836.00         | 14,575.42          |                      |                     |
| Limit                    |           |                  | 91,446.00          |                      |                     |
| Remaining                |           |                  | 76,870.58          |                      |                     |
|                          |           |                  | Total this Invoice | \$12,739.42          |                     |



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
319-841-4000

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

June 09, 2026  
Project No: 2602267-0000  
Invoice No: 203380  
Invoice Total: **\$2,641.40**

Project 2602267-0000 TIRZ 21 On-Call Services 2026

**Professional Services Through May 29, 2026**

Phase 01 2026 On-Call Engineering Services

**Professional Personnel**

|                     | Hours | Amount   |                 |
|---------------------|-------|----------|-----------------|
| Principal           | 3.00  | 984.00   |                 |
| Senior Professional | 1.00  | 305.00   |                 |
| Professional        | 1.00  | 210.00   |                 |
| Technician          | 10.50 | 1,081.50 |                 |
| Totals              | 15.50 | 2,580.50 |                 |
| <b>Total Labor</b>  |       |          | <b>2,580.50</b> |

**Reimbursable Expenses**

|                            |              |              |
|----------------------------|--------------|--------------|
| Mileage                    | 60.90        |              |
| <b>Total Reimbursables</b> | <b>60.90</b> | <b>60.90</b> |

**Total this Phase \$2,641.40**

**Billing Limits**

|                           | Current  | Prior    | To-Date                  |
|---------------------------|----------|----------|--------------------------|
| Total Billings            | 2,641.40 | 3,310.00 | 5,951.40                 |
| Limit                     |          |          | 10,000.00                |
| Remaining                 |          |          | 4,048.60                 |
| <b>Total this Invoice</b> |          |          | <b><u>\$2,641.40</u></b> |



# MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043

Invoice No: 122412

Professional Services from April 06, 2026 to May 10, 2026

---

**Task: Preparation of Financial Report**

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

| Professional Personnel                       | Hours | Amount            |
|----------------------------------------------|-------|-------------------|
| Sr. Manager                                  | 0.25  | \$62.50           |
| Accounting Assistant                         | 0.17  | 20.84             |
| Consultant                                   | 15.92 | 3,183.32          |
| <b>Total Preparation of Financial Report</b> |       | <b>\$3,266.66</b> |

---

**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                        | 2.74  | \$547.00        |
| Investment Manager                           | 0.50  | 125.50          |
| <b>Total Banking and Investment Services</b> |       | <b>\$672.50</b> |

---

**Task: Preparation of Budget/Audit**

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

| Professional Personnel                   | Hours | Amount         |
|------------------------------------------|-------|----------------|
| Investment Specialist                    | 0.17  | \$29.17        |
| <b>Total Preparation of Budget/Audit</b> |       | <b>\$29.17</b> |

---

|                                    |                   |
|------------------------------------|-------------------|
| <b>Total Professional Services</b> | <b>\$3,968.33</b> |
|------------------------------------|-------------------|



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043

Invoice No: 122412

| Expenses and Other Items             | Amount     |
|--------------------------------------|------------|
| Copy Charges                         | \$1.10     |
| Document Storage & Retention Service | 1.83       |
| Electronic Data Storage              | 22.50      |
| Investment Officer                   | 100.00     |
| Mileage                              | 26.10      |
| Total Expenses and Other Items       | \$151.53   |
| Total Professional Services          | \$3,968.33 |
| Total Expenses and Other Items       | 151.53     |
| Total Amount Due                     | \$4,119.86 |



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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10. FY2027 Budget.

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2027 BUDGET PROFILE**

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

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

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>N<br/>A<br/>R<br/>R<br/>A<br/>T<br/>I<br/>V<br/>E</b> | <b>Zone Purpose:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                          | 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.                                                                                                         |
|                                                          | To date the Near Northside TIRZ 21 has completed improvements to the Henandez Tunnel and has completed engineering and landscaping master plans. The TIRZ has applied for a federal grant for flood mitigation improvements. Currently the TIRZ is constructing the Pinckney Street Hike and Bike Trail in a 50/50 partnership with Harris County, and the schematic design of the Hogan/Lorraine Corridor Improvements in conjunction with Harris County. Future projects currently in planning and design include parks and greenspace improvements, and multi-street mobility improvements. |

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

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

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2027 BUDGET DETAIL

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

| TIRZ Budget Line Items                                           | FY2026 Budget       | FY2026 Estimates | FY2027 Budget     |
|------------------------------------------------------------------|---------------------|------------------|-------------------|
| <b>RESOURCES</b>                                                 |                     |                  |                   |
| RESTRICTED Funds - Capital Projects                              | \$ -                | \$ -             | \$ -              |
| RESTRICTED Funds - Affordable Housing                            | \$ -                | \$ -             | \$ -              |
| RESTRICTED Funds - Planning and Development                      | \$ 2,671,305        | \$ 1,938,836     | \$ 3,054,794      |
| <b>Beginning Balance</b>                                         | <b>\$ 2,671,305</b> | <b>1,938,836</b> | <b>3,054,794</b>  |
| City tax revenue                                                 | \$ 2,711,338        | \$ 2,728,900     | \$ 2,920,516      |
| County tax revenue                                               | \$ -                | \$ -             | \$ -              |
| ISD tax revenue                                                  | \$ -                | \$ -             | \$ -              |
| ISD tax revenue - Pass Through                                   | \$ -                | \$ -             | \$ -              |
| Community College tax revenue                                    | \$ -                | \$ -             | \$ -              |
| <b>Incremental property tax revenue</b>                          | <b>\$ 2,711,338</b> | <b>2,728,900</b> | <b>2,920,516</b>  |
|                                                                  | \$ -                | \$ -             | \$ -              |
|                                                                  | \$ -                | \$ -             | \$ -              |
| <b>Miscellaneous revenue</b>                                     | <b>\$ -</b>         | <b>\$ -</b>      | <b>\$ -</b>       |
| COH TIRZ interest                                                | \$ -                | \$ -             | \$ -              |
| Interest Income                                                  | \$ 15,000           | \$ 43,693        | \$ 15,000         |
| <b>Other Interest Income</b>                                     | <b>\$ 15,000</b>    | <b>\$ 43,693</b> | <b>\$ 15,000</b>  |
| Harris County Joint Participation - Hogan Street Study           | \$ -                | \$ -             | \$ -              |
| Harris County Precinct Two Matching Grant - Sidewalk Improvement | \$ -                | \$ -             | \$ 250,000        |
| <b>Grant Proceeds</b>                                            | <b>\$ -</b>         | <b>\$ -</b>      | <b>\$ 250,000</b> |
|                                                                  | \$ -                | \$ -             | \$ -              |
| <b>Proceeds from Bank Loan</b>                                   | <b>\$ -</b>         | <b>\$ -</b>      | <b>\$ -</b>       |
|                                                                  | \$ -                | \$ -             | \$ -              |
| <b>Contract Revenue Bond Proceeds</b>                            | <b>\$ -</b>         | <b>\$ -</b>      | <b>\$ -</b>       |
| <b>TOTAL AVAILABLE RESOURCES</b>                                 | <b>\$ 5,397,643</b> | <b>4,711,429</b> | <b>6,240,310</b>  |

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2027 BUDGET DETAIL

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

| TIRZ Budget Line Items                             | FY2026 Budget       | FY2026 Estimates    | FY2027 Budget       |
|----------------------------------------------------|---------------------|---------------------|---------------------|
| <b>EXPENDITURES</b>                                |                     |                     |                     |
| Accounting                                         | \$ 40,000           | \$ 41,285           | \$ 40,000           |
| Administration Salaries & Benefits                 | \$ 55,000           | \$ 59,455           | \$ 60,500           |
| Auditor                                            | \$ 18,000           | \$ 17,000           | \$ 18,000           |
| Tax Advisor                                        | \$ 15,000           | \$ 13,898           | \$ 15,000           |
| Insurance                                          | \$ 2,500            | \$ 4,145            | \$ 5,000            |
| Office Expense                                     | \$ 5,000            | \$ 1,472            | \$ 2,000            |
| Bank Charges                                       | \$ -                | \$ 4,861            | \$ 5,000            |
| <b>TIRZ Administration and Overhead</b>            | <b>\$ 135,500</b>   | <b>137,255</b>      | <b>145,500</b>      |
| Engineering Consultants                            | \$ 50,000           | \$ 6,572            | \$ -                |
| Legal                                              | \$ 40,000           | \$ 40,024           | \$ 40,000           |
| Planning Consultants                               | \$ 50,000           | \$ 1,000            | \$ 50,000           |
| <b>Program and Project Consultants</b>             | <b>\$ 140,000</b>   | <b>\$ 47,596</b>    | <b>\$ 90,000</b>    |
| <b>Management consulting services</b>              | <b>\$ 275,500</b>   | <b>184,851</b>      | <b>235,500</b>      |
| Capital Expenditures (See CIP Schedule)            | \$ 1,740,000        | 200,000             | 2,780,000           |
| <b>TIRZ Capital Expenditures</b>                   | <b>\$ 1,740,000</b> | <b>200,000</b>      | <b>2,780,000</b>    |
| Hardy Yards/Cypress - OnSite                       | \$ -                | -                   | -                   |
| Hardy Yards/Cypress - OffSite                      | \$ -                | -                   | -                   |
| <b>Developer / Project Reimbursements</b>          | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>System debt service</b>                         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>TOTAL PROJECT COSTS</b>                         | <b>\$ 2,015,500</b> | <b>384,851</b>      | <b>3,015,500</b>    |
| Payment/transfer to ISD - educational facilities   | \$ -                | \$ -                | \$ -                |
| Administration Fees:                               |                     |                     |                     |
| City                                               | \$ 135,567          | \$ 136,445          | \$ 146,026          |
| County                                             | \$ -                | \$ -                | \$ -                |
| ISD                                                | \$ -                | \$ -                | \$ -                |
| HCC                                                | \$ -                | \$ -                | \$ -                |
| Affordable Housing:                                |                     |                     |                     |
| City                                               | \$ 903,779          | \$ 909,633          | \$ 973,505          |
| County                                             | \$ -                | \$ -                | \$ -                |
| ISD to City of Houston                             | \$ -                | \$ -                | \$ -                |
| Municipal Services (Payable to COH)                | \$ 125,706          | \$ 125,706          | \$ 125,706          |
| Supplemental Municipal Service Fee - Public Safety | \$ 100,000          | \$ 100,000          | \$ 100,000          |
| <b>Total Transfers</b>                             | <b>\$ 1,265,052</b> | <b>1,271,784</b>    | <b>1,345,237</b>    |
| <b>Total Budget</b>                                | <b>\$ 3,280,552</b> | <b>1,656,635</b>    | <b>4,360,737</b>    |
| RESTRICTED Funds - Capital Projects                | \$ -                | \$ -                | \$ -                |
| RESTRICTED Funds - Affordable Housing              | \$ -                | \$ -                | \$ -                |
| RESTRICTED Funds - Planning and Development        | \$ 2,117,091        | 3,054,794           | 1,879,573           |
| <b>Ending Fund Balance</b>                         | <b>\$ 2,117,091</b> | <b>3,054,794</b>    | <b>1,879,573</b>    |
| <b>Total Budget &amp; Ending Fund Balance</b>      | <b>\$ 5,397,643</b> | <b>\$ 4,711,429</b> | <b>\$ 6,240,310</b> |

Notes:

| Council District | CIP No. | Project                              | Fiscal Year Planned Appropriations |                |                  |                     |                     |                     |                     |                      |                            |
|------------------|---------|--------------------------------------|------------------------------------|----------------|------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------------|
|                  |         |                                      | Through 2025                       | Projected 2026 | 2027             | 2028                | 2029                | 2030                | 2031                | FY27 - FY31 Total    | Cumulative Total (To Date) |
| H                | T-2101  | Near Northside Hernandez Tunnel      | \$ 639,578                         | -              | -                | -                   | -                   | -                   | -                   | -                    | 639,578                    |
| H                | T-2102  | Hernandez Tunnel Mural               | \$ 15,000                          | -              | -                | -                   | -                   | -                   | -                   | -                    | 15,000                     |
| H                | T-2104  | 2600 - 3500 Block Main PER           | \$ 42,075                          | -              | 75,000           | -                   | -                   | -                   | -                   | 75,000               | 117,075                    |
| H                | T-2105  | Pinckney Street Hike and Bike Trail  | \$ 238,143                         | 30,000         | 275,000          | -                   | -                   | -                   | -                   | 275,000              | 543,143                    |
| H                | T-2106  | Sidewalk Replacement & Improvements  | \$ 38,800                          | 30,000         | 700,000          | 590,000             | 330,000             | -                   | -                   | 1,620,000            | 1,688,800                  |
| B, H             | T-2107  | Hogan/Lorraine Corridor Improvements | \$ 181,000                         | -              | 1,000,000        | 500,000             | 500,000             | 500,000             | 500,000             | 3,000,000            | 3,181,000                  |
| B, H             | T-2109  | Parks and Greenspace Improvements    | \$ 143,500                         | 30,000         | 200,000          | 400,000             | 100,000             | 100,000             | 100,000             | 900,000              | 1,073,500                  |
| B, H             | T-2111  | Multi-Street Mobility Improvements   | \$ -                               | 10,000         | 200,000          | 550,000             | 1,000,000           | 1,000,000           | 1,000,000           | 3,750,000            | 3,760,000                  |
| H                | T-2112  | Area Wide Community Improvements     | \$ -                               | 100,000        | 100,000          | 100,000             | 100,000             | 100,000             | 100,000             | 500,000              | 600,000                    |
| 0                | T-1213  | San Jacinto Street Connector         | \$ -                               | -              | 100,000          | -                   | -                   | -                   | -                   | 100,000              | 100,000                    |
| 0                | T-1214  | Railroad Quite Zone                  | \$ -                               | -              | 50,000           | -                   | -                   | -                   | -                   | 50,000               | 50,000                     |
| 0                | T-2115  | Civic Art                            | \$ -                               | -              | 80,000           | 80,000              | 80,000              | 80,000              | 80,000              | 400,000              | 400,000                    |
| H                | T-2199  | Concrete Panel Replacement Program   | \$ -                               | -              | -                | -                   | -                   | -                   | -                   | -                    | -                          |
| <b>Totals</b>    |         |                                      | <b>\$ 1,298,096</b>                | <b>200,000</b> | <b>2,780,000</b> | <b>\$ 2,220,000</b> | <b>\$ 2,110,000</b> | <b>\$ 1,780,000</b> | <b>\$ 1,780,000</b> | <b>\$ 10,670,000</b> | <b>\$ 12,168,096</b>       |

\* NOTE:

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\$ 1,298,096

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| Source of Funds | Fiscal Year Planned Appropriations |                |           |           |           |           |           |                      |                                  |
|-----------------|------------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|----------------------|----------------------------------|
|                 | Through 2025                       | Projected 2026 | 2027      | 2028      | 2029      | 2030      | 2031      | FY27 - FY31<br>Total | Cumulative<br>Total<br>(To Date) |
|                 |                                    |                |           |           |           |           |           |                      |                                  |
| TIRZ Funds      | 1,298,096                          | 200,000        | 2,530,000 | 2,220,000 | 2,110,000 | 1,780,000 | 1,780,000 | 10,420,000           | 11,918,096                       |
| City of Houston | -                                  | -              | 250,000   | -         | -         | -         | -         | 250,000              | 250,000                          |
| Grants          | -                                  | -              | -         | -         | -         | -         | -         | -                    | -                                |
| Other           | -                                  | -              | -         | -         | -         | -         | -         | -                    | -                                |
| Project Total   | 1,298,096                          | 200,000        | 2,780,000 | 2,220,000 | 2,110,000 | 1,780,000 | 1,780,000 | 10,670,000           | 12,168,096                       |

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|                                     |                                                                                                                                                                            |                                 |             |                                                 |           |               |      |      |       |                   |                            |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|-----------|---------------|------|------|-------|-------------------|----------------------------|
| Project: 2600 - 3500 Block Main PER |                                                                                                                                                                            |                                 |             | City Council District                           |           | Key Map:      |      |      | WBS.: | T-2104            |                            |
|                                     |                                                                                                                                                                            |                                 |             | Location: H                                     |           | Geo. Ref.:    |      |      |       |                   |                            |
|                                     |                                                                                                                                                                            |                                 |             | Served: H                                       |           | Neighborhood: |      |      |       |                   |                            |
| Description:                        | Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.                  |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |           |               |      |      |       |                   |                            |
|                                     |                                                                                                                                                                            |                                 |             |                                                 | 2027      | 2028          | 2029 | 2030 | 2031  | Total             |                            |
|                                     |                                                                                                                                                                            |                                 |             | Personnel                                       | -         | -             | -    | -    | -     | \$ -              |                            |
|                                     |                                                                                                                                                                            |                                 |             | Supplies                                        | -         | -             | -    | -    | -     | \$ -              |                            |
| Justification:                      | Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless. |                                 |             | Svcs. & Chgs.                                   | -         | -             | -    | -    | -     | \$ -              |                            |
|                                     |                                                                                                                                                                            |                                 |             | Capital Outlay                                  | -         | -             | -    | -    | -     | \$ -              |                            |
|                                     |                                                                                                                                                                            |                                 |             | Total                                           | \$ -      | \$ -          | \$ - | \$ - | \$ -  | \$ -              |                            |
|                                     |                                                                                                                                                                            |                                 |             | FTEs                                            |           |               |      |      |       | -                 |                            |
|                                     |                                                                                                                                                                            |                                 |             | Fiscal Year Planned Expenses                    |           |               |      |      |       |                   |                            |
| Project Allocation                  |                                                                                                                                                                            | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027      | 2028          | 2029 | 2030 | 2031  | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                               |                                                                                                                                                                            |                                 |             |                                                 |           |               |      |      |       |                   |                            |
| 1                                   | Planning                                                                                                                                                                   | -                               | 75,000      | -                                               | 75,000    | -             | -    | -    | -     | \$ 75,000         | \$ 75,000                  |
| 2                                   | Acquisition                                                                                                                                                                | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| 3                                   | Design                                                                                                                                                                     | 42,075                          | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ 42,075                  |
| 4                                   | Construction                                                                                                                                                               | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| 5                                   | Equipment                                                                                                                                                                  | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| 6                                   | Close-Out                                                                                                                                                                  | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| 7                                   | Other                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
|                                     |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
|                                     |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
|                                     |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
|                                     |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| Other Sub-Total:                    |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
|                                     |                                                                                                                                                                            |                                 |             |                                                 |           |               |      |      |       |                   |                            |
| Total Allocations                   |                                                                                                                                                                            | \$ 42,075                       | \$ 75,000   | \$ -                                            | 75,000    | \$ -          | \$ - | \$ - | \$ -  | \$ 75,000         | \$ 117,075                 |
|                                     |                                                                                                                                                                            |                                 |             |                                                 |           |               |      |      |       |                   |                            |
| Source of Funds                     |                                                                                                                                                                            |                                 |             |                                                 |           |               |      |      |       |                   |                            |
| TIRZ Funds                          |                                                                                                                                                                            | 42,075                          | 75,000      | -                                               | 75,000    | -             | -    | -    | -     | \$ 75,000         | \$ 117,075                 |
| City of Houston                     |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| Grants                              |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| Other                               |                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -    | -     | \$ -              | \$ -                       |
| Total Funds                         |                                                                                                                                                                            | \$ 42,075                       | \$ 75,000   | \$ -                                            | \$ 75,000 | \$ -          | \$ - | \$ - | \$ -  | \$ 75,000         | \$ 117,075                 |

\*NOTE:

|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|---------------|------|-------|------|-------------------|----------------------------|
| Project: Pinckney Street Hike and Bike Trail |                                                                                                                                                                                                                                                                                                                 |                                 |             | City Council District                           |            | Key Map:      |      | WBS.: |      | T-2105            |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Location: H                                     |            | Geo. Ref.:    |      |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Served: H                                       |            | Neighborhood: |      |       |      |                   |                            |
| Description:                                 | Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. The construction is a joint 50/50 effort between Harris County and TIRZ and represents \$550,000 in public improvements. The County managed the project. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |               |      |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 | 2027       | 2028          | 2029 | 2030  | 2031 | Total             |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Personnel                                       | -          | -             | -    | -     | -    | \$ -              |                            |
| 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.                                                                                                              |                                 |             | Supplies                                        | -          | -             | -    | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Svcs. & Chgs.                                   | -          | -             | -    | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Capital Outlay                                  | -          | -             | -    | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | Total                                           | \$ -       | \$ -          | \$ - | \$ -  | \$ - | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             | FTEs                                            |            |               |      |       |      | -                 |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| Fiscal Year Planned Expenses                 |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| Project Allocation                           |                                                                                                                                                                                                                                                                                                                 | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028          | 2029 | 2030  | 2031 | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                        |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| 1                                            | Planning                                                                                                                                                                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 2                                            | Acquisition                                                                                                                                                                                                                                                                                                     | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 3                                            | Design                                                                                                                                                                                                                                                                                                          | 238,143                         | -           | 30,000                                          | -          | -             | -    | -     | -    | \$ -              | \$ 268,143                 |
| 4                                            | Construction                                                                                                                                                                                                                                                                                                    | -                               | 275,000     | -                                               | 275,000    | -             | -    | -     | -    | \$ 275,000        | \$ 275,000                 |
| 5                                            | Equipment                                                                                                                                                                                                                                                                                                       | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 6                                            | Close-Out                                                                                                                                                                                                                                                                                                       | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 7                                            | Other                                                                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other Sub-Total:                             |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Allocations                            |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 | \$ 238,143                      | \$ 275,000  | \$ 30,000                                       | \$ 275,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 275,000        | \$ 543,143                 |
| Source of Funds                              |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| TIRZ Funds                                   |                                                                                                                                                                                                                                                                                                                 | 238,143                         | 275,000     | 30,000                                          | 275,000    | -             | -    | -     | -    | \$ 275,000        | \$ 543,143                 |
| City of Houston                              |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Grants                                       |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other                                        |                                                                                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Funds                                  |                                                                                                                                                                                                                                                                                                                 | \$ 238,143                      | \$ 275,000  | \$ 30,000                                       | \$ 275,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 275,000        | \$ 543,143                 |

|                                              |                                                                                                                                                                                                                                                           |                                 |             |                                                 |            |               |            |       |      |                   |                            |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|---------------|------------|-------|------|-------------------|----------------------------|
| Project: Sidewalk Replacement & Improvements |                                                                                                                                                                                                                                                           |                                 |             | City Council District                           |            | Key Map:      |            | WBS.: |      | T-2106            |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Location: H                                     |            | Geo. Ref.:    |            |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Served: H                                       |            | Neighborhood: |            |       |      |                   |                            |
| Description:                                 | Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. Includes \$1,100,880 for Mayor's Priority Sidewalks. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |               |            |       |      |                   |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             |                                                 | 2027       | 2028          | 2029       | 2030  | 2031 | Total             |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Personnel                                       | -          | -             | -          | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Supplies                                        | -          | -             | -          | -     | -    | \$ -              |                            |
| 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.                                    |                                 |             | Svcs. & Chgs.                                   | -          | -             | -          | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Capital Outlay                                  | -          | -             | -          | -     | -    | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Total                                           | \$ -       | \$ -          | \$ -       | \$ -  | \$ - | \$ -              |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | FTEs                                            |            |               |            |       |      | -                 |                            |
|                                              |                                                                                                                                                                                                                                                           |                                 |             | Fiscal Year Planned Expenses                    |            |               |            |       |      |                   |                            |
| Project Allocation                           |                                                                                                                                                                                                                                                           | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028          | 2029       | 2030  | 2031 | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                        |                                                                                                                                                                                                                                                           |                                 |             |                                                 |            |               |            |       |      |                   |                            |
| 1                                            | Planning                                                                                                                                                                                                                                                  | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| 2                                            | Acquisition                                                                                                                                                                                                                                               | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| 3                                            | Design                                                                                                                                                                                                                                                    | 38,800                          | -           | 30,000                                          | 150,000    | 150,000       | -          | -     | -    | \$ 300,000        | \$ 368,800                 |
| 4                                            | Construction                                                                                                                                                                                                                                              | -                               | 400,000     | -                                               | 500,000    | 400,000       | 300,000    | -     | -    | \$ 1,200,000      | \$ 1,200,000               |
| 5                                            | Equipment                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| 6                                            | Close-Out                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| 7                                            | Other                                                                                                                                                                                                                                                     | -                               | 40,000      | -                                               | 50,000     | 40,000        | 30,000     | -     | -    | \$ 120,000        | \$ 120,000                 |
|                                              |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
|                                              |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| Other Sub-Total:                             |                                                                                                                                                                                                                                                           | -                               | 40,000      | -                                               | 50,000     | 40,000        | 30,000     | -     | -    | \$ 120,000        | \$ 120,000                 |
|                                              |                                                                                                                                                                                                                                                           |                                 |             |                                                 |            |               |            |       |      |                   |                            |
| Total Allocations                            |                                                                                                                                                                                                                                                           | \$ 38,800                       | \$ 440,000  | \$ 30,000                                       | \$ 700,000 | \$ 590,000    | \$ 330,000 | \$ -  | \$ - | \$ 1,620,000      | \$ 1,688,800               |
|                                              |                                                                                                                                                                                                                                                           |                                 |             |                                                 |            |               |            |       |      |                   |                            |
| Source of Funds                              |                                                                                                                                                                                                                                                           |                                 |             |                                                 |            |               |            |       |      |                   |                            |
| TIRZ Funds                                   |                                                                                                                                                                                                                                                           | 38,800                          | 440,000     | 30,000                                          | 450,000    | 590,000       | 330,000    | -     | -    | \$ 1,370,000      | \$ 1,438,800               |
| City of Houston                              |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | 250,000    | -             | -          | -     | -    | \$ 250,000        | \$ 250,000                 |
| Grants                                       |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| Other                                        |                                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -     | -    | \$ -              | \$ -                       |
| Total Funds                                  |                                                                                                                                                                                                                                                           | \$ 38,800                       | \$ 440,000  | \$ 30,000                                       | \$ 700,000 | \$ 590,000    | \$ 330,000 | \$ -  | \$ - | \$ 1,620,000      | \$ 1,688,800               |

|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------|-------------|-----------------------|--------------|------------|------------|---------------|------------|-------------------|----------------------------|--------|--|--|--|
| Project: Hogan/Lorraine Corridor Improvements                                                                                                                                                                                                                                                                                                    |              |                                                 |             | City Council District |              | Key Map:   |            |               |            | WBS.:             |                            | T-2107 |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             | Location:             |              | B, H       |            | Geo. Ref.:    |            |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             | Served:               |              | B, H       |            | Neighborhood: |            |                   |                            |        |  |  |  |
| Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. The schematic design was a joint 50/50 effort between Harris County and TIRZ. In FY27 Harris County PCT 2 to provide \$1,500,000 towards detailed design.The County will lead |              | Operating and Maintenance Costs: (\$ Thousands) |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             | 2027                  | 2028         | 2029       | 2030       | 2031          | Total      |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | Personnel                                       |             | -                     | -            | -          | -          | -             | \$ -       |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | Supplies                                        |             | -                     | -            | -          | -          | -             | \$ -       |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | Svcs. & Chgs.                                   |             | -                     | -            | -          | -          | -             | \$ -       |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | Capital Outlay                                  |             | -                     | -            | -          | -          | -             | \$ -       |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | Total                                           |             | \$ -                  | \$ -         | \$ -       | \$ -       | \$ -          | \$ -       |                   |                            |        |  |  |  |
| FTEs                                                                                                                                                                                                                                                                                                                                             |              |                                                 |             |                       |              |            | -          |               |            |                   |                            |        |  |  |  |
| Justification: Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| Fiscal Year Planned Expenses                                                                                                                                                                                                                                                                                                                     |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| Project Allocation                                                                                                                                                                                                                                                                                                                               |              | Projected Expenses thru 6/30/25                 | 2026 Budget | 2026 Estimate         | 2027         | 2028       | 2029       | 2030          | 2031       | FY27 - FY31 Total | Cumulative Total (To Date) |        |  |  |  |
| Phase                                                                                                                                                                                                                                                                                                                                            |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                | Planning     | 181,000                                         | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ 181,000                 |        |  |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                | Acquisition  | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                | Design       | -                                               | 500,000     | -                     | 1,000,000    | 500,000    | -          | -             | -          | \$ 1,500,000      | \$ 1,500,000               |        |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                | Construction | -                                               | -           | -                     | -            | -          | 500,000    | 500,000       | 500,000    | \$ 1,500,000      | \$ 1,500,000               |        |  |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                | Equipment    | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| 6                                                                                                                                                                                                                                                                                                                                                | Close-Out    | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| 7                                                                                                                                                                                                                                                                                                                                                | Other        | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| Other Sub-Total:                                                                                                                                                                                                                                                                                                                                 |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| Total Allocations                                                                                                                                                                                                                                                                                                                                |              | \$ 181,000                                      | \$ 500,000  | \$ -                  | \$ 1,000,000 | \$ 500,000 | \$ 500,000 | \$ 500,000    | \$ 500,000 | \$ 3,000,000      | \$ 3,181,000               |        |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| Source of Funds                                                                                                                                                                                                                                                                                                                                  |              |                                                 |             |                       |              |            |            |               |            |                   |                            |        |  |  |  |
| TIRZ Funds                                                                                                                                                                                                                                                                                                                                       |              | 181,000                                         | 500,000     | -                     | 1,000,000    | 500,000    | 500,000    | 500,000       | 500,000    | \$ 3,000,000      | \$ 3,181,000               |        |  |  |  |
| City of Houston                                                                                                                                                                                                                                                                                                                                  |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| Grants                                                                                                                                                                                                                                                                                                                                           |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| Other                                                                                                                                                                                                                                                                                                                                            |              | -                                               | -           | -                     | -            | -          | -          | -             | -          | \$ -              | \$ -                       |        |  |  |  |
| Total Funds                                                                                                                                                                                                                                                                                                                                      |              | \$ 181,000                                      | \$ 500,000  | \$ -                  | \$ 1,000,000 | \$ 500,000 | \$ 500,000 | \$ 500,000    | \$ 500,000 | \$ 3,000,000      | \$ 3,181,000               |        |  |  |  |

|                                            |                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |            |            |            |                   |                            |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|---------------|------------|------------|------------|-------------------|----------------------------|
| Project: Parks and Greenspace Improvements |                                                                                                                                                                                                                                                 |                                 |             | City Council District                           |            | Key Map:      |            | WBS.:      |            | T-2109            |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Location: B, H                                  |            | Geo. Ref.:    |            |            |            |                   |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Served: B, H                                    |            | Neighborhood: |            |            |            |                   |                            |
| Description:                               | The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside. Pocket Parks. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |               |            |            |            |                   |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             |                                                 | 2026       | 2027          | 2028       | 2029       | 2030       | Total             |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Personnel                                       | -          | -             | -          | -          | -          | \$ -              |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Supplies                                        | -          | -             | -          | -          | -          | \$ -              |                            |
| Justification:                             | Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone. Revitalize sites into beautiful greenspaces. |                                 |             | Svcs. & Chgs.                                   | -          | -             | -          | -          | -          | \$ -              |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Capital Outlay                                  | -          | -             | -          | -          | -          | \$ -              |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Total                                           | \$ -       | \$ -          | \$ -       | \$ -       | \$ -       | \$ -              |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | FTEs                                            |            |               |            |            |            |                   |                            |
|                                            |                                                                                                                                                                                                                                                 |                                 |             | Fiscal Year Planned Expenses                    |            |               |            |            |            |                   |                            |
| Project Allocation                         |                                                                                                                                                                                                                                                 | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028          | 2029       | 2030       | 2031       | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                      |                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |            |            |            |                   |                            |
| 1                                          | Planning                                                                                                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| 2                                          | Acquisition                                                                                                                                                                                                                                     | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| 3                                          | Design                                                                                                                                                                                                                                          | 143,500                         | 50,000      | 30,000                                          | 100,000    | -             | -          | -          | -          | \$ 100,000        | \$ 273,500                 |
| 4                                          | Construction                                                                                                                                                                                                                                    | -                               | 100,000     | -                                               | 100,000    | 400,000       | 100,000    | 100,000    | 100,000    | \$ 800,000        | \$ 800,000                 |
| 5                                          | Equipment                                                                                                                                                                                                                                       | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| 6                                          | Close-Out                                                                                                                                                                                                                                       | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| 7                                          | Other                                                                                                                                                                                                                                           | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
|                                            |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
|                                            |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
|                                            |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| Other Sub-Total:                           |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
|                                            |                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |            |            |            |                   |                            |
| Total Allocations                          |                                                                                                                                                                                                                                                 | \$ 143,500                      | \$ 150,000  | \$ 30,000                                       | \$ 200,000 | \$ 400,000    | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 900,000        | \$ 1,073,500               |
|                                            |                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |            |            |            |                   |                            |
| Source of Funds                            |                                                                                                                                                                                                                                                 |                                 |             |                                                 |            |               |            |            |            |                   |                            |
| TIRZ Funds                                 |                                                                                                                                                                                                                                                 | 143,500                         | 150,000     | 30,000                                          | 200,000    | 400,000       | 100,000    | 100,000    | 100,000    | \$ 900,000        | \$ 1,073,500               |
| City of Houston                            |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| Grants                                     |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| Other                                      |                                                                                                                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -          | -          | -          | \$ -              | \$ -                       |
| Total Funds                                |                                                                                                                                                                                                                                                 | \$ 143,500                      | \$ 150,000  | \$ 30,000                                       | \$ 200,000 | \$ 400,000    | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 900,000        | \$ 1,073,500               |

|                                             |                                                                                                                                                              |                                 |             |                                                 |            |               |              |              |              |                   |                            |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|---------------|--------------|--------------|--------------|-------------------|----------------------------|
| Project: Multi-Street Mobility Improvements |                                                                                                                                                              |                                 |             | City Council District                           |            | Key Map:      |              | WBS.:        |              | T-2111            |                            |
|                                             |                                                                                                                                                              |                                 |             | Location: B, H                                  |            | Geo. Ref.:    |              |              |              |                   |                            |
|                                             |                                                                                                                                                              |                                 |             | Served: B, H                                    |            | Neighborhood: |              |              |              |                   |                            |
| Description:                                | Street projects throughout the zone with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, and ADA compliant ramps. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |               |              |              |              |                   |                            |
|                                             |                                                                                                                                                              |                                 |             |                                                 | 2026       | 2027          | 2028         | 2029         | 2030         | Total             |                            |
|                                             |                                                                                                                                                              |                                 |             | Personnel                                       | -          | -             | -            | -            | -            | \$ -              |                            |
|                                             |                                                                                                                                                              |                                 |             | Supplies                                        | -          | -             | -            | -            | -            | \$ -              |                            |
| Justification:                              | Many of the streets throughout each of the development corridors are in need of repair or replacement.                                                       |                                 |             | Svcs. & Chgs.                                   | -          | -             | -            | -            | -            | \$ -              |                            |
|                                             |                                                                                                                                                              |                                 |             | Capital Outlay                                  | -          | -             | -            | -            | -            | \$ -              |                            |
|                                             |                                                                                                                                                              |                                 |             | Total                                           | \$ -       | \$ -          | \$ -         | \$ -         | \$ -         | \$ -              |                            |
|                                             |                                                                                                                                                              |                                 |             | FTEs                                            |            |               |              |              |              | -                 |                            |
|                                             |                                                                                                                                                              |                                 |             | Fiscal Year Planned Expenses                    |            |               |              |              |              |                   |                            |
| Project Allocation                          |                                                                                                                                                              | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028          | 2029         | 2030         | 2031         | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                       |                                                                                                                                                              |                                 |             |                                                 |            |               |              |              |              |                   |                            |
| 1                                           | Planning                                                                                                                                                     | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| 2                                           | Acquisition                                                                                                                                                  | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| 3                                           | Design                                                                                                                                                       | -                               | 100,000     | 10,000                                          | 100,000    | -             | 100,000      | 100,000      | 100,000      | \$ 400,000        | \$ 410,000                 |
| 4                                           | Construction                                                                                                                                                 | -                               | 100,000     | -                                               | 100,000    | 500,000       | 800,000      | 800,000      | 800,000      | \$ 3,000,000      | \$ 3,000,000               |
| 5                                           | Equipment                                                                                                                                                    | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| 6                                           | Close-Out                                                                                                                                                    | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| 7                                           | Other                                                                                                                                                        | -                               | -           | -                                               | -          | 50,000        | 100,000      | 100,000      | 100,000      | \$ 350,000        | \$ 350,000                 |
|                                             |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
|                                             |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
|                                             |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
|                                             |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| Other Sub-Total:                            |                                                                                                                                                              | -                               | -           | -                                               | -          | 50,000        | 100,000      | 100,000      | 100,000      | \$ 350,000        | \$ 350,000                 |
| Total Allocations                           |                                                                                                                                                              |                                 |             |                                                 |            |               |              |              |              |                   |                            |
|                                             |                                                                                                                                                              | \$ -                            | \$ 200,000  | \$ 10,000                                       | \$ 200,000 | \$ 550,000    | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 3,750,000      | \$ 3,760,000               |
| Source of Funds                             |                                                                                                                                                              |                                 |             |                                                 |            |               |              |              |              |                   |                            |
|                                             |                                                                                                                                                              |                                 |             |                                                 |            |               |              |              |              |                   |                            |
| TIRZ Funds                                  |                                                                                                                                                              | -                               | 200,000     | 10,000                                          | 200,000    | 550,000       | 1,000,000    | 1,000,000    | 1,000,000    | \$ 3,750,000      | \$ 3,760,000               |
| City of Houston                             |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| Grants                                      |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| Other                                       |                                                                                                                                                              | -                               | -           | -                                               | -          | -             | -            | -            | -            | \$ -              | \$ -                       |
| Total Funds                                 |                                                                                                                                                              | \$ -                            | \$ 200,000  | \$ 10,000                                       | \$ 200,000 | \$ 550,000    | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 3,750,000      | \$ 3,760,000               |

|                                           |                                                                                                                                                                                                                                                                            |                                 |             |                                                 |            |            |            |            |            |                   |                            |               |  |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|------------|------------|------------|------------|-------------------|----------------------------|---------------|--|
| Project: Area Wide Community Improvements |                                                                                                                                                                                                                                                                            |                                 |             | City Council District                           |            | Key Map:   |            | WBS.:      |            | T-2112            |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Location:                                       |            | H          |            |            |            |                   |                            | Geo. Ref.:    |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Served:                                         |            | H          |            |            |            |                   |                            | Neighborhood: |  |
| Description:                              | Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, and specialized pavement markings. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |            |            |            |            |                   |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             |                                                 | 2026       | 2027       | 2028       | 2029       | 2030       | Total             |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Personnel                                       | -          | -          | -          | -          | -          | \$ -              |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Supplies                                        | -          | -          | -          | -          | -          | \$ -              |                            |               |  |
| Justification:                            | These projects would be maintained by the Management District.                                                                                                                                                                                                             |                                 |             | Svcs. & Chgs.                                   | -          | -          | -          | -          | -          | \$ -              |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Capital Outlay                                  | -          | -          | -          | -          | -          | \$ -              |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Total                                           | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -              |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | FTEs                                            |            |            |            |            |            |                   |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             | Fiscal Year Planned Expenses                    |            |            |            |            |            |                   |                            |               |  |
| Project Allocation                        |                                                                                                                                                                                                                                                                            | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028       | 2029       | 2030       | 2031       | FY27 - FY31 Total | Cumulative Total (To Date) |               |  |
| Phase                                     |                                                                                                                                                                                                                                                                            |                                 |             |                                                 |            |            |            |            |            |                   |                            |               |  |
| 1                                         | Planning                                                                                                                                                                                                                                                                   | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| 2                                         | Acquisition                                                                                                                                                                                                                                                                | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| 3                                         | Design                                                                                                                                                                                                                                                                     | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| 4                                         | Construction                                                                                                                                                                                                                                                               | -                               | 100,000     | 100,000                                         | 100,000    | 100,000    | 100,000    | 100,000    | 100,000    | \$ 500,000        | \$ 600,000                 |               |  |
| 5                                         | Equipment                                                                                                                                                                                                                                                                  | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| 6                                         | Close-Out                                                                                                                                                                                                                                                                  | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| 7                                         | Other                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
|                                           |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
|                                           |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
|                                           |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| Other Sub-Total:                          |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| Total Allocations                         |                                                                                                                                                                                                                                                                            |                                 |             |                                                 |            |            |            |            |            |                   |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            | \$ -                            | \$ 100,000  | \$ 100,000                                      | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 500,000        | \$ 600,000                 |               |  |
| Source of Funds                           |                                                                                                                                                                                                                                                                            |                                 |             |                                                 |            |            |            |            |            |                   |                            |               |  |
|                                           |                                                                                                                                                                                                                                                                            |                                 |             |                                                 |            |            |            |            |            |                   |                            |               |  |
| TIRZ Funds                                |                                                                                                                                                                                                                                                                            | -                               | 100,000     | 100,000                                         | 100,000    | 100,000    | 100,000    | 100,000    | 100,000    | \$ 500,000        | \$ 600,000                 |               |  |
| City of Houston                           |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| Grants                                    |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| Other                                     |                                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -          | -          | -          | -          | -          | \$ -              | \$ -                       |               |  |
| Total Funds                               |                                                                                                                                                                                                                                                                            | \$ -                            | \$ 100,000  | \$ 100,000                                      | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 500,000        | \$ 600,000                 |               |  |

\*NOTE:

|                                       |                                                                                                                                                        |                                 |             |                                                 |            |               |      |       |      |                   |                            |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------------|---------------|------|-------|------|-------------------|----------------------------|
| Project: San Jacinto Street Connector |                                                                                                                                                        |                                 |             | City Council District                           |            | Key Map:      |      | WBS.: |      | T-1213            |                            |
|                                       |                                                                                                                                                        |                                 |             | Location:                                       |            | Geo. Ref.:    |      |       |      |                   |                            |
|                                       |                                                                                                                                                        |                                 |             | Served:                                         |            | Neighborhood: |      |       |      |                   |                            |
| Description:                          | Extend North San Jacinto Street to connect with Fulton Street on the Near North Side of Houston, TX.                                                   |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |            |               |      |       |      |                   |                            |
|                                       |                                                                                                                                                        |                                 |             |                                                 | 2026       | 2027          | 2028 | 2029  | 2030 | Total             |                            |
|                                       |                                                                                                                                                        |                                 |             | Personnel                                       | -          | -             | -    | -     | -    | \$ -              |                            |
|                                       |                                                                                                                                                        |                                 |             | Supplies                                        | -          | -             | -    | -     | -    | \$ -              |                            |
| Justification:                        | Near North Side and Downtown have few direct connections. A new connection would improve mobility and public safety, and promote economic development. |                                 |             | Svcs. & Chgs.                                   | -          | -             | -    | -     | -    | \$ -              |                            |
|                                       |                                                                                                                                                        |                                 |             | Capital Outlay                                  | -          | -             | -    | -     | -    | \$ -              |                            |
|                                       |                                                                                                                                                        |                                 |             | Total                                           | \$ -       | \$ -          | \$ - | \$ -  | \$ - | \$ -              |                            |
|                                       |                                                                                                                                                        |                                 |             | FTEs                                            |            |               |      |       |      |                   |                            |
|                                       |                                                                                                                                                        |                                 |             | Fiscal Year Planned Expenses                    |            |               |      |       |      |                   |                            |
| Project Allocation                    |                                                                                                                                                        | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027       | 2028          | 2029 | 2030  | 2031 | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                 |                                                                                                                                                        |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| 1                                     | Planning                                                                                                                                               | -                               | -           | -                                               | 100,000    | -             | -    | -     | -    | \$ 100,000        | \$ 100,000                 |
| 2                                     | Acquisition                                                                                                                                            | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 3                                     | Design                                                                                                                                                 | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 4                                     | Construction                                                                                                                                           | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 5                                     | Equipment                                                                                                                                              | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 6                                     | Close-Out                                                                                                                                              | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| 7                                     | Other                                                                                                                                                  | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                       |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                       |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                       |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other Sub-Total:                      |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Allocations                     |                                                                                                                                                        |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| Total Allocations                     |                                                                                                                                                        | \$ -                            | \$ -        | \$ -                                            | \$ 100,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 100,000        | \$ 100,000                 |
| Source of Funds                       |                                                                                                                                                        |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| Source of Funds                       |                                                                                                                                                        |                                 |             |                                                 |            |               |      |       |      |                   |                            |
| TIRZ Funds                            |                                                                                                                                                        | -                               | -           | -                                               | 100,000    | -             | -    | -     | -    | \$ 100,000        | \$ 100,000                 |
| City of Houston                       |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Grants                                |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other                                 |                                                                                                                                                        | -                               | -           | -                                               | -          | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Funds                           |                                                                                                                                                        | \$ -                            | \$ -        | \$ -                                            | \$ 100,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 100,000        | \$ 100,000                 |

|                              |                                                                                                                                                                                                                                                                      |                                 |             |                                                 |           |               |      |       |      |                   |                            |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|-----------|---------------|------|-------|------|-------------------|----------------------------|
| Project: Railroad Quite Zone |                                                                                                                                                                                                                                                                      |                                 |             | City Council District                           |           | Key Map:      |      | WBS.: |      | T-1214            |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Location:                                       |           | Geo. Ref.:    |      |       |      |                   |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Served:                                         |           | Neighborhood: |      |       |      |                   |                            |
| Description:                 | To extend an existing railroad crossing "Quiet Zone" from Oliver Street to Holly Street to the next intersection East near Burnett Street. Modifications include railroad incorporated improvements to lighting, striping, and signage to eliminate the horn signal. |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |           |               |      |       |      |                   |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             |                                                 | 2026      | 2027          | 2028 | 2029  | 2030 | Total             |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Personnel                                       | -         | -             | -    | -     | -    | \$ -              |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Supplies                                        | -         | -             | -    | -     | -    | \$ -              |                            |
| Justification:               | The corridor receives approximately 30 trains per day, and the development context has changed significantly since the quiet zone was first implemented. Promote economic development and quality of life to nearby residences.                                      |                                 |             | Svcs. & Chgs.                                   | -         | -             | -    | -     | -    | \$ -              |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Capital Outlay                                  | -         | -             | -    | -     | -    | \$ -              |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Total                                           | \$ -      | \$ -          | \$ - | \$ -  | \$ - | \$ -              |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | FTEs                                            |           |               |      |       |      |                   |                            |
|                              |                                                                                                                                                                                                                                                                      |                                 |             | Fiscal Year Planned Expenses                    |           |               |      |       |      |                   |                            |
| Project Allocation           |                                                                                                                                                                                                                                                                      | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027      | 2028          | 2029 | 2030  | 2031 | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                        |                                                                                                                                                                                                                                                                      |                                 |             |                                                 |           |               |      |       |      |                   |                            |
| 1                            | Planning                                                                                                                                                                                                                                                             | -                               | -           | -                                               | 50,000    | -             | -    | -     | -    | \$ 50,000         | \$ 50,000                  |
| 2                            | Acquisition                                                                                                                                                                                                                                                          | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| 3                            | Design                                                                                                                                                                                                                                                               | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| 4                            | Construction                                                                                                                                                                                                                                                         | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| 5                            | Equipment                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| 6                            | Close-Out                                                                                                                                                                                                                                                            | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| 7                            | Other                                                                                                                                                                                                                                                                | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
|                              |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
|                              |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
|                              |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other Sub-Total:             |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
|                              |                                                                                                                                                                                                                                                                      |                                 |             |                                                 |           |               |      |       |      |                   |                            |
| Total Allocations            |                                                                                                                                                                                                                                                                      | \$ -                            | \$ -        | \$ -                                            | \$ 50,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 50,000         | \$ 50,000                  |
|                              |                                                                                                                                                                                                                                                                      |                                 |             |                                                 |           |               |      |       |      |                   |                            |
| Source of Funds              |                                                                                                                                                                                                                                                                      |                                 |             |                                                 |           |               |      |       |      |                   |                            |
| TIRZ Funds                   |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | 50,000    | -             | -    | -     | -    | \$ 50,000         | \$ 50,000                  |
| City of Houston              |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| Grants                       |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other                        |                                                                                                                                                                                                                                                                      | -                               | -           | -                                               | -         | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Funds                  |                                                                                                                                                                                                                                                                      | \$ -                            | \$ -        | \$ -                                            | \$ 50,000 | \$ -          | \$ - | \$ -  | \$ - | \$ 50,000         | \$ 50,000                  |

|                    |                                                  |                                 |             |                                                 |           |               |           |           |           |                   |                            |
|--------------------|--------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|-----------|---------------|-----------|-----------|-----------|-------------------|----------------------------|
| Project: Civic Art |                                                  |                                 |             | City Council District                           |           | Key Map:      |           | WBS.:     |           | T-2115            |                            |
|                    |                                                  |                                 |             | Location:                                       |           | Geo. Ref.:    |           |           |           |                   |                            |
|                    |                                                  |                                 |             | Served:                                         |           | Neighborhood: |           |           |           |                   |                            |
| Description:       | Art murals, banners, sculptures.                 |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |           |               |           |           |           |                   |                            |
|                    |                                                  |                                 |             |                                                 | 2014      | 2015          | 2016      | 2017      | 2018      | Total             |                            |
|                    |                                                  |                                 |             | Personnel                                       | -         | -             | -         | -         | -         | \$ -              |                            |
|                    |                                                  |                                 |             | Supplies                                        | -         | -             | -         | -         | -         | \$ -              |                            |
| Justification:     | Beautification and promote economic development. |                                 |             | Svcs. & Chgs.                                   | -         | -             | -         | -         | -         | \$ -              |                            |
|                    |                                                  |                                 |             | Capital Outlay                                  | -         | -             | -         | -         | -         | \$ -              |                            |
|                    |                                                  |                                 |             | Total                                           | \$ -      | \$ -          | \$ -      | \$ -      | \$ -      | \$ -              |                            |
|                    |                                                  |                                 |             | FTEs                                            |           |               |           |           |           |                   |                            |
|                    |                                                  |                                 |             | Fiscal Year Planned Expenses                    |           |               |           |           |           |                   |                            |
| Project Allocation |                                                  | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027      | 2028          | 2029      | 2030      | 2031      | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase              |                                                  |                                 |             |                                                 |           |               |           |           |           |                   |                            |
| 1                  | Planning                                         | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 2                  | Acquisition                                      | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 3                  | Design                                           | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 4                  | Construction                                     | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 5                  | Equipment                                        | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 6                  | Close-Out                                        | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| 7                  | Other                                            | -                               | -           | -                                               | 80,000    | 80,000        | 80,000    | 80,000    | 80,000    | \$ 400,000        | \$ 400,000                 |
|                    |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
|                    |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
|                    |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
|                    |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| Other Sub-Total:   |                                                  | -                               | -           | -                                               | 80,000    | 80,000        | 80,000    | 80,000    | 80,000    | \$ 400,000        | \$ 400,000                 |
|                    |                                                  |                                 |             |                                                 |           |               |           |           |           |                   |                            |
| Total Allocations  |                                                  | \$ -                            | \$ -        | \$ -                                            | \$ 80,000 | \$ 80,000     | \$ 80,000 | \$ 80,000 | \$ 80,000 | \$ 400,000        | \$ 400,000                 |
|                    |                                                  |                                 |             |                                                 |           |               |           |           |           |                   |                            |
| Source of Funds    |                                                  |                                 |             |                                                 |           |               |           |           |           |                   |                            |
| TIRZ Funds         |                                                  | -                               | -           | -                                               | 80,000    | 80,000        | 80,000    | 80,000    | 80,000    | \$ 400,000        | \$ 400,000                 |
| City of Houston    |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| Grants             |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| Other              |                                                  | -                               | -           | -                                               | -         | -             | -         | -         | -         | \$ -              | \$ -                       |
| Total Funds        |                                                  | \$ -                            | \$ -        | \$ -                                            | \$ 80,000 | \$ 80,000     | \$ 80,000 | \$ 80,000 | \$ 80,000 | \$ 400,000        | \$ 400,000                 |

|                                             |                                                                                            |                                 |             |                                                 |      |               |      |       |      |                   |                            |
|---------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|-------------|-------------------------------------------------|------|---------------|------|-------|------|-------------------|----------------------------|
| Project: Concrete Panel Replacement Program |                                                                                            |                                 |             | City Council District                           |      | Key Map:      |      | WBS.: |      | T-2199            |                            |
|                                             |                                                                                            |                                 |             | Location: H                                     |      | Geo. Ref.:    |      |       |      |                   |                            |
|                                             |                                                                                            |                                 |             | Served: H                                       |      | Neighborhood: |      |       |      |                   |                            |
| Description:                                | Street maintenance program.                                                                |                                 |             | Operating and Maintenance Costs: (\$ Thousands) |      |               |      |       |      |                   |                            |
|                                             |                                                                                            |                                 |             |                                                 | 2027 | 2028          | 2029 | 2030  | 2031 | Total             |                            |
|                                             |                                                                                            |                                 |             | Personnel                                       | -    | -             | -    | -     | -    | \$ -              |                            |
|                                             |                                                                                            |                                 |             | Supplies                                        | -    | -             | -    | -     | -    | \$ -              |                            |
| Justification:                              | Mobility improvements to extend the life of roads. Leverage City of Houston participation. |                                 |             | Svcs. & Chgs.                                   | -    | -             | -    | -     | -    | \$ -              |                            |
|                                             |                                                                                            |                                 |             | Capital Outlay                                  | -    | -             | -    | -     | -    | \$ -              |                            |
|                                             |                                                                                            |                                 |             | Total                                           | \$ - | \$ -          | \$ - | \$ -  | \$ - | \$ -              |                            |
|                                             |                                                                                            |                                 |             | FTEs                                            |      |               |      |       |      |                   |                            |
|                                             |                                                                                            |                                 |             | Fiscal Year Planned Expenses                    |      |               |      |       |      |                   |                            |
| Project Allocation                          |                                                                                            | Projected Expenses thru 6/30/25 | 2026 Budget | 2026 Estimate                                   | 2027 | 2028          | 2029 | 2030  | 2031 | FY27 - FY31 Total | Cumulative Total (To Date) |
| Phase                                       |                                                                                            |                                 |             |                                                 |      |               |      |       |      |                   |                            |
| 1                                           | Planning                                                                                   | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 2                                           | Acquisition                                                                                | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 3                                           | Design                                                                                     | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 4                                           | Construction                                                                               | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 5                                           | Equipment                                                                                  | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 6                                           | Close-Out                                                                                  | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| 7                                           | Other                                                                                      | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                             |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                             |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
|                                             |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other Sub-Total:                            |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Allocations                           |                                                                                            |                                 |             |                                                 |      |               |      |       |      |                   |                            |
| Source of Funds                             |                                                                                            |                                 |             |                                                 |      |               |      |       |      |                   |                            |
| TIRZ Funds                                  |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| City of Houston                             |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| Grant                                       |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| Other                                       |                                                                                            | -                               | -           | -                                               | -    | -             | -    | -     | -    | \$ -              | \$ -                       |
| Total Funds                                 |                                                                                            | \$ -                            | \$ -        | \$ -                                            | \$ - | \$ -          | \$ - | \$ -  | \$ - | \$ -              | \$ -                       |

| CITY OF HOUSTON<br>ECONOMIC DEVELOPMENT DIVISION           |              | FISCAL YEAR 2015 - 2019<br>FIVE-YEAR PLAN |              |              |              |              |
|------------------------------------------------------------|--------------|-------------------------------------------|--------------|--------------|--------------|--------------|
| TIRZ 21                                                    | FY2026       | FY2027                                    | FY2028       | FY2029       | FY2030       | FY2031       |
| City                                                       | \$ 2,728,900 | \$ 2,920,516                              | \$ 3,155,612 | \$ 3,402,250 | \$ 3,661,018 | \$ 3,932,529 |
| County                                                     | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| ISD                                                        | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| ISD - Pass Through                                         | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
|                                                            | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| INCREMENT REVENUES (1)                                     | \$ 2,728,900 | \$ 2,920,516                              | \$ 3,155,612 | \$ 3,402,250 | \$ 3,661,018 | \$ 3,932,529 |
| CITY OF HOUSTON                                            | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| GRANT PROCEEDS (5)                                         | \$ -         | \$ 250,000                                | \$ -         | \$ -         | \$ -         | \$ -         |
| MISCELLANEOUS REVENUE                                      | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| INTEREST INCOME                                            | \$ 43,693    | \$ 15,000                                 | \$ 15,000    | \$ 15,000    | \$ 15,000    | \$ 15,000    |
| PROCEEDS FROM BANK LOAN                                    | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| TOTAL RESOURCES                                            | \$ 2,772,593 | \$ 3,185,516                              | \$ 3,170,612 | \$ 3,417,250 | \$ 3,676,018 | \$ 3,947,529 |
| ISD Education Set-Aside                                    | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| ISD Education Set-Aside - Pass Through                     | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Affordable Housing                                         |              |                                           |              |              |              |              |
| City                                                       | \$ 909,633   | \$ 973,505                                | \$ 1,051,871 | \$ 1,134,083 | \$ 1,220,339 | \$ 1,310,843 |
| County                                                     | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| ISD                                                        | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Municipal Services                                         | \$ 125,706   | \$ 125,706                                | \$ 125,706   | \$ 125,706   | \$ 125,706   | \$ 125,706   |
| Supplemental Municipal Service Fee - Public Safety         | \$ 100,000   | \$ 100,000                                | \$ 100,000   | \$ 100,000   | \$ 100,000   |              |
| Administrative Fees                                        |              |                                           |              |              |              |              |
| City                                                       | \$ 136,445   | \$ 146,026                                | \$ 157,781   | \$ 170,113   | \$ 183,051   | \$ 196,626   |
| County                                                     | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| ISD                                                        | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
|                                                            | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| TRANSFERS                                                  | \$ 1,271,784 | \$ 1,345,237                              | \$ 1,435,358 | \$ 1,529,902 | \$ 1,629,096 | \$ 1,633,175 |
| Management Consulting Services                             | \$ 184,851   | \$ 235,500                                | \$ 235,500   | \$ 235,500   | \$ 235,500   | \$ 235,500   |
| Loan Debt Service - Principal                              | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Interest                                                   | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Other Debt                                                 | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| DEBT SERVICE                                               | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| TOTAL EXPENSES                                             | \$ 184,851   | \$ 235,500                                | \$ 235,500   | \$ 235,500   | \$ 235,500   | \$ 235,500   |
| CASH FLOW FROM OPERATIONS                                  | \$ 1,315,958 | \$ 1,604,779                              | \$ 1,499,754 | \$ 1,651,848 | \$ 1,811,422 | \$ 2,078,854 |
| BEGINNING FUND BALANCE (7)                                 | \$ 1,938,836 | \$ 3,054,794                              | \$ 1,879,573 | \$ 1,159,327 | \$ 701,175   | \$ 732,597   |
| DEBT ISSUANCE                                              | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| FUNDS AVAILABLE FOR PROJECTS                               | \$ 3,254,794 | \$ 4,659,573                              | \$ 3,379,327 | \$ 2,811,175 | \$ 2,512,597 | \$ 2,811,451 |
| Projects                                                   |              |                                           |              |              |              |              |
| Hardy Yards/Cypress Development                            | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| DEVELOPER AGREEMENTS                                       | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2101 Near Northside Hernandez Tunnel                     | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2102 Hernandez Tunnel Mural                              | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2103 METRO Parcel Acquisition and Planning               | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2104 2600 - 3500 Block Main PER                          | \$ -         | \$ 75,000                                 | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2105 Pinckney Street Hike and Bike Trail                 | \$ 30,000    | \$ 275,000                                | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2106 Sidewalk Replacement & Improvements                 | \$ 30,000    | \$ 700,000                                | \$ 590,000   | \$ 330,000   | \$ -         | \$ -         |
| T-2107 Hogan/Lorraine Corridor Improvements                | \$ -         | \$ 1,000,000                              | \$ 500,000   | \$ 500,000   | \$ 500,000   | \$ 500,000   |
| T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2109 Parks and Greenspace Improvements                   | \$ 30,000    | \$ 200,000                                | \$ 400,000   | \$ 100,000   | \$ 100,000   | \$ 100,000   |
| T-2110 Burnett Street Dedicated Bike Lane PER              | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2111 Multi-Street Mobility Improvements                  | \$ 10,000    | \$ 200,000                                | \$ 550,000   | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 |
| T-2112 Area Wide Community Improvements                    | \$ 100,000   | \$ 100,000                                | \$ 100,000   | \$ 100,000   | \$ 100,000   | \$ 100,000   |
| T-1213 San Jacinto Street Connector                        | \$ -         | \$ 100,000                                | \$ -         | \$ -         | \$ -         | \$ -         |
| T-1214 Railroad Quite Zone                                 | \$ -         | \$ 50,000                                 | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2115 Civic Art                                           | \$ -         | \$ 80,000                                 | \$ 80,000    | \$ 80,000    | \$ 80,000    | \$ 80,000    |
| T-0017 FUTURE CIP PROJECT                                  | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| T-2199 Concrete Panel Replacement Program                  | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| CAPITAL PROJECTS                                           | \$ 200,000   | \$ 2,780,000                              | \$ 2,220,000 | \$ 2,110,000 | \$ 1,780,000 | \$ 1,780,000 |
| TOTAL PROJECTS                                             | \$ 200,000   | \$ 2,780,000                              | \$ 2,220,000 | \$ 2,110,000 | \$ 1,780,000 | \$ 1,780,000 |
| RESTRICTED Funds - Planning and Development                | \$ 3,054,794 | \$ 1,879,573                              | \$ 1,159,327 | \$ 701,175   | \$ 732,597   | \$ 1,031,451 |
| RESTRICTED Funds - Affordable Housing                      | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| RESTRICTED Funds - Development Reimbursement               | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Unrestricted Funds/Net Current Activity                    | \$ -         | \$ -                                      | \$ -         | \$ -         | \$ -         | \$ -         |
| Ending Fund Blance                                         | \$ 3,054,794 | \$ 1,879,573                              | \$ 1,159,327 | \$ 701,175   | \$ 732,597   | \$ 1,031,451 |



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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11. Administrator's Report.