AGENDAS AND AGENDA MATERIALS
MEETINGS OF THE BOARDS OF DIRECTORS

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS

AUGUST 21, 2026

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

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

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Friday, August 21, 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 July 17, 2026, meeting.
4. Fifth Amended Project Plan and Reinvestment Zone Financing Plan.
5. Authorize staff to solicit Request for Qualifications (RFQ) for professional engineering services.
6. SWA update.
    a. Zone-Wide tree plantings.
    b. METRO Pocket Parks.
    c. Cavalcade corridor resiliency project.
    d. SWA Task Order for Little White Oak Bayou Conceptual Renderings.
7. HR Green Engineering update.
    a. Pinckney Trail.
    b. Hogan Street/Corridor Study.
    c. Beggs and Irvington Streets Sidewalk Improvements.
8. Bookkeeper's Report; and approve payment of invoices.
9. Administrator's Report.
10. Adjourn.

Laina Magn

_____
Hawes Hill & Associates LLC – Administrator

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

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of July 17, 2026, meeting.

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

July 17, 2026

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Friday, July 17, 2026, at 9:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Joseph M. Barron, *Asst. Secretary*	Position 5:	Daniel Ortiz, *Chair*
Position 2:	Jorge B. Bustamante, *Vice-Chair*	Position 6:	Vacant
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, *Secretary*
Position 4:	Diego Arias		

and all of the above were present, with the exception of Directors Bustamante and Arias, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Greenberg Traurig LLP; and Tyler Leggett, Municipal Accounts & Consulting LP. Others attending the meeting were Jesus Olivas, HR Green; Rebecca Reyna; Tania Cora, Jordan Lofton, Karla Martinez; Victor Odili; and Chaquisha Mosley. Chairman Ortiz called the meeting to order at 9:06 a.m.

RECEIVE PUBLIC COMMENTS.
Public comments were received from Tonia Cora.

MINUTES OF MAY 21, 2026, MEETING.
Upon a motion made by Director Barron, and seconded by Director Trujillo, the Board voted unanimously to approve the Minutes of the May 21, 2026, Board meeting, as presented.

IRVINTON VILLAGE PROPERTY.
Tabled.

McCALL GIBSON SWEDLUND BARFOOT ELLIS ENGAGEMENT FOR AUDIT SERVICES.
Upon a motion made by Director Barron, and seconded by Director Trujillo, the Board voted unanimously to approve the McCall Gibson engagement for audit services, as presented.

HARRIS COUNTY PRECINCT 2 GRANTS.
Mr. Huml reported the two grant applications submitted to Harris County Precinct 2 for Hogan/Lorraine Street Improvements in the amount of $1.5 Million; and Sidewalk Improvements in the amount of $250,000 have been approved by the County. A copy of the award letters are included in the Board materials. No action from the Board was required.

SWA UPDATE.
- **a. Zone-Wide tree plantings;**
- **b. METRO Pocket Parks.**
- **c. Cavalcade Corridor Resiliency Project.**

A copy of SWA's Status Report is included in the Board materials. No action from Board was required.

HR GREEN ENGINEERING UPDATE.
Mr. Olivas presented HR Green's Progress Report on projects included in the Board materials.

a. Pinckney Trail.

Mr. Olivas reported the poles are being moved tomorrow and the contractor will re-mobilize once the poles are moved to complete the project. No action from Board was required.

b. Corridor Study – Hogan Street.

Mr. Olivas reported HR Green is finalizing the Design Concept Report (DCR) for submittal to the County and City. No action from Board was required.

c. Sidewalks (Beggs and Irvington).

Mr. Olivas reported 90% plans have been submitted to the City for review and HR Green is working towards 100% plans. He reviewed the project schedule included in the progress report and answered questions. No action from Board was required.

BOOKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.
Mr. Leggett presented the Bookkeeper's Report; reviewed current invoices for payment; and reviewed invoices paid in June for ratification. Upon a motion made by Director Trujillo, and seconded by Director Barron, the Board voted unanimously to accept the Bookkeeper's Report; approved payment of current invoices; and ratified payment of invoices in June.

FY2027 BUDGET.
Mr. Huml reviewed the FY2027 Budget, included in the Board materials. He reported the CIP Committee has reviewed the budget and is recommending it for approval. He reported Hawes Hill is requesting an increase in the administration fees from $55,000 to $60,480 ($5,040 per month). He answered questions regarding the capital improvement project budget and dollars spent in 2026. Board requested to add $5,000 for website for redesign. Upon a motion made by Director Barron, and seconded by Director Quiles, the Board voted unanimously to approve the FY2027 Budget, as discussed and amended.

ADMINISTRATOR'S REPORT.
None.

ADJOURN.
There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:47 a.m.

_____
Secretary

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Fifth Amended Project Plan and Reinvestment Zone Financing Plan.

REINVESTMENT ZONE NUMBER TWENTY-ONE

CITY OF HOUSTON, TEXAS

HARDY NEAR NORTHSIDE ZONE

FIFTH AMENDED
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

August 2026

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
HARDY/NEAR NORTHSIDE ZONE
Part F – Fifth Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE NUMBER TWENTY-ONE
HARDY/NEAR NORTHSIDE ZONE
PART F – FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Amended June 2026

Introduction

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone ("Zone"), was created by Ordinance No. 2003-1258 on December 17, 2003, for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions, deteriorated infrastructure and facilitate the remediation of a brownfield site into a new mixed-use residential community.

Section One:

The Part A Plan:

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on December 30, 2008, by Ordinance No. 2008-1212. The Part A Plan called for the redevelopment of a former 43-acre Union Pacific rail yard site and the North Main Street area in general. The Part A Plan also included provisions for the development of affordable housing and transit-oriented mixed-use developments. In addition, on May 27, 2009, by Ordinance No. 2009-432, the City and the Zone entered into an Affordable Housing Agreement which provided for a portion of the City's tax increment revenue, per Exhibit 9 of the Part A Plan, to be returned to the City to use for affordable housing in and around the area of the Zone.

The Part B Plan:

On November 10, 2009, by Resolution No. 2009-0032, the City approved the creation of the Hardy/Near Northside Redevelopment Authority ("Authority"). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A Plan. On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, the City, by Ordinance 2012-0710, adopted a second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan (Part C Plan). The Part C Plan restated the goals and objectives of the Part A and Part B Plans and provided for enhancements in the 326.1 acres of the Zone covered by the Part A and Part B Plans. In addition, the Part C Plan included provisions for an extension of the duration of the Zone, to December 31, 2040.

The Part D Plan:

On December 4, 2019, by Ordinance 2019-993 the City annexed an additional 1,154.52 acres of land into the Zone for a total Zone area of 1,478.62 acres. On the same day, by Ordinance 2019-994, the City

adopted the Third Amended Plan (Part D Plan), which restated the goals and objectives of the Part A, Part B, and Part C Plans. Provisions included in the Part A, Part B, Part C and Part D Plans provide for the design and construction of roadways and street projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems.

The Part E Plan:

On December 14, 2022, by Ordinance 2022-1005, the City expanded the Zone by approximately 41.57 acres to include the Houston Farmers Market and nearby land parcels adjacent to certain roadways and major thoroughfares such as Sylvester Road, Arline Drive, and the North Loop. The same day, the City also adopted the Fourth Amended Plan (Part E Plan) by Ordinance 2022-1006. This Part E Plan included the implementation and continuation of projects for the enlarged Zone.

Section Two:

The Zone and the City now propose the Fifth Amendment to the Project Plan and Financing Plan (the Part F Plan). The purpose of this amendment is twofold. First, it provides for the annexation of approximately 17.23 acres located south of Collingsworth Street and roughly bounded by Hardy Street to the east and Terry Street to the west. An affordable housing development is currently being planned within this annexation area. The Part F Plan also provides for Harris County ("County") participation in those areas of the Zone situated within Harris County Precinct 2, roughly 927 acres, which will allow the Zone to have sufficient financial capacity, either alone or in collaboration with strategic partners, to continue to support the large-scale capital projects needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities, as well as encourage the sound growth of residential, retail, and commercial development within the Zone.

The Part F Plan:

Goals: Public improvements proposed in the Part F Plan are consistent with the goals outlined in the original and previously amended plans and are as follows:

Goal 1: Create pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks. with ample lighting and streetscape amenities:

Streetscape enhancements are required to create an environment to stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps, will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the community and to adjacent districts.

Goal 2: Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities:

Public infrastructure, regional trail systems and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors. Improvements may include enhancements to existing parks and recreation facilities, new parks, trails, bike lanes and other pedestrian/bicycle facilities.

Goal 3: Expand pedestrian-attractive retail developments:

Providing base-level retail functionality is essential to the continued expansion of residential projects in the area through the implementation of enhanced pedestrian amenities with an emphasis on parking, intersection and safety improvements, lighting, street trees, landscaping, wide sidewalks, and public art.

Goal 4: ***Metropolitan Transit Authority (METRO) Initiatives and complementing the revitalization activities proposed to occur along the METRO North Corridor Alignment:***

METRO investments in public transportation can be complemented by Zone-funded improvements, including streetscape enhancements, pedestrian and bicycle facilities, intersection improvements, right-of-way acquisition, parking, and other infrastructure that supports transit access and economic development. The Zone should continue coordinating with METRO, the City of Houston, and other transportation partners to leverage public transit investments and encourage transit-oriented development where appropriate. Improvements that enhance multimodal connectivity can increase accessibility, support redevelopment, and strengthen the area's long-term economic competitiveness.

Goal 5: Cultural and Public Facilities:

Increasing public and cultural facilities for current residents is an important public policy goal of the Project Plan and Reinvestment Zone Financing Plan. Zone funds will be leveraged with private, public, and non-profit developers to realize these projects. Additional fire, police, library, and public health facilities, cultural and community centers, and associated infrastructure will improve security and enhance the quality of life for existing and new residents and business in the Zone, as well as bolster overall community sustainability within the area.

Goal 6: Infrastructure Improvements:

Public streets and public utility systems are needed to create an environment that will stimulate private investment in retail, residential, multi-family, and commercial developments. Construction of key streets and utility systems will enhance the level of service in the area, improve functionality, replace aged facilities, and improve aesthetics. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TXDOT, METRO, and others as needed, and where possible will include elements not included by those programs. Attention will be focused on leveraging Zone funds through the funding of elements not addressed by the capital improvement programs of sister agencies.

Goal 7: Support the creation and rehabilitation of Affordable Housing within and outside the Zone boundaries:

Support the creation, preservation, and rehabilitation of affordable and supportive housing for all households, including low and moderate-income residents, extremely low-income individuals, and unhoused persons and families. Affordable Housing Projects shall include Project Costs for both: (i) physical residential structures that meet affordability criteria for various very low, low and moderate income level populations; and (ii) housing assistance for the unhoused, in either case demonstrably benefitting the TIRZ that are located either within the boundaries of the TIRZ or outside the TIRZ boundaries; provided that any such affordable housing outside the TIRZ boundaries must provide a clear

and demonstrable benefit to the TIRZ. Affordable Housing Projects identified under this Goal will be funded from a ten percent allocation of the county tax increment.

Project Plan and Reinvestment Zone Financing Plan

A. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code §311.011(b)(1)): Map 2 attached hereto depicts the existing and proposed land uses within the Zone. The existing and proposed land uses include single family residential, multi-family residential, commercial, office, public and institutional, transportation and utility, parks and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinances, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): Non-project costs reflect, in part, costs of the Greater Near Northside Management District, and the portion of their annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications. Additional public infrastructure costs primarily associated with transportation and mobility projects are to be incurred by the Texas Department of Transportation, METRO, Harris County Toll Road Authority, Harris County Precinct Two and the City of Houston.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 attached hereto details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan and primarily include roadway, public utility, parks, landscape, recreational, and affordable housing improvements that enhance the economic development potential of the area.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including a Survey of Housing Demand conducted by CDS Market Research in 1999, the Northside Village Economic Redevelopment Plan conducted by the City of Houston Planning Department in 2001, and the Planned Development Relative to Total Market Demand Study conducted by CDS Market Research in 2003. Exhibits 2, 3a, 3b, 3c, 3d, 4a, 4b, 4c and 4d constitute incremental revenue estimates for the

Zone. The incremental revenue estimates are projected to be insufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone; therefore, projects will be implemented based on available funding. The Part F Plan estimates additional project costs of $37 million. The Zone and the City find and determine that the Part A, Part B, Part C, Part D, Part E, and Part F Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred: Approval of Issuance by the Authority (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by or on behalf of the Zone will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available and shall be in the amount of the Project Costs, plus the costs of issuance. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 2003 was the base year of the original area of the Zone, Tax Year 2019 is the base year for the 2019 annexed area of the Zone, Tax Year 2022 is the base year for the 2022 annexed area of the Zone, and Tax Year 2026 is the base year for the 2026 annexed area of the Zone. As outlined in Exhibits 2, 3a, 3b, 3c, 3d, 4a, 4b, 4c and 4d, approximately $69 million in increment is estimated to be generated over the remaining life of the Zone and available for use in funding project costs. This figure is calculated using an estimated collection rate of 98%, a City contribution of $0.51919 / $100 of assessed valuation, and a County contribution of $0.33696 / $100 of assessed valuation.

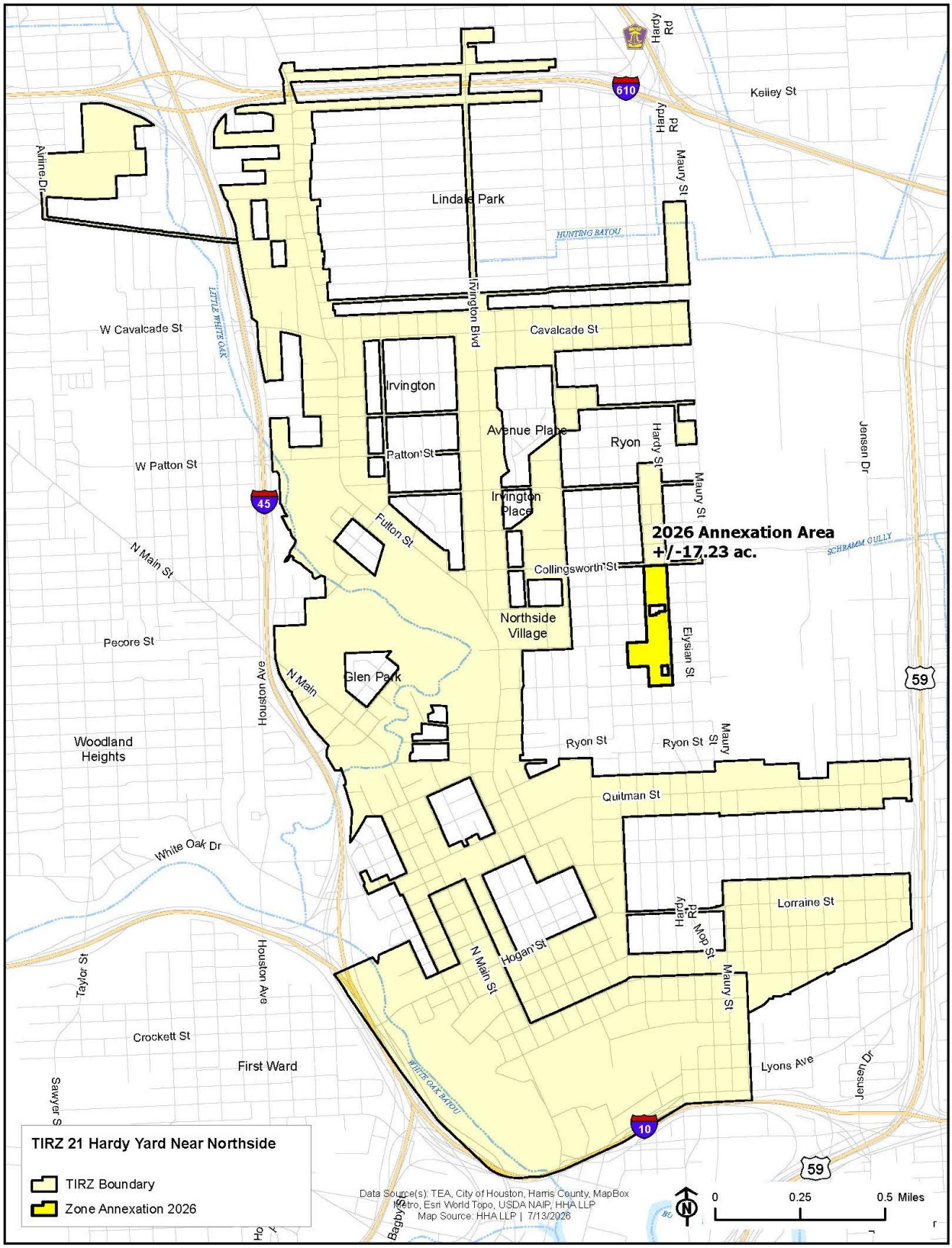
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The estimated appraised value of City taxable real property in the Zone, as of April 2026, is $1,141,391,258. With regard to the original Zone and annexations, base year values are computed in accordance with Texas Tax Code §311.012.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibits 2, 3a, 3b, 3c, 3d, 4a, 4b, 4c and 4d.

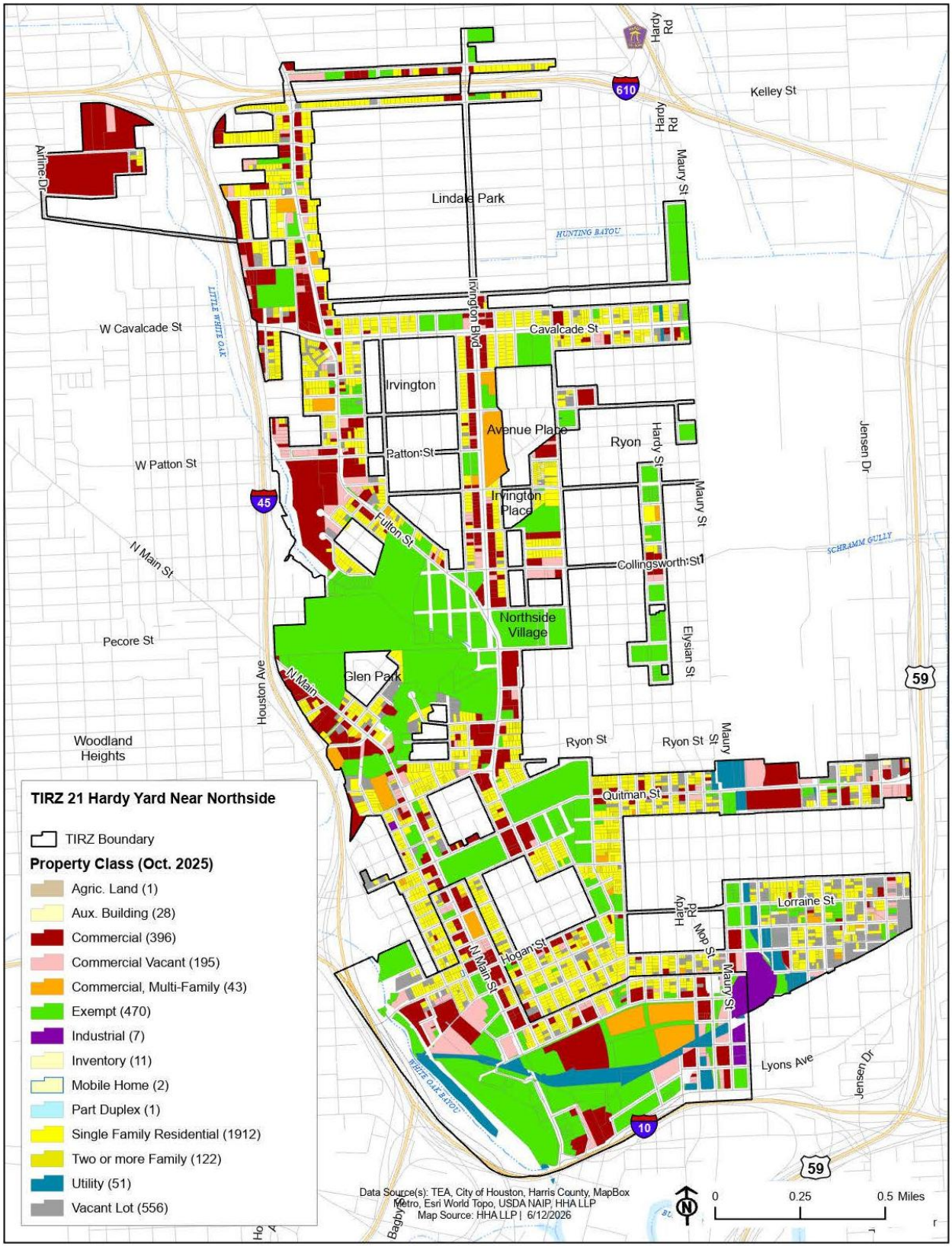
Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by City Council on December 17, 2003, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure over what was originally projected, by Ordinance 2012-0710, adopted by the City on August 15, 2012, and in accordance with Texas Tax Code §311.007(c), the termination date of the Zone was extended to December 31, 2040 as part of the Part C Plan.

MAPS AND EXHIBITS

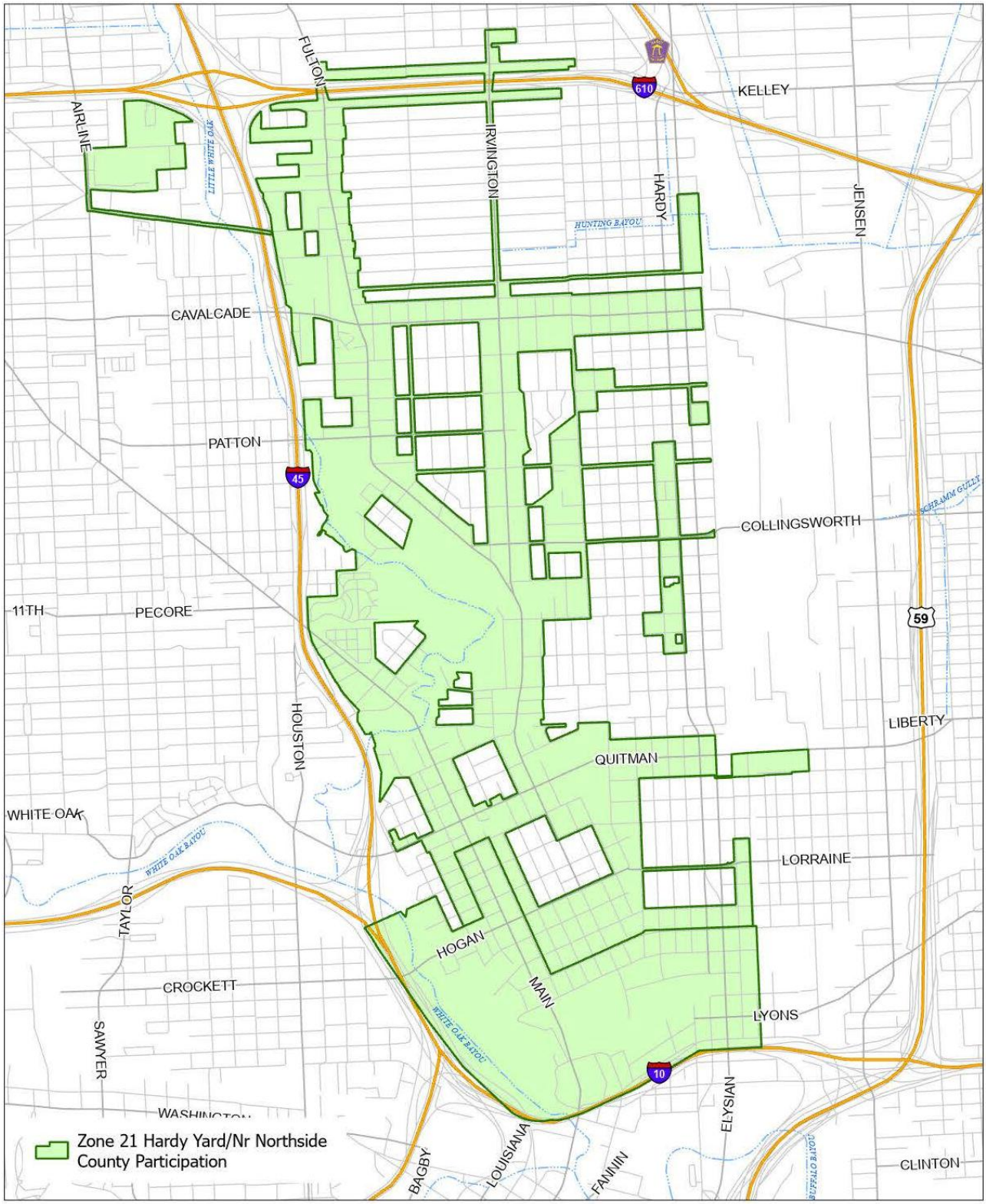
Map 1
Zone Boundary



Map 2
Existing & Proposed Land Uses



Map 3
Proposed Harris County Precinct 2 Participation Area



Map 4
Proposed Harris County Precinct 2 Participation Area: Existing and Proposed Land Uses

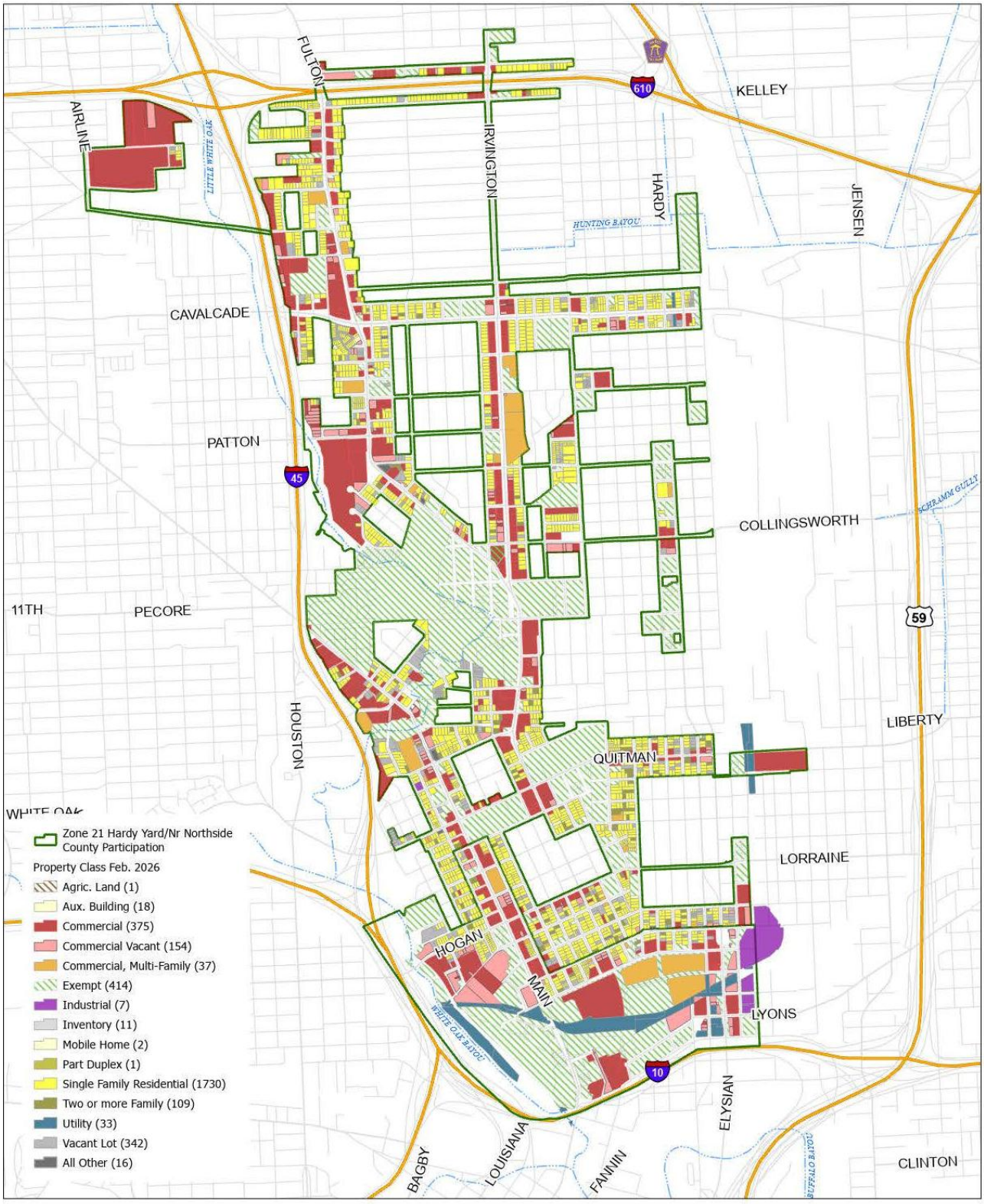


Exhibit 1
Project Costs Schedule

TIRZ 21 Project Cost Amendments: The following table includes the approved project costs for the Parts A, B, C, D & E Plans, and the changes made through this Part F Amendment:

	Estimated Costs 2008 Part A Plan	Estimated Costs 2009 Part B Plan	Estimated Costs 2012 Part C Plan	Estimated Costs 2019 Part D Plan	Estimated Costs 2022 Part E Plan	Estimated Costs 2026 Part F Plan	Total Costs	Costs Through 06/30/25	Remaining Costs
Infrastructure Improvements:									
Roadway, Sidewalk and Landscape Improvements	$ 16,000,000	$ 21,692,000	$ -	$ 60,000,000	$ -	$ 15,000,000	$ 112,692,000	$ 13,635,287	$ 99,056,713
Roadway, Sidewalk and Bridge Improvements	$ -	$ -	$ -	$ -	$ 200,000,000	$ -	$ 200,000,000	$ -	$ 200,000,000
Public Utility Improvements	$ -	$ 1,929,000	$ 5,955,000	$ 40,000,000	$ 100,000,000	$ 15,000,000	$ 162,884,000	$ -	$ 162,884,000
Parks, Landscape and Recreational Facilities	$ -	$ 1,440,000	$ 2,888,000	$ 25,000,000	$ 50,000,000	$ -	$ 79,328,000	$ -	$ 79,328,000
Land Cost	$ -	$ 4,820,000	$ -	$ 5,000,000	$ -	$ -	$ 9,820,000	$ -	$ 9,820,000
Affordable Housing	$ 5,000,000	$ 12,500,000	$ 7,420,000	$ 8,000,000	$ -	$ 3,500,000	$ 36,420,000	$ 4,710,053	$ 31,709,947
Maintenance, County	$ -	$ -	$ -	$ -	$ -	$ 3,500,000	$ 3,500,000	$ -	$ 3,500,000
Financing Costs	$ 1,700,000	$ -	$ -	$ -	$ -	$ -	$ 1,700,000	$ -	$ 1,700,000
Zone Creation and Administration	$ 2,200,000	$ -	$ -	$ 2,000,000	$ 1,000,000	$ -	$ 5,200,000	$ 2,226,539	$ 2,973,461
TOTAL PROJECT COSTS - PARTS A, B, C, D, E & F	**$ 24,900,000**	**$ 42,381,000**	**$ 16,263,000**	**$ 140,000,000**	**$ 351,000,000**	**$ 37,000,000**	**$ 611,544,000**	**$ 20,571,879**	**$ 590,972,121**

Exhibit 2

Net Revenue and Transfer Schedule

Incremental Revenues					Total Transfers							
Tax Year	Coll. Year	City of Houston	Harris County	Total Revenues	City of Houston Admin Fee 5%	City of Houston Municipal Services Fee	City of Houston Affordable Housing	Harris County Transfer to City[1] 10%	Harris County Maintenance 10%	Zone Revenue Available for Zone Projects	Cumulative Zone Revenue Available for Zone Projects	Harris County Revenue Available for Zone Projects
2026	2027	$2,900,091	$1,718,449	$4,618,539	$145,005	$80,324	$966,697	$171,845	$171,845	$3,082,824	$3,082,824	$1,374,759
2027	2028	$3,077,035	$1,820,321	$4,897,356	$153,852	$80,324	$1,025,678	$182,032	$182,032	$3,273,438	$6,356,262	$1,456,257
2028	2029	$3,259,404	$1,925,250	$5,184,654	$162,970	$80,324	$1,086,468	$192,525	$192,525	$3,469,842	$9,826,103	$1,540,200
2029	2030	$3,447,366	$2,033,326	$5,480,692	$172,368	$80,324	$1,149,122	$203,333	$203,333	$3,672,213	$13,498,316	$1,626,661
2030	2031	$3,641,095	$2,144,645	$5,785,739	$182,055	$80,324	$1,213,698	$214,464	$214,464	$3,880,734	$17,379,050	$1,715,716
2031	2032	$3,840,767	$2,259,303	$6,100,071	$192,038	$80,324	$1,280,256	$225,930	$225,930	$4,095,592	$21,474,642	$1,807,443
2032	2033	$4,046,569	$2,377,401	$6,423,970	$202,328	$80,324	$1,348,856	$237,740	$237,740	$4,316,981	$25,791,623	$1,901,921
2033	2034	$4,258,689	$2,499,042	$6,757,731	$212,934	$80,324	$1,419,563	$249,904	$249,904	$4,545,101	$30,336,724	$1,999,234
2034	2035	$4,477,323	$2,624,333	$7,101,655	$223,866	$80,324	$1,492,441	$262,433	$262,433	$4,780,158	$35,116,882	$2,099,466
2035	2036	$4,702,673	$2,753,382	$7,456,055	$235,134	$80,324	$1,567,558	$275,338	$275,338	$5,022,363	$40,139,245	$2,202,705
2036	2037	$4,934,947	$2,886,302	$7,821,249	$246,747	$80,324	$1,644,982	$288,630	$288,630	$5,271,935	$45,411,180	$2,309,042
2037	2038	$5,174,361	$3,023,210	$8,197,571	$258,718	$80,324	$1,724,787	$302,321	$302,321	$5,529,100	$50,940,280	$2,418,568
2038	2039	$5,421,135	$3,164,226	$8,585,360	$271,057	$80,324	$1,807,045	$316,423	$316,423	$5,794,089	$56,734,369	$2,531,380
2039	2040	$5,675,498	$3,309,471	$8,984,969	$283,775	$80,324	$1,891,833	$330,947	$330,947	$6,067,143	$62,801,513	$2,647,577
2040	2041	$5,937,685	$3,459,074	$9,396,760	$296,884	$80,324	$1,979,228	$345,907	$345,907	$6,348,508	$69,150,021	$2,767,260
		$64,794,637	**$37,997,735**	**$102,792,372**	**$3,239,732**	**$1,204,860**	**$21,598,212**	**$3,799,774**	**$3,799,774**	**$69,150,021**		**$30,398,188**

Notes:

Per the Part C Plan, Affordable Housing transfers due to the City of Houston are the greater of a) 1/3 of total increment revenue, or b) the amounts reflected in Exhibit 9 of said plan.

(1) 10% of Harris County increment revenue transfers to the City of Houston for Affordable Housing

Exhibit 3A
City of Houston Revenue Schedule: Original Area

City of Houston
Projected Value

Tax Roll Jan 1	Base Year 2003	Total Taxable Value	Captured Appraised Value
2026	$40,313,080	$255,990,552	$215,677,472
2027	$40,313,080	$263,670,269	$223,357,189
2028	$40,313,080	$271,580,377	$231,267,297
2029	$40,313,080	$279,727,788	$239,414,708
2030	$40,313,080	$288,119,622	$247,806,542
2031	$40,313,080	$296,763,210	$256,450,130
2032	$40,313,080	$305,666,107	$265,353,027
2033	$40,313,080	$314,836,090	$274,523,010
2034	$40,313,080	$324,281,172	$283,968,092
2035	$40,313,080	$334,009,608	$293,696,528
2036	$40,313,080	$344,029,896	$303,716,816
2037	$40,313,080	$354,350,793	$314,037,713
2038	$40,313,080	$364,981,316	$324,668,236
2039	$40,313,080	$375,930,756	$335,617,676
2040	$40,313,080	$387,208,679	$346,895,599

City of Houston
Projected Zone Revenues (Original Zone)

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.519190	$1,097,380	$1,097,380
2027	2028	$ 0.519190	$1,136,455	$2,233,836
2028	2029	$ 0.519190	$1,176,702	$3,410,538
2029	2030	$ 0.519190	$1,218,157	$4,628,695
2030	2031	$ 0.519190	$1,260,855	$5,889,550
2031	2032	$ 0.519190	$1,304,834	$7,194,384
2032	2033	$ 0.519190	$1,350,133	$8,544,517
2033	2034	$ 0.519190	$1,396,790	$9,941,307
2034	2035	$ 0.519190	$1,444,847	$11,386,154
2035	2036	$ 0.519190	$1,494,346	$12,880,500
2036	2037	$ 0.519190	$1,545,330	$14,425,830
2037	2038	$ 0.519190	$1,597,843	$16,023,673
2038	2039	$ 0.519190	$1,651,932	$17,675,606
2039	2040	$ 0.519190	$1,707,644	$19,383,249
2040	2041	$ 0.519190	$1,765,026	$21,148,275
			$21,148,275	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 City tax rate used

Assumes 100% city participation

Exhibit 3B
City of Houston Revenue Schedule: 2019 Annexed Area

City of Houston
Projected Value

Tax Roll Jan 1	Base Year 2019	Total Taxable Value	Captured Appraised Value
2026	$495,989,156	$842,672,108	$346,682,952
2027	$495,989,156	$867,952,271	$371,963,115
2028	$495,989,156	$893,990,839	$398,001,683
2029	$495,989,156	$920,810,565	$424,821,409
2030	$495,989,156	$948,434,881	$452,445,725
2031	$495,989,156	$976,887,928	$480,898,772
2032	$495,989,156	$1,006,194,566	$510,205,410
2033	$495,989,156	$1,036,380,403	$540,391,247
2034	$495,989,156	$1,067,471,815	$571,482,659
2035	$495,989,156	$1,099,495,969	$603,506,813
2036	$495,989,156	$1,132,480,848	$636,491,692
2037	$495,989,156	$1,166,455,274	$670,466,118
2038	$495,989,156	$1,201,448,932	$705,459,776
2039	$495,989,156	$1,237,492,400	$741,503,244
2040	$495,989,156	$1,274,617,172	$778,628,016

City of Houston
Projected Zone Revenues (2019 Annex)

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.519190	$1,763,944	$1,763,944
2027	2028	$ 0.519190	$1,892,571	$3,656,516
2028	2029	$ 0.519190	$2,025,057	$5,681,573
2029	2030	$ 0.519190	$2,161,518	$7,843,091
2030	2031	$ 0.519190	$2,302,072	$10,145,163
2031	2032	$ 0.519190	$2,446,843	$12,592,005
2032	2033	$ 0.519190	$2,595,957	$15,187,962
2033	2034	$ 0.519190	$2,749,544	$17,937,506
2034	2035	$ 0.519190	$2,907,739	$20,845,245
2035	2036	$ 0.519190	$3,070,680	$23,915,926
2036	2037	$ 0.519190	$3,238,509	$27,154,435
2037	2038	$ 0.519190	$3,411,373	$30,565,808
2038	2039	$ 0.519190	$3,589,423	$34,155,231
2039	2040	$ 0.519190	$3,772,814	$37,928,045
2040	2041	$ 0.519190	$3,961,708	$41,889,753
			$41,889,753	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 City tax rate used

Assumes 100% city participation

Exhibit 3C
City of Houston Revenue Schedule: 2022 Annexed Area

City of Houston
Projected Value

Tax Roll Jan 1	Base Year 2022	Total Taxable Value	Captured Appraised Value
2026	$33,500,112	$41,119,168	$7,619,056
2027	$33,500,112	$42,887,292	$9,387,180
2028	$33,500,112	$44,731,446	$11,231,334
2029	$33,500,112	$46,654,898	$13,154,786
2030	$33,500,112	$48,661,059	$15,160,947
2031	$33,500,112	$50,753,484	$17,253,372
2032	$33,500,112	$52,935,884	$19,435,772
2033	$33,500,112	$55,212,127	$21,712,015
2034	$33,500,112	$57,586,248	$24,086,136
2035	$33,500,112	$60,062,457	$26,562,345
2036	$33,500,112	$62,645,143	$29,145,031
2037	$33,500,112	$65,338,884	$31,838,772
2038	$33,500,112	$68,148,456	$34,648,344
2039	$33,500,112	$71,078,839	$37,578,727
2040	$33,500,112	$74,135,230	$40,635,118

City of Houston
Projected Zone Revenues (2022 Annex)

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.519190	$38,766	$38,766
2027	2028	$ 0.519190	$47,763	$86,529
2028	2029	$ 0.519190	$57,146	$143,675
2029	2030	$ 0.519190	$66,932	$210,607
2030	2031	$ 0.519190	$77,140	$287,747
2031	2032	$ 0.519190	$87,786	$375,533
2032	2033	$ 0.519190	$98,890	$474,423
2033	2034	$ 0.519190	$110,472	$584,895
2034	2035	$ 0.519190	$122,552	$707,447
2035	2036	$ 0.519190	$135,151	$842,598
2036	2037	$ 0.519190	$148,292	$990,890
2037	2038	$ 0.519190	$161,998	$1,152,887
2038	2039	$ 0.519190	$176,293	$1,329,180
2039	2040	$ 0.519190	$191,203	$1,520,383
2040	2041	$ 0.519190	$206,754	$1,727,137
			$1,727,137	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 City tax rate used

Assumes 100% city participation

Exhibit 3D
City of Houston Revenue Schedule: 2026 Annexed Area

City of Houston
Projected Value

Tax Roll Jan 1	Base Year 2026	Total Taxable Value	Captured Appraised Value
2026	$ 1,609,430	$ 1,609,430	$ -
2027	$ 1,609,430	$ 1,657,713	$ 48,283
2028	$ 1,609,430	$ 1,707,444	$ 98,014
2029	$ 1,609,430	$ 1,758,668	$ 149,238
2030	$ 1,609,430	$ 1,811,428	$ 201,998
2031	$ 1,609,430	$ 1,865,770	$ 256,340
2032	$ 1,609,430	$ 1,921,744	$ 312,314
2033	$ 1,609,430	$ 1,979,396	$ 369,966
2034	$ 1,609,430	$ 2,038,778	$ 429,348
2035	$ 1,609,430	$ 2,099,941	$ 490,511
2036	$ 1,609,430	$ 2,162,939	$ 553,509
2037	$ 1,609,430	$ 2,227,828	$ 618,398
2038	$ 1,609,430	$ 2,294,662	$ 685,232
2039	$ 1,609,430	$ 2,363,502	$ 754,072
2040	$ 1,609,430	$ 2,434,407	$ 824,977

City of Houston
Projected Zone Revenues (2026 Annex)

Tax Year	Coll. Year	City of Houston Tax Rate	City Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.519190	$ -	$ -
2027	2028	$ 0.519190	$ 246	$ 246
2028	2029	$ 0.519190	$ 499	$ 744
2029	2030	$ 0.519190	$ 759	$ 1,504
2030	2031	$ 0.519190	$ 1,028	$ 2,531
2031	2032	$ 0.519190	$ 1,304	$ 3,836
2032	2033	$ 0.519190	$ 1,589	$ 5,425
2033	2034	$ 0.519190	$ 1,882	$ 7,307
2034	2035	$ 0.519190	$ 2,185	$ 9,492
2035	2036	$ 0.519190	$ 2,496	$ 11,988
2036	2037	$ 0.519190	$ 2,816	$ 14,804
2037	2038	$ 0.519190	$ 3,146	$ 17,950
2038	2039	$ 0.519190	$ 3,487	$ 21,437
2039	2040	$ 0.519190	$ 3,837	$ 25,274
2040	2041	$ 0.519190	$ 4,198	$ 29,471
			$ 29,471	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per HCAD, April 2026)

2025 City tax rate used

Assumes 100% city participation

Exhibit 4A
Harris County Precinct 2 Revenue Schedule: Original Area

Harris County Precinct 2
Projected Value

Tax Roll Jan 1	Base Year 2003	Total Taxable Value	Captured Appraised Value
2026	$40,313,080	$251,749,718	$211,436,638
2027	$40,313,080	$259,302,210	$218,989,130
2028	$40,313,080	$267,081,276	$226,768,196
2029	$40,313,080	$275,093,714	$234,780,634
2030	$40,313,080	$283,346,526	$243,033,446
2031	$40,313,080	$291,846,921	$251,533,841
2032	$40,313,080	$300,602,329	$260,289,249
2033	$40,313,080	$309,620,399	$269,307,319
2034	$40,313,080	$318,909,011	$278,595,931
2035	$40,313,080	$328,476,281	$288,163,201
2036	$40,313,080	$338,330,570	$298,017,490
2037	$40,313,080	$348,480,487	$308,167,407
2038	$40,313,080	$358,934,901	$318,621,821
2039	$40,313,080	$369,702,948	$329,389,868
2040	$40,313,080	$380,794,037	$340,480,957

Harris County Precinct 2
Projected Zone Revenues (Original Zone)

Tax Year	Coll. Year	Harris County M&O Tax Rate	County Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.336960	$698,208	$698,208
2027	2028	$ 0.336960	$723,148	$1,421,355
2028	2029	$ 0.336960	$748,836	$2,170,191
2029	2030	$ 0.336960	$775,294	$2,945,486
2030	2031	$ 0.336960	$802,547	$3,748,033
2031	2032	$ 0.336960	$830,617	$4,578,650
2032	2033	$ 0.336960	$859,529	$5,438,179
2033	2034	$ 0.336960	$889,309	$6,327,488
2034	2035	$ 0.336960	$919,982	$7,247,469
2035	2036	$ 0.336960	$951,575	$8,199,044
2036	2037	$ 0.336960	$984,116	$9,183,160
2037	2038	$ 0.336960	$1,017,633	$10,200,793
2038	2039	$ 0.336960	$1,052,156	$11,252,948
2039	2040	$ 0.336960	$1,087,714	$12,340,662
2040	2041	$ 0.336960	$1,124,339	$13,465,001
			$13,465,001	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 County M&O rate used

Assumes 100% county precinct 2 participation (M&O rate ONLY)

Exhibit 4B
Harris County Precinct 2 Revenue Schedule: 2019 Annexed Area

Harris County Precinct 2
Projected Value

Tax Roll Jan 1	Base Year 2019	Total Taxable Value	Captured Appraised Value
2026	$429,975,700	$733,908,370	$303,932,670
2027	$429,975,700	$755,925,621	$325,949,921
2028	$429,975,700	$778,603,390	$348,627,690
2029	$429,975,700	$801,961,491	$371,985,791
2030	$429,975,700	$826,020,336	$396,044,636
2031	$429,975,700	$850,800,946	$420,825,246
2032	$429,975,700	$876,324,975	$446,349,275
2033	$429,975,700	$902,614,724	$472,639,024
2034	$429,975,700	$929,693,166	$499,717,466
2035	$429,975,700	$957,583,961	$527,608,261
2036	$429,975,700	$986,311,479	$556,335,779
2037	$429,975,700	$1,015,900,824	$585,925,124
2038	$429,975,700	$1,046,377,848	$616,402,148
2039	$429,975,700	$1,077,769,184	$647,793,484
2040	$429,975,700	$1,110,102,259	$680,126,559

Harris County Precinct 2
Projected Zone Revenues (2019 Annex)

Tax Year	Coll. Year	Harris County M&O Tax Rate	County Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.336960	$1,003,649	$1,003,649
2027	2028	$ 0.336960	$1,076,354	$2,080,003
2028	2029	$ 0.336960	$1,151,241	$3,231,244
2029	2030	$ 0.336960	$1,228,374	$4,459,619
2030	2031	$ 0.336960	$1,307,822	$5,767,441
2031	2032	$ 0.336960	$1,389,652	$7,157,093
2032	2033	$ 0.336960	$1,473,938	$8,631,031
2033	2034	$ 0.336960	$1,560,752	$10,191,784
2034	2035	$ 0.336960	$1,650,171	$11,841,955
2035	2036	$ 0.336960	$1,742,272	$13,584,227
2036	2037	$ 0.336960	$1,837,136	$15,421,363
2037	2038	$ 0.336960	$1,934,847	$17,356,210
2038	2039	$ 0.336960	$2,035,488	$19,391,698
2039	2040	$ 0.336960	$2,139,149	$21,530,847
2040	2041	$ 0.336960	$2,245,919	$23,776,766
			$23,776,766	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 County M&O rate used

Assumes 100% county precinct 2 participation (M&O rate ONLY)

Exhibit 4C
Harris County Precinct 2 Revenue Schedule: 2022 Annexed Area

Harris County Precinct 2
Projected Value

Tax Roll Jan 1	Base Year 2022	Total Taxable Value	Captured Appraised Value
2026	$36,034,678	$41,059,168	$5,024,490
2027	$36,034,678	$42,290,943	$6,256,265
2028	$36,034,678	$43,559,671	$7,524,993
2029	$36,034,678	$44,866,461	$8,831,783
2030	$36,034,678	$46,212,455	$10,177,777
2031	$36,034,678	$47,598,829	$11,564,151
2032	$36,034,678	$49,026,794	$12,992,116
2033	$36,034,678	$50,497,598	$14,462,920
2034	$36,034,678	$52,012,526	$15,977,848
2035	$36,034,678	$53,572,901	$17,538,223
2036	$36,034,678	$55,180,088	$19,145,410
2037	$36,034,678	$56,835,491	$20,800,813
2038	$36,034,678	$58,540,556	$22,505,878
2039	$36,034,678	$60,296,772	$24,262,094
2040	$36,034,678	$62,105,676	$26,070,998

Harris County Precinct 2
Projected Zone Revenues (2022 Annex)

Tax Year	Coll. Year	Harris County M&O Tax Rate	County Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.336960	$16,592	$16,592
2027	2028	$ 0.336960	$20,659	$37,251
2028	2029	$ 0.336960	$24,849	$62,100
2029	2030	$ 0.336960	$29,164	$91,265
2030	2031	$ 0.336960	$33,609	$124,874
2031	2032	$ 0.336960	$38,187	$163,061
2032	2033	$ 0.336960	$42,903	$205,964
2033	2034	$ 0.336960	$47,760	$253,723
2034	2035	$ 0.336960	$52,762	$306,486
2035	2036	$ 0.336960	$57,915	$364,401
2036	2037	$ 0.336960	$63,222	$427,623
2037	2038	$ 0.336960	$68,689	$496,311
2038	2039	$ 0.336960	$74,319	$570,630
2039	2040	$ 0.336960	$80,118	$650,749
2040	2041	$ 0.336960	$86,092	$736,841
			$736,841	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 County M&O rate used

Assumes 100% county precinct 2 participation (M&O rate ONLY)

Exhibit 4D
Harris County Precinct 2 Revenue Schedule: 2026 Annexed Area

Harris County Precinct 2
Projected Value

Tax Roll Jan 1	Base Year 2026	Total Taxable Value	Captured Appraised Value
2026	$ 1,609,430	$ 1,609,430	$ -
2027	$ 1,609,430	$ 1,657,713	$ 48,283
2028	$ 1,609,430	$ 1,707,444	$ 98,014
2029	$ 1,609,430	$ 1,758,668	$ 149,238
2030	$ 1,609,430	$ 1,811,428	$ 201,998
2031	$ 1,609,430	$ 1,865,770	$ 256,340
2032	$ 1,609,430	$ 1,921,744	$ 312,314
2033	$ 1,609,430	$ 1,979,396	$ 369,966
2034	$ 1,609,430	$ 2,038,778	$ 429,348
2035	$ 1,609,430	$ 2,099,941	$ 490,511
2036	$ 1,609,430	$ 2,162,939	$ 553,509
2037	$ 1,609,430	$ 2,227,828	$ 618,398
2038	$ 1,609,430	$ 2,294,662	$ 685,232
2039	$ 1,609,430	$ 2,363,502	$ 754,072
2040	$ 1,609,430	$ 2,434,407	$ 824,977

Harris County Precinct 2
Projected Zone Revenues (2026 Annex)

Tax Year	Coll. Year	Harris County M&O Tax Rate	County Zone Collection	Cumulative Zone Collection
2026	2027	$ 0.336960	$ -	$ -
2027	2028	$ 0.336960	$ 159	$ 159
2028	2029	$ 0.336960	$ 324	$ 483
2029	2030	$ 0.336960	$ 493	$ 976
2030	2031	$ 0.336960	$ 667	$ 1,643
2031	2032	$ 0.336960	$ 846	$ 2,489
2032	2033	$ 0.336960	$ 1,031	$ 3,521
2033	2034	$ 0.336960	$ 1,222	$ 4,742
2034	2035	$ 0.336960	$ 1,418	$ 6,160
2035	2036	$ 0.336960	$ 1,620	$ 7,780
2036	2037	$ 0.336960	$ 1,828	$ 9,608
2037	2038	$ 0.336960	$ 2,042	$ 11,650
2038	2039	$ 0.336960	$ 2,263	$ 13,913
2039	2040	$ 0.336960	$ 2,490	$ 16,403
2040	2041	$ 0.336960	$ 2,724	$ 19,127
			$ 19,127	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Taxable Value used (per Equitax report, January 2026)

2025 County M&O rate used

Assumes 100% county precinct 2 participation (M&O rate ONLY)

CERTIFICATE FOR RESOLUTION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the "Authority"), hereby certify as follows:

1. The Board of Directors of the Authority (the "Board"), convened in regular session on the 21st day of August 2026, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit

Joseph Barron	Director, Position 1, *Asst. Secretary*
Jorge Bustamante	Director, Position 2, *Vice Chair*
Jonathan Trujillo	Director, Position 3
Diego Arias	Director, Position 4
Daniel Ortiz	Director, Position 5, *Chair*
Vacant	Director, Position 6
Elia Quiles	Director, Position 7, *Secretary*

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION OF HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY RECOMMENDING THE ADOPTION AND APPROVAL OF THE FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, BY THE BOARD OF DIRECTORS THEREOF AND THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to this certificate; that the resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

[Signature Page Follows]

SIGNED this the 21st day of August 2026.

_____

Secretary, Board of Directors

RESOLUTION OF HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY RECOMMENDING THE ADOPTION AND APPROVAL OF THE FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, BY THE BOARD OF DIRECTORS THEREOF AND THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), as a reinvestment zone pursuant to City Ordinance No. 2003-1258, passed and adopted on December 17, 2003, and Chapter 311, Texas Tax Code, as amended (the "Act"), and appointed its Board of Directors (the "Zone Board"); and

WHEREAS, the City authorized the creation of the Hardy/Near Northside Redevelopment Authority (the "Authority") pursuant to City Resolution No. 2009-0032, passed and adopted on November 10, 2009, to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of the Hardy/Near Northside area; and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 2008-1212, passed and adopted on December 30, 2008, a project plan and reinvestment zone financing plan for the Zone (the "Original Project Plan"), which was amended pursuant to City Ordinance Nos. 2009-1272, 2012-710, 2019-994, 2022-1006, respectively passed and adopted on December 9, 2009; August 15, 2012; December 4, 2019; and December 14, 2022 (the Original Project Plan as amended, the "Project Plan"); and

WHEREAS, pursuant to Section 311.011(e) of the Act, the Zone Board may adopt an amendment to the Project Plan at any time, and such amendment takes effect upon approval by the City Council of the City (the "City Council"); provided, however, that if the amendment involves an annexation, the approval must be by ordinance adopted after the City has held a public hearing regarding the Project Plan in accordance with the procedural requirements of Section 311.003 of the Act; and

WHEREAS, the Board of Directors of the Authority (the "Authority Board") desires to recommend that the Zone Board and the City Council adopt a Fifth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Fifth Amendment") adding a "Part F" to the Project Plan (i) providing for the annexation of approximately 17.23 acres to the Zone (as further described in the Fifth Amendment), (ii) providing for the participation of Harris County, Texas (the "County") in those areas of the Zone situated within the boundaries of Harris County Precinct 2, roughly 927 acres, and (iii) providing for additional financing for project costs including, without limitation, costs of large-scale capital projects needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities, as well as encourage the sound growth of residential, retail, and commercial development within the Zone; and

WHEREAS, the Authority Board has reviewed the Fifth Amendment, attached hereto as Exhibit A, and has determined that the Fifth Amendment should be submitted to the Zone Board and to the City Council for adoption and approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY THAT:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board hereby (i) recommends that the Zone Board adopts the Fifth Amendment, in substantially the form attached hereto as Exhibit A, and submits the Fifth Amendment to the City Council, and (ii) requests that the City Council approves the Fifth Amendment.

Section 3. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the City's approval of the Fifth Amendment in accordance with the Act.

[Remainder of Page Intentionally Left Blank]

PASSED AND APPROVED the 21st day of August 2026.

_____

Chair, Board of Directors

_____

Secretary, Board of Directors

Exhibit A

Fifth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Twenty-One, City of Houston, Texas

[Attached]

CERTIFICATE FOR RESOLUTION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), hereby certify as follows:

1. The Board of Directors of the Zone (the "Board"), convened in regular session on the 21st day of August 2026, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit

Joseph Barron	Director, Position 1, *Asst. Secretary*
Jorge Bustamante	Director, Position 2, *Vice Chair*
Jonathan Trujillo	Director, Position 3
Diego Arias	Director, Position 4
Daniel Ortiz	Director, Position 5, *Chair*
Vacant	Director, Position 6
Elia Quiles	Director, Position 7, *Secretary*

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION ADOPTING THE FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS; REQUESTING APPROVAL THEREOF BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to this certificate; that the resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this the 21st day of August 2026.

_____

Secretary, Board of Directors

RESOLUTION ADOPTING THE FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS; REQUESTING APPROVAL THEREOF BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), as a reinvestment zone pursuant to City Ordinance No. 2003-1258, passed and adopted on December 17, 2003, and Chapter 311, Texas Tax Code, as amended (the "Act"), and appointed its Board of Directors (the "Board"); and

WHEREAS, the Board adopted and the City approved by City Ordinance No. 2008-1212, passed and adopted on December 30, 2008, a project plan and reinvestment zone financing plan for the Zone (the "Original Project Plan"), which was amended pursuant to City Ordinance Nos. 2009-1272, 2012-710, 2019-994, 2022-1006, respectively passed and adopted on December 9, 2009; August 15, 2012; December 4, 2019; and December 14, 2022 (the Original Project Plan as amended, the "Project Plan"); and

WHEREAS, pursuant to Section 311.011(e) of the Act, the Board may adopt an amendment to the Project Plan at any time, and such amendment takes effect upon approval by the City Council of the City (the "City Council"); provided, however, that if the amendment involves an annexation, the approval must be by ordinance adopted after the City has held a public hearing regarding the Project Plan in accordance with the procedural requirements of Section 311.003 of the Act; and

WHEREAS, the Board desires to adopt the Fifth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Fifth Amendment") adding a "Part F" to the Project Plan (i) providing for the annexation of approximately 17.23 acres to the Zone (as further described in the Fifth Amendment), (ii) providing for the participation of Harris County, Texas (the "County") in those areas of the Zone situated within the boundaries of Harris County Precinct 2, roughly 927 acres, and (iii) providing for additional financing for project costs including, without limitation, costs of large-scale capital projects needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities, as well as encourage the sound growth of residential, retail, and commercial development within the Zone; and

WHEREAS, the Board has reviewed the Fifth Amendment, attached hereto as Exhibit A, and has determined that such Fifth Amendment should be adopted and submitted to the City Council for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, THAT:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Zone Board hereby adopts the Fifth Amendment, in substantially the form attached hereto as Exhibit A, and hereby determines that the Fifth Amendment is feasible.

Section 3. The Board hereby submits the Fifth Amendment to the City Council and requests that the City Council approves the Fifth Amendment.

Section 4. The Chair, Secretary, and other officers and members of the Board, and the Zone's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the approval of the City of the Fifth Amendment in accordance with the Act.

[Signature Page Follows]

PASSED AND APPROVED the 21st day of August 2026.

_____

Chair, Board of Directors

_____

Secretary, Board of Directors

Exhibit A

Fifth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Twenty-One, City of Houston, Texas

[Attached]

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

5. Authorize staff to solicit Request for Qualifications (RFQ) for professional engineering services.

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. SWA update.
    a. Zone-Wide tree plantings.
    b. METRO Pocket Parks.
    c. Cavalcade corridor resiliency project.
    d. SWA Task Order for Little White Oak Bayou Conceptual Renderings.

swa Houston

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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: August 20, 2026

CURRENT PROJECTS STATUS

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
    - Incorporating zone-wide planning updates into document.
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
    - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
    - Tree planting plan finalized.
    - Coordinating with Trees for Houston for cost.
4. METRO POCKET PARKS:
    - Pending commencement per direction to align engagement with Moody Park Master Plan engagement events.
5. RESILIENT CAVALCADE:
    - Submitted June 4, 2026 Community Meeting Summary and Draft Recommendations Document.
6. ON-CALL AGREEMENT:
    - Attendance at Meetings

END OF REPORT

Resilient Cavalcade

Cool Corridor Pilot Project

COUNCIL MEMBER
MARIO CASTILLO

RESILIENT H

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

Greater
Northside
MANAGEMENT DISTRICT

swa

*** DRAFT ***

Document Date: August 03, 2026

TABLE OF CONTENTS

1. Overview: Resilient H & Cool Corridor Pilot Project 3
2. Community Engagement 4
3. Corridor Existing Conditions 5
4. Themes #
5. Corridor Framework Plan #
6. Recommendations #

OVERVIEW: RESILIENT H & COOL CORRIDOR PILOT PROJECT

From Climate Challenges to a Resiliency Framework

Council District H kicked off "Resilient H" in October 2025 as an initiative to address the impacts from climate-related disasters within District H. The initiative is comprised of four key components:

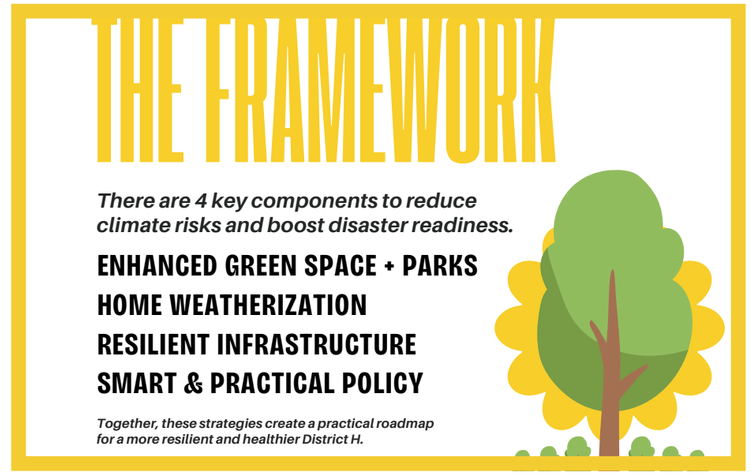
- Enhanced green space and parks
- Home weatherization
- Resilient infrastructure
- Smart & practical policy

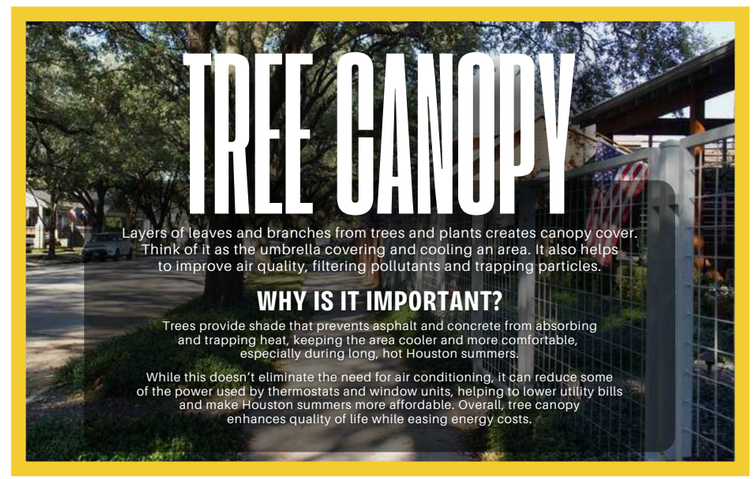
The Cavalcade Street corridor in the Near Northside presents an opportunity to complement Council Member Castillo's efforts with residents on private lots with interventions in the public domain in the right-of-way along a major thoroughfare.

Cool Corridor Pilot Project

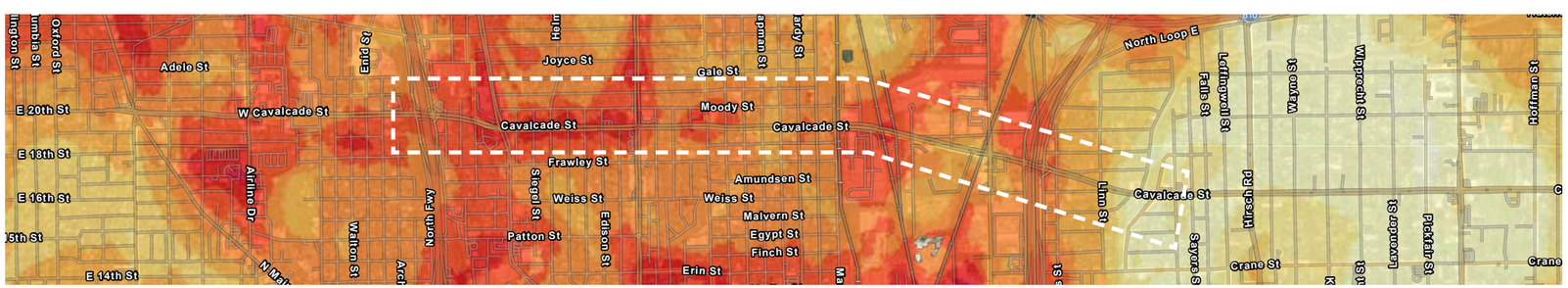
A Pilot Project allows rapid implementation and testing of ideas. Themes of Shade, Art, Greening, and Walkability emerged for the Cavalcade Cool Corridor community meetings and are detailed later in this document.







RESILIENT H FRAMEWORK Source: City of Houston Council District H



CORRIDOR HEAT MAP Source: Houston Harris Heat Action Team (2020 Campaign) H3AT.ORG

COMMUNITY ENGAGEMENT

Listening to Visioning

To gather community input on the Cool Corridor Pilot Project, two Community Engagement Meetings were conducted. At both meetings, Council Member Mario Castillo presented the District H “Resilient H” initiative and illustrated how the Cool Corridor Pilot Project could address components of this initiative. A roll plot of the corridor, and map plot of the neighborhood, were provided for community input, as well as boards providing educational information about the TIRZ, Resilient H, and heat and resiliency.

At the first meeting, **“LISTEN”**, conducted on March 25, 2026 (preceeded by a Stakeholder Meeting on March 05, 2026), the pilot project was introduced to the community in terms of its project limits, goals, and general scope, and asked the community for input so that community feedback would inform recommendations.

The second meeting, **“VISION”**, conducted on June 4, 2026, presented recommendations across four themes: Shade, Art, Greening, and Walkabililty. Community input has been incorporated into the recommendations within this document.







March 25, 2026 Community Meeting 1: **“LISTEN”**



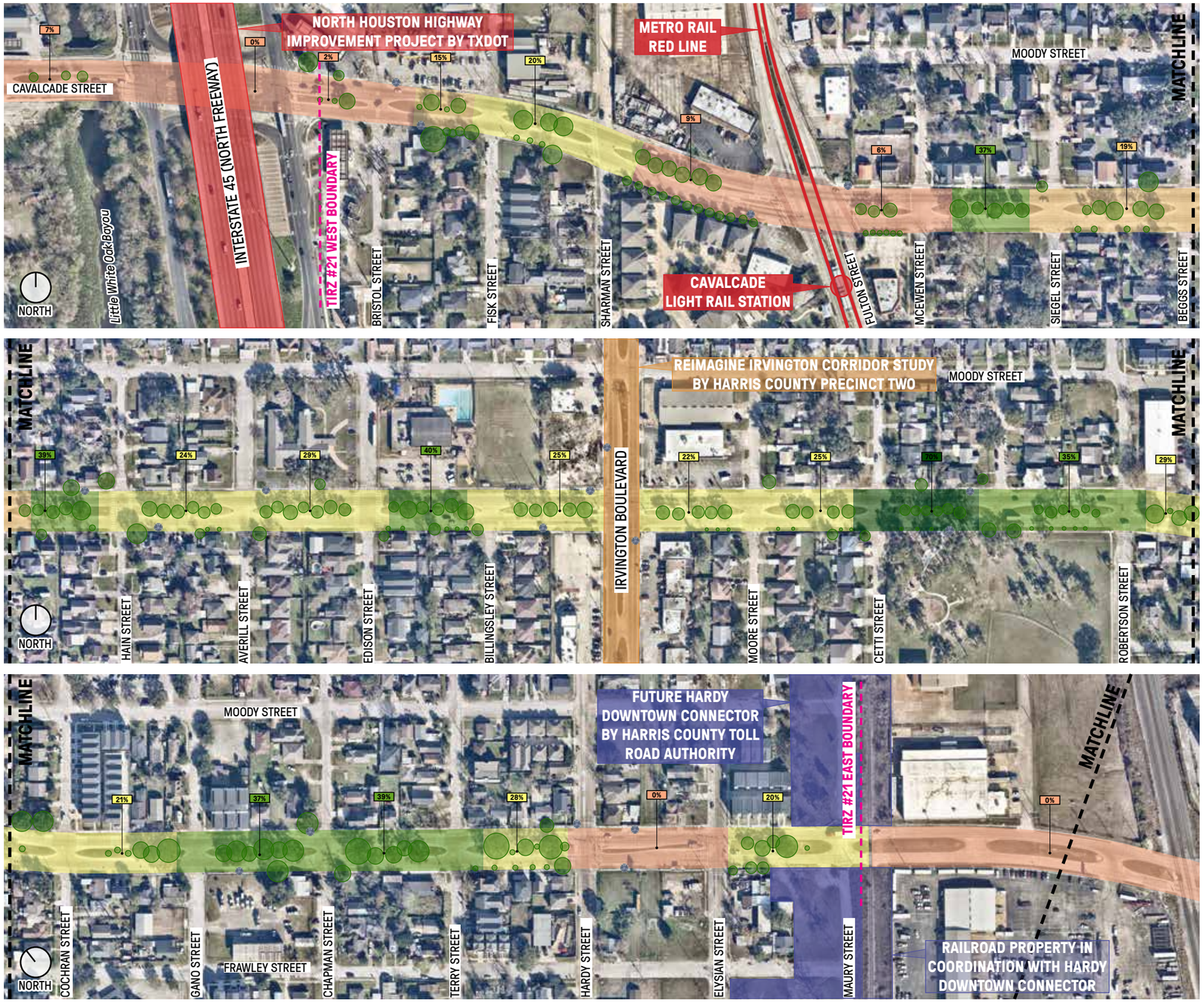
June 4, 2026 Community Meeting 1: **“VISION”**

CORRIDOR EXISTING CONDITIONS

Corridor Opportunities and Constraints

The extents of the corridor that fall within the TIRZ #21 (Near Northside Redevelopment Authority) are shown at right. Attributes of the corridor include:

- A mix of commercial (predominantly west of Irvington Boulevard) and residential.
- The light rail along Fulton represents a significant mobility corridor
- Irvington Park is a significant greenspace east that abuts the corridor.
- Major north-south corridor projects by other entities currently under design include the North Houston Highway Improvement Project by TXDOT; Reimagine Irvington by Harris County Precinct Two; and the Hardy Downtown Connector by HCTRA.
- A tree canopy coverage analysis is overlaid on the corridor plan to show areas where shade could be provided.



LEGEND

- BUS STOP
- EXISTING TREE CANOPY

0 — 250' — 500'
Scale 1"=500'

CAVALCADE TREE CANOPY COVERAGE: AVERAGE STREET CANOPY

- 0 - 10%
- 10 - 20%
- 20 - 30%
- 30 - 50%
- 50 - 70%

#% PERCENTAGE COVERAGE

Courtesy of Houston Public Works per most recent data source 2021

THEME 1: SHADE

Shade Opportunities

Shade provided by trees and shade shelters can provide opportunities for cooling and heat mitigation along the corridor. Enhanced shelters at bus stops, in coordination and by approval from METRO, can provide significant shade where people must wait for periods of time.

Over time the corridor can evolve from nodes of shade into a shade tunnel.



LIVE OAK



CYPRESS



SYCAMORE



LACEBARK ELM

STREET TREES



ROOF ONLY



ROOF AND SIDES



ROOF AND PARTIAL SIDES

BUS STOP CANOPIES



SHADED STREET



SHADED SIDEWALK



PLANTED MEDIAN

SHADE TUNNEL



TREE CANOPY AND SHADE STRUCTURE



FORMAL TREE PLANTING



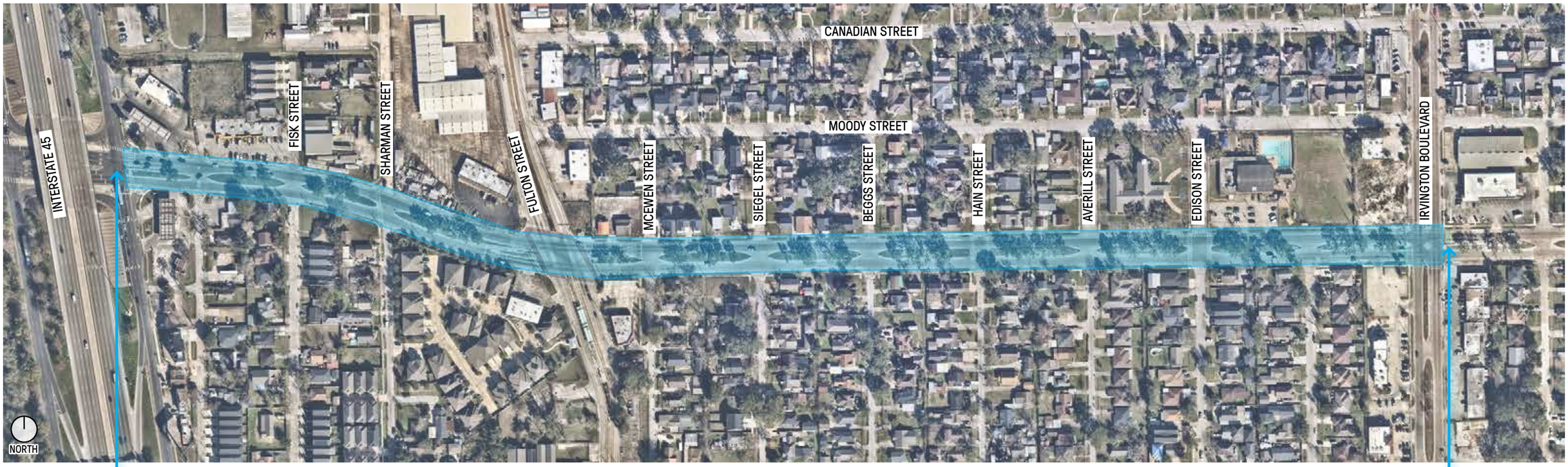
POCKET PARK

SHADE NODE

THEME 2: ART

Art Opportunities

Art can be provided in the right-of-way and on city-owned property in the form of sculptures, murals at bus stops, and traffic cabinet murals. The pilot location for the art corridor is shown below, from I-45 to Irvington Boulevard.



THEME 2: ART

B Vinyl Bus Wrap E Electric Cabinet Mini-Mural M Pocket Park S Sculpture




TILES,
Anat Ronan


BOOKS OF A FEATHER,
Dixie Friend Gay


SNAPSHOT, Tami Moschoni &
Nicola Parente


OPEN HOUSE, Havel Ruck


WHALE BONE DINNER PARTY, Chaiozza


FOUNTAIN & BENCHES, Malou Flato


DAUBER, Patrick Renner


TREE & THREE FLOWERS,
James Suris


THE MONARCH, Rose Toro


PORTA PIGMENTA, Tomislav Topic


FIESTA JARABE, Luis Jimenez


TOLERANCE, Jaume Plensa


SOURCE OF LOVE, SOURCE OF LIFE,
Shang-Yi Hua

THEME 3: GREENING

Planting Opportunities

Opportunities for planting within the right-of-way along the corridor include supplemental tree planting and median planting. The existing oak trees should be preserved, and appropriate native species used for median enhancement planting. Irrigation should be provided for median enhancement planting, and watering for establishment provided for supplemental tree plantings. Any planting requiring ongoing maintenance should be approved and in partnership with the Greater Northside Management District who will maintain the plantings.



Typical Existing Median



Potential Planting for Typical Median

THEME 3: GREENING



View of Existing Streetscape and Median

THEME 3: GREENING



Potential Pilot Project Gateway Planting

THEME 3: GREENING



Potential Long-Term Full Median Planting

THEME 4: WALKABILITY

Pedestrian Safety Opportunities

The community noted multiple locations where crossing Cavalcade Street is challenging due to lack of crosswalks, HAWK signals / flashing beacons, pedestrian refuge, curb ramps, and/or other pedestrian safety features. These locations are noted on the Corridor Framework Plan.



Example integration of pedestrian safety features (crosswalks, HAWK signals, curb ramps), sculpture as part of art program (sculptures shown are examples for reference only), median planting, and supplemental tree planting along sidewalks.

RECOMMENDATIONS: CORRIDOR FRAMEWORK PLAN

Opportunities Plan

1 SHADE OPPORTUNITIES

SHADE NODE OPPORTUNITY

Note: Shade enhancement opportunities at bus stops to be in coordination with, and upon approval by, METRO.

2 ART OPPORTUNITIES

ART SCULPTURE

BUS STOP CANOPY

MURAL PROGRAM

Note: Final art and sculpture selections to be made by artist curator.

3 GREENING OPPORTUNITIES

EXISTING TREE

TREE PLANTING OPPORTUNITY

GROUND PLANE PLANTING OPPORTUNITY

POTENTIAL PHASE 1 PILOT GATEWAY PLANTING OPPORTUNITY AT MEDIAN

Note: Tree Planting locations will be verified to avoid conflicts with existing power lines and other utilities. Size and extent of Ground Plane Planting will be dependent upon identification of maintenance funds.

4 WALKABILITY OPPORTUNITIES

PEDESTRIAN SAFETY OPPORTUNITY

Note: Pedestrian safety opportunities can include (but are not limited to) striped crosswalks, curb ramps, sidewalks, speed cushions, HAWK signals / flashing beacons, and/or signage, among others.

LEGEND

BUS STOP

EXISTING TREE CANOPY

0 250' 500'

Scale 1"=500'

CAVALCADE TREE CANOPY COVERAGE: AVERAGE STREET CANOPY

0 - 10%

10 - 20%

20 - 30%

30 - 50%

50 - 70%

#% PERCENTAGE COVERAGE

Courtesy of Houston Public Works per most recent data source 2021



RECOMMENDATIONS: SHADE

#.#	ITEM DESCRIPTION	LOCATION	COMMENTS	PROJECTS COORDINATION
S.1	Bus Stop Shade Opportunities	Various along corridor; ref. Framework Plan	Shade opportunities at bus stops to be coordinated with, and approved by, METRO	▪ Art program recommendations (vinyl wraps) ▪ Planting opportunities ▪ “Reimagine Irvington” by Harris County Precinct Two
S.2	Shade Node at City of Houston property	Northeast corner of Cavalcade Street and Fulton Street	The City of Houston owns this property. This site could become a pocket park with shade and public art.	▪ Art program recommendations (sculpture opportunity)
S.3	Shade Node at YMCA entrance	M. D. Anderson Family YMCA 705 Cavalcade	The YMCA is currently under design for complete rebuild. A shade node at the interface from the public right-of-way into the site is a good opportunity to provide a gateway into the site.	▪ Stree tree planting ▪ YMCA rebuild (currently under design)
S.4	Shade Node at Irvington Park	Irvington Park, northeast corner	The northeast corner of Irvington Park offers an opportunity for supplemental tree planting and/or shade structure. Coordination and approval from HPARD required.	▪ Street tree planting ▪ Pedestrian safety opportunities- potential crosswalk requested by community across Cavalcade ▪ Coordinate with HPARD for review and approval
S.5	Shade Node at Hardy Downtown Connector regional trail	HCTRA properties at Maury Street	Harris County Toll Road Authority will implement the Hardy Downtown Connector which includes a regional trail. The pedestrian amenities on Cavalcade should integrate with the future regional trail to create a seamless experience.	▪ Street tree planting ▪ Pedestrian safety opportunities and placemaking associated with connection to Hardy Downtown Connector regional trail

RECOMMENDATIONS: ART

#.#	ITEM DESCRIPTION	LOCATION	COMMENTS	PROJECTS COORDINATION
A.1	Sculpture in right-of-way	Various median locations along corridor; ref. Framework Plan	Sculpture program is being evaluated per other similar City of Houston programs where a sculpture may be placed in right-of-way for nine months with option for renewal. Permanent pads may be located in median as part of landscape enhancements to support rotating gallery.	▪ Planting enhancements ▪ Pedestrian safety enhancements ▪ Shade nodes
A.2	Bus Stop Mural	Various bus stop locations along corridor; ref. Framework Plan	Vinyl mural wrappers at existing bus stop shade shelters.	▪ Coordination and approval from METRO required
A.3	Sculpture on City of Houston property	Northeast corner of Cavalcade Street and Fulton Street	The City of Houston owns this property. This site could become a pocket park with shade and public art.	▪ Shade node recommendations (shade opportunity)
A.4	Sculpture on Edison Street	Edison Street between Moody Street and Cavalcade Street	As part of the YMCA reconstruction, there is consideration of closure of Edison Street. This could be an opportunity for inclusion of pedestrian amenities and art.	▪ YMCA reconstruction ▪ Pedestrian safety - potential crossing enhancements for Edison St and Cavalcade St ▪ Planting recommendations
A.5	Traffic Cabinet Mural	Traffic cabinet at median tip on Cavalcade Street west side of intersection with Irvington Boulevard	This cabinet was recently replaced. The previous cabinet also had a mural on it.	▪ Obtain approval from owner of cabinet

RECOMMENDATIONS: GREENING

#.#	ITEM DESCRIPTION	LOCATION	COMMENTS	PROJECTS COORDINATION
G.1	Supplemental Tree Planting	Cavalcade Street: infill trees along north and south, and in medians, where appropriate.	Infill tree planting where appropriate and conditions allow. North side of Cavalcade Street has power lines. Proposed trees should be per City of Houston's approved list of trees for right of way, and should follow CenterPoint's guidelines for "Right Tree, Right Place" requirements for planting near power lines.	▪ Pedestrian Safety Opportunities ▪ Irvington Park - planting in the park will require coordination and approval from HPARD ▪ Hardy Downtown Connector - tree locations should not be in conflict with future facilities
G.2	Median Enhancement Planting	Cavalcade Street medians.	Pilot project can implement a few locations at median tips that can serve as community gateways at major intersections. Long-term planting can infill lengths of medians. Community requested use of native species for planting.	▪ Art opportunities. Sculpture pad locations should be coordinated with planting and should allow appropriate sight lines and visibility. ▪ Pedestrian safety opportunities should be coordinated to allow appropriate sight lines and visibility. ▪ Maintaining entity (currently understood to be the Greater Northside Management District) shall review and approve plans in accordance with appropriate maintenance funding and capabilities.

RECOMMENDATIONS: WALKABILITY

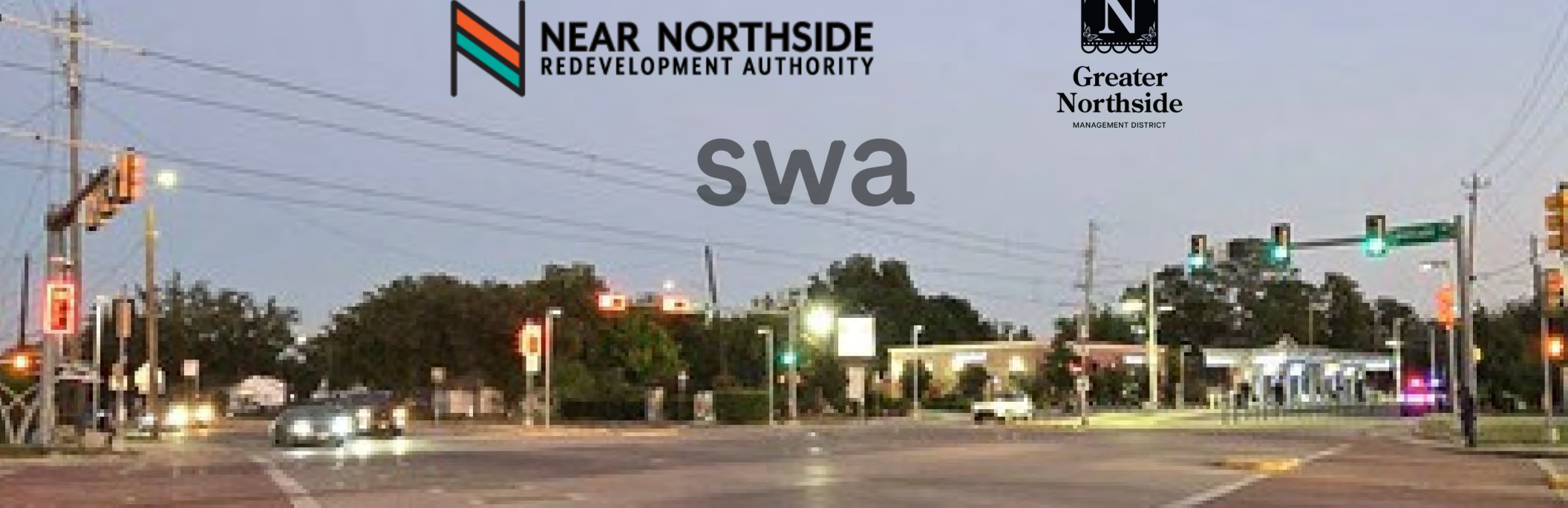
#.#	ITEM DESCRIPTION	LOCATION	COMMENTS	PROJECTS COORDINATION
W.1	Pedestrian Safety Enhancements. Consider inclusion of pedestrian HAWK signal / flashing beacon and/or other features.	Cavalcade St and Sharman St Intersection	Community noted that familes use this intersection for pedestrian crossing and access to Jefferson Elementary School. They requested supplemental safety measures as vehicles tend to speed through this intersection.	Ensure clear sightlines and clearances: ▪ Tree and median planting ▪ Art program
W.2	Pedestrian Safety Enhancements. Consider inclusion of pedestrian HAWK signal / flashing beacon and/or other features.	Cavalcade St and Hain St Intersection	Community members noted that crossing Cavalcade at this location is challenging since there is no pedestian light that stops vehicles.	Ensure clear sightlines and clearances: ▪ Tree and median planting ▪ Art program
W.3	Pedestrian Safety Enhancements. Consider inclusion of pedestrian HAWK signal / flashing beacon and/or other features.	Cavalcade St and Edison St Intersection	With rebuild of YMCA and potential closure of Edison Street, increaased pedestrian traffic from the south may necessitate additional pedestrian safety elements.	Ensure clear sightlines and clearances: ▪ Tree and median planting ▪ Art program
W.4	Pedestrian Safety Enhancements.	Cavalcade St and Irvington Blvd	Community noted that crossing at this intersection can feel unsafe. Pedestrian countdown timer is presnt at this intersection.	▪ Ensure clear sightlines and clearances for tree and median planting ▪ Coordinate with “Reimagine Irvington” by Harris County Precinct Two.
W.5	Pedestrian Safety Enhancements. Consider inclusion of speed humps and/or other features.	Moore Street (Cavalcade St to Moody St), & Moody Street (Irvington Blvd to Moore St)	Community noted that cars speed on these two streets to avoid the stop light at the Cavalcade / Irvington intersection.	N/A
W.6	Pedestrian Safety Enhancements. Consider inclusion of pedestrian crosswalk, pedestrian HAWK signal / flashing beacon and/or other features.	Cetti Street at Cavalcade Street	Community noted that crossing Cavalcade Street from the north as a pedestrian is challenging and unsafe at this location due to lack of crosswalk or other pedestrian safety features.	Ensure clear sightlines and clearances: ▪ Tree and median planting
W.7	Pedestrian Safety Enhancements. Consider inclusion of sidewalks, pedestrian crosswalk, pedestrian HAWK signal / flashing beacon and/or other features.	Robertson Street at Cavalcade Street	Community noted that they use Robertson Street to access both Irvington Park and Looscan Elementary School to the south. Sidewalks are not present on the west side of Robertson St north of Cavalcade, and east side of Robertson south of Cavalcade. Crossing Cavalcade Street from the north as a pedestrian is challenging and unsafe at this location due to lack of crosswalk or other pedestrian safety features.	▪ Ensure clear sightlines and clearances for tree and median planting ▪ Irvington Park shade node
W.8	Pedestrian Safety Enhancements. Coordinate with Hardy Downtown Connector project.	Hardy Downtown Connector project footprint at Maury Street	The Hardy Downtown Connector will include a regional trail that should be coordinated with pedestrian access along Cavalcade.	▪ Hardy Downtown Connector regional trail ▪ Shade Node opportunities ▪ Tree and median planting opportunities

Resilient Cavalcade

Cool Corridor Pilot Project

“Vision” Engagement Meetings Summary

Community Meeting #2: June 04, 2026



JUNE 04, 2026 STAKEHOLDER MEETING COMMENTS SUMMARY:

- **BIKE LANES:** Existing bike lanes receive both praise and criticism. Some community members stated they use them frequently whereas others stated they do not see anyone using them. Maintenance seems to be a point of concern such that if they were better maintained they would realize more usage.
- **PUBLIC SAFETY:** The segment between Sharman Street to the bus stop east of Fulton is an area of concern. The lot at the northeast corner of Sharman St and Cavalcade St was noted to be a source of multiple issues. The intersection of Cavalcade and Fulton was generally noted to feel unsafe due to presence of unhoused persons. Concern was expressed about how providing shade and/or seating would exacerbate the issue. It was noted the METRO rail station also tends to feel unsafe because of this.
- **PEDESTRIAN SAFETY:** There are multiple north-south street crossings that the community noted would benefit from addition of pedestrian safety enhancements, including crosswalks, curb ramps, and/or flashing beacons / HAWK signals.
- **PEDESTRIAN SAFETY:** At the Cavalcade and Irvington intersection, community members noted that vehicles use Moore Street and Moody Street to bypass the intersection stop light and will speed on these local streets, creating unsafe conditions for pedestrians.
- **PEDESTRIAN SAFETY:** The community expressed need for safe crossings across Cavalcade to access Irvington Park, as well as addition of sidewalks along intersecting north-south streets to promote safe pedestrian access within the neighborhood.
- **NOISE:** It was noted that trains along the railroad tracks east of Maury are loud at night a quiet zone designation is desirable.
- **SHADE:** Community comments seemed broadly supportive of increasing shade along the corridor.
- **ART:** Community comments seemed broadly supportive of art along the corridor.
- **ART:** Some community members inquired about process for selection of art for proposed art interventions along the corridor.
- **GREENING (MEDIAN AND TREE PLANTING):** Community comments seemed broadly supporting of enhanced planting along the corridor, with the request to use native species.
- **MAINTENANCE:** Community had general questions reagarding maintenance of potential enhancements associated with Pilot Project.






Resilient Cavalcade
RESILIENT H
EXIT





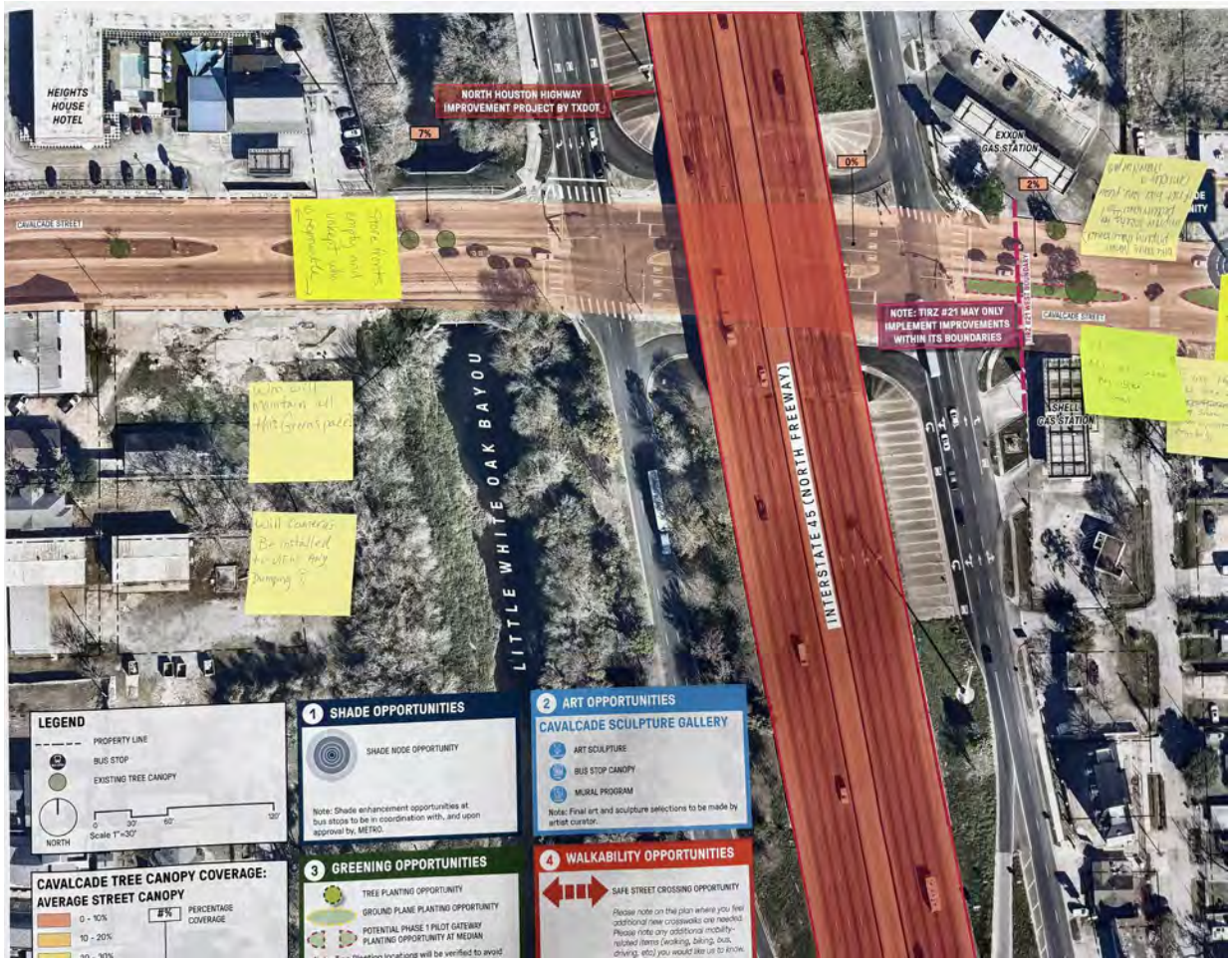


RESILIENT CAVALCADE
MEETING #2: “VISION”

COMMUNITY MEETING COMMENTS RECORD

MEETING DATE:
JUNE 04, 2026
5:30–7:30 PM

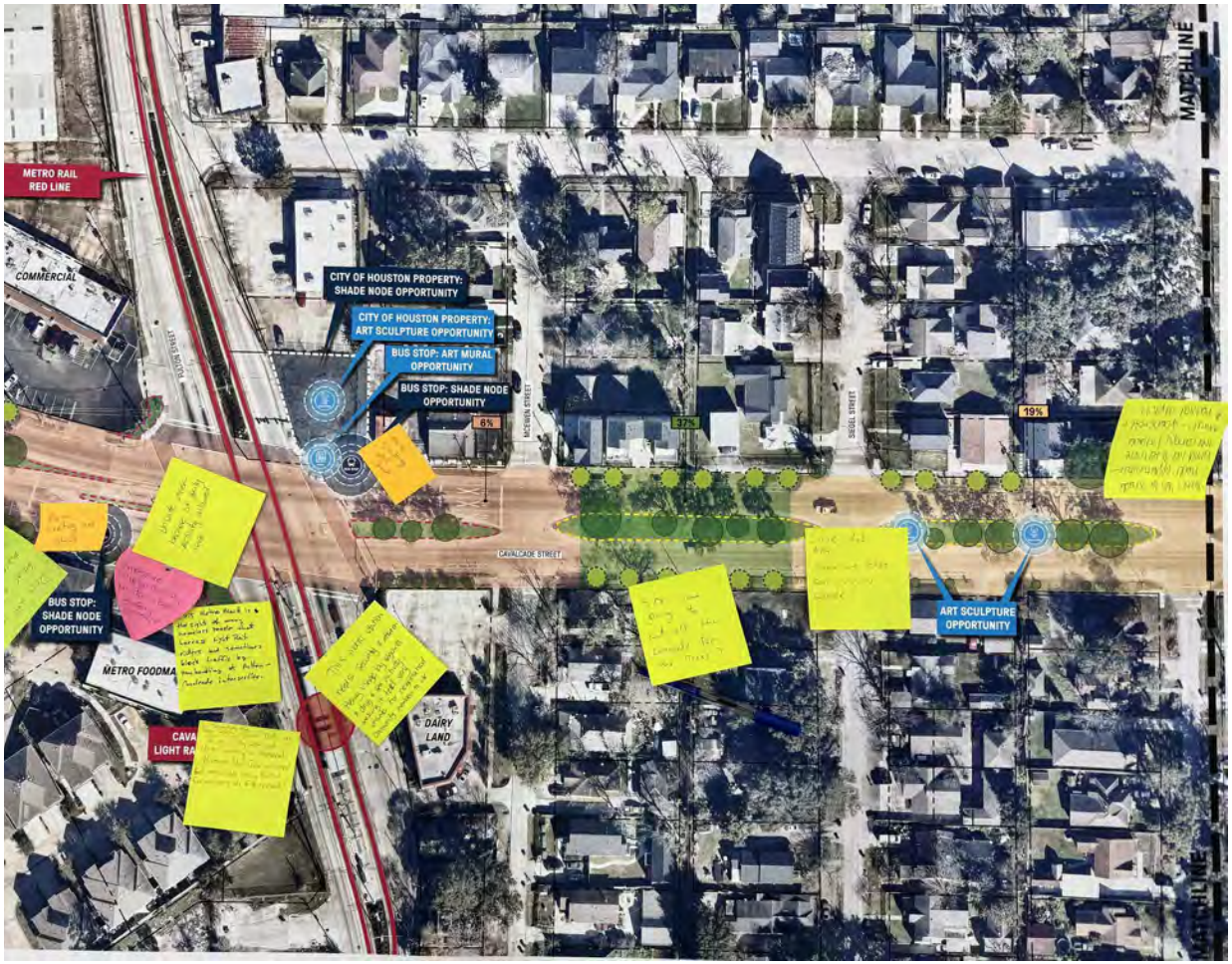
MEETING LOCATION:
M.D. ANDERSON FAMILY YMCA
705 CAVALCADE STREET
HOUSTON, TX 77009



- Store fronts empty and unkept, who is responsible.
- Who will maintain all this green space?
- Will camera's be installed to view any dumping?
- Bike lanes (when properly maintained) improve safety for pedestrain too! If not bike lane, please consider a shared path.
- No one uses bike lanes.



- I use this bike lane, share it with other cyclists regularly.
- No and unless private donations.
- I use bike lanes nearly every day! Important, but they are not clean and can be dangerous to ride on.
- Who will maintain the plants?
- Flashing crosswalk, lights school zone, people speed through
- This location is both the sight of drug sales and an eye sore. Have neighborhood protection issue citations for toxic run off and junk where rats rund around. Yuk!!
- This lot is a hazard. I see vagrants coming and going near elementary.
- More seating and shade.
- Does adding shade add more unhoused hanging out?
- Unsafe area because of daily activity allowed here.
- Massive illegal activity on daily basis- safety concern-
- This Metro mast is the sight of many homeless people that harass light rail riders and sometimes block traffic by panhandling at Fulton-Cavalcade intersection.



- Secondary, the huge safety concern! Deters use of rail. My wife just started working at Memorial Hermann Med Center and can not feelcomfortable riding the rail from our home because of this concern!
- This metro station needs security and attention. Heavy usage by vagrants and drug and sex activity, making it feel very unsafe for neighborhood community members to use.
- Are going to cut all the concrete for trees?
- Love art here! Maybe art that can provide shade?
- There's lots of "shade node" opportunities - would like to see more tree canopy / "shade tunnel" -↓concrete,↑natural aspects.
- -- match line--



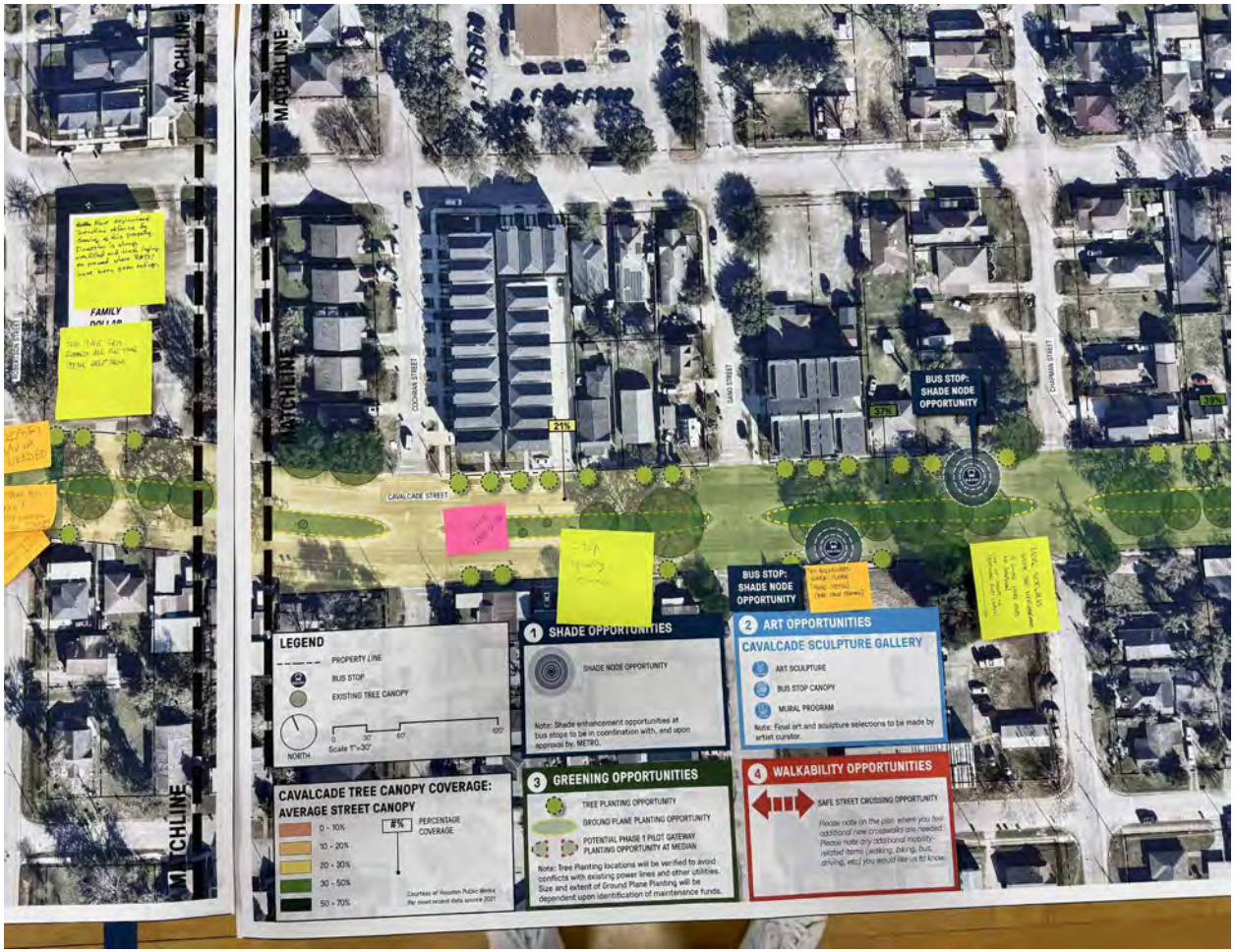
- -- match line --
- Flashing lights for crosswalk.
- Flashing light crosswalk.
- This idea → Great idea!
- Prefer bus stop location on Hain, not on Averill.
- Can we leave open a space for walking! biking traffic?
- More local artists - yes please!
- Wonderful idea! should have been closed sooner.
- Flashing lights for crosswalk. yes!



- This seems like a heat island.
- Less gas stations on Cavalcade.
- Flo(?) alternative to Red unsafe stop at Fulton, North Central.
- Increase Metro line 79, not reliable, from 60 → 8min, or 90 or 120.
- The more art the better!
- Can you convince this owner to turn this corner into anything else?
- Jose e Flores portrait torn down, brought back plz.
- Native plants please.
- Please use native plants in all new plantings for flood mitigation + shade + biodiversity
- Close Moore street to prevent cut through to avoid lights.



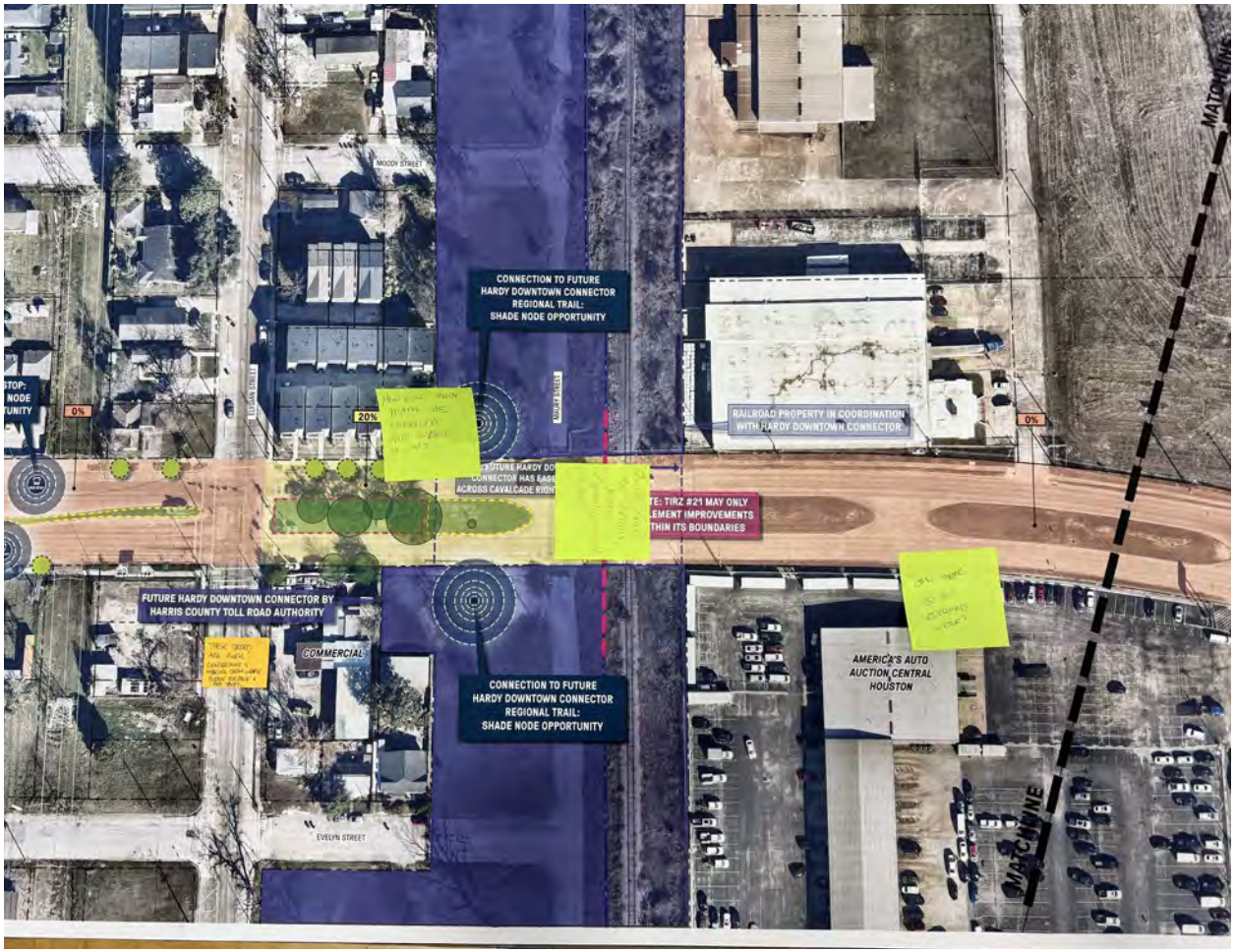
- Yes, please!
- Yes, Tie neighborhood together with crosswalk.
- Yes! - Yes!
- Tent w/ people living in it in this easment.
- Clean this bike lane please.
- Trash can recently removed from bus station (?)
- Consider trash / recycling at parks, bus stations.
- Adding dog park? Pickleball court at park?
- Flood issues- poor drainage.
- Trails in medians.
- Add cell phone charging stations in park, wifi hub for after disasters.
- More trees please. trees removed after 2024 disasters need replacing. Yes! 100%
- Flashing crosswalk!
- Kids bike path winding through park.
- Add signage about trash? after lots of waste left on ground. Hold softball leagues accountable!
- Yes! - Yes! - Yes!
- More shade here great!
- Add dog waste cans. add dog park?
- Please! much needed.
- Thank you, Yes! very useful to tie neighborhood together.
- Sidewalks catty-corner across intersection
- Have neighborhood protection enforce the cleaning of this property. Dumpster is always over filled and trash laying on ground where rats! have been seen eating.
- This place gets robbed all the time, please help them.
- -- match line --



- -- match line --
- More color trees.
- Stop spending money.
- This accumulates water. Please change design. (bike lane crossing)
- More sidewalks inside this neighborhood - a couple more stops on Chapman - lots of donuts on Chapman and Luzon.



- Long term - bury power lines in cooperation with center point to improve resiliency without harming canopy.
- Can you dig up swales in medians for flood connection.
- Repair intersections & Elysian.
- The bike lanes are severely neglected on this street. We need more attention.
- Bus stop sahde - yes.
- These streets are awful! center point is making them worse. Please repave + add trees.



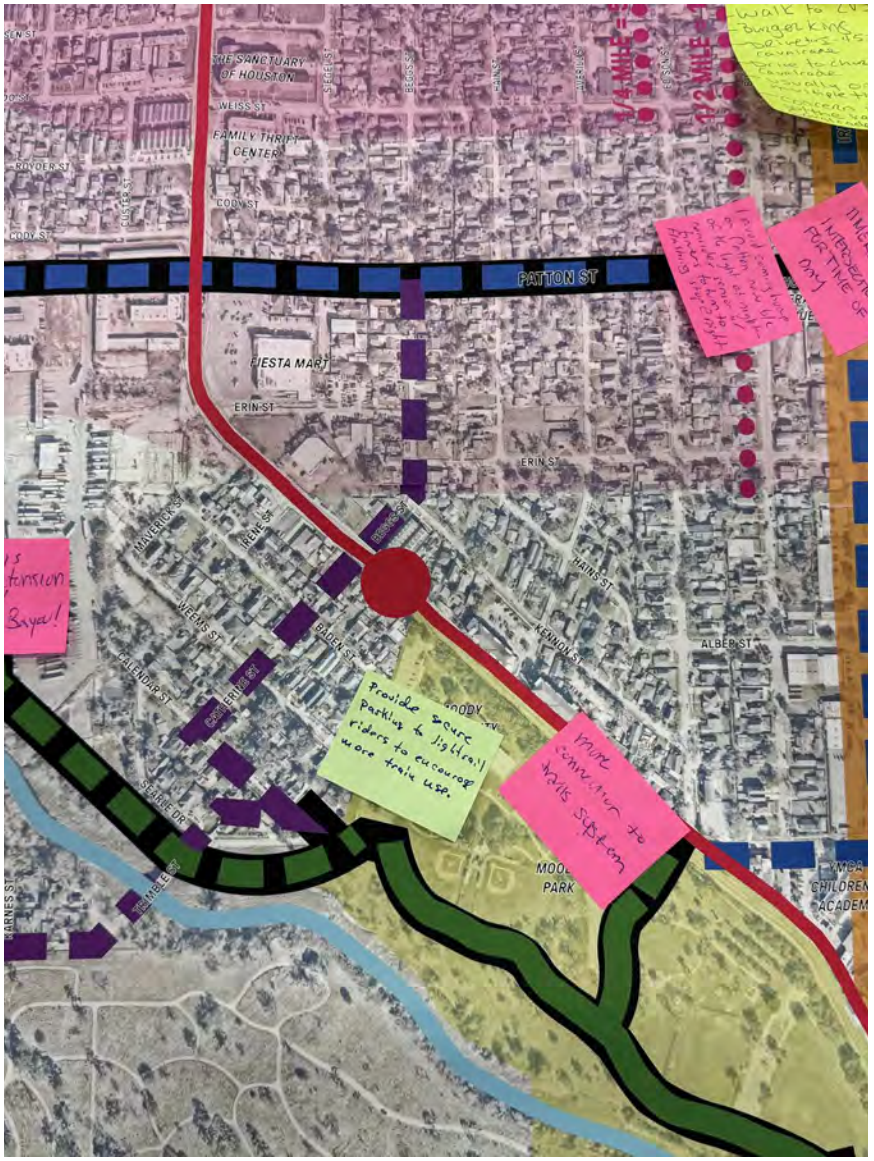
- How will Hardy traffic be controled. And speed of cars.
- Quiet zone for trains, Please! Especially at night. so loud.
- Can there ba an overpass here?
- -- match line --





- Elevated path throughout median avoid messing with trees. i.e path you find at Nature park.
- Agree!
- The bike lanes are in disrepair due to city neglect. I have submitted tickets for maintenance but no work is done - replace armadillos with concrete - sweep on a regular basis - Respond to tickets.
- Get rid of unhoused - not safe at night - people in roads.
- Bike lanes are more dangerous with all of the obstacles.
- refuse to use rail to downtown due to drugs, violence, mental health of people at this intersection.
- Bike lane clean-up.
- Metro 79 unreliable from 60-120 to 80min. <Northline - Burnett Ctr>
- After hurricanes, solar charging stations at parks for phones and other equipment too.
- More native plants.
- Riding a bike along bike lane is very dangerous - wider sidewalk lose the bike lane.
- Bike .... here protect all walkers, cyclists, drivers!
- Walk to CVS , Burger King - drive to I-45 down Cavalcade- drive to church down Cavalcade - usually on Cavalcade multiple times a day - concern w/safety w/ the vagrants on Cavalcade + Fulton.





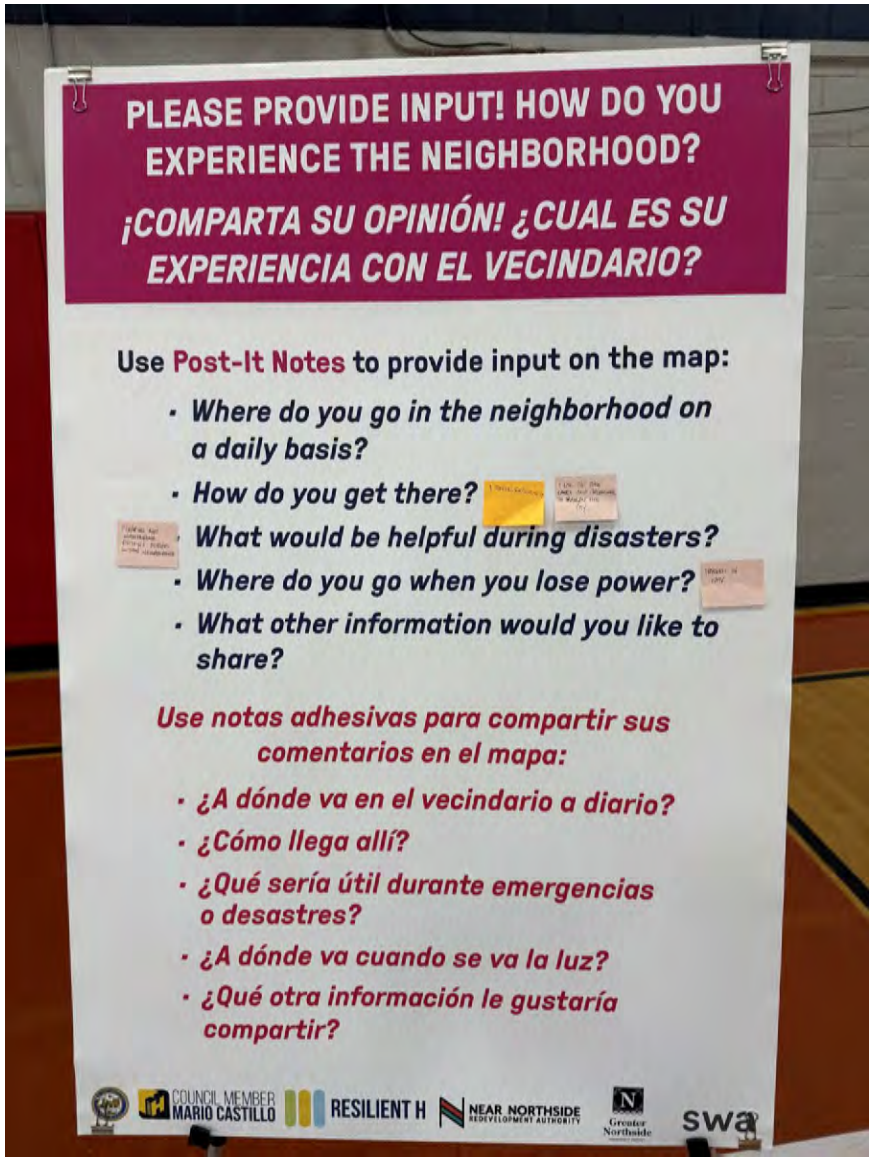
- Love this trail extension plan! Hollywood Bayou!
- I avoid coming home on Patton now because of the light at night - consider sensor of times to turn to flashing stop at night.
- Timers on intersection for time of day.
- Provide secure parking to light trail riders to encourage more train use.
- More connection to trails system.





- Need safe way to jog/bike from here to connector trails to downtown (Green path)
- To Moody park.
- More shade trees.
- Walk around park daily. needs trash/recycling/dog waste bins. Consider holding softball leagues accountable for this trash.
- (Solar) in need of more power/ charging station.
- Food desert.
- More bike walking lanes/ trails connections neighborhoods E to W + N to S.
- Bike lanes clean-up, access to downtown.
- Bike lane clean up and repair needed
- Food desert.

- Cleaning and maintaining existing ditches within neighborhoods.
- I cycle, exclusively.
- I use the bike lanes and greenways to traverse the city.
- Friends in katy.



swa Houston

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77002
+1.713.868.1676
www.swagroup.com

TASK ORDER:
LITTLE WHITE OAK BAYOU: CONCEPT RENDERINGS

August 06, 2026

Near Northside Redevelopment Authority / TIRZ #21
c/o Hawes Hill & Associates LLP
9600 Long Point #200
Houston, Texas 77055

Re: Concept Renderings for Little White Oak Bayou

SWA Group is pleased to submit this proposal to create Concept Renderings for the Little White Oak Bayou Corridor for its extents within the Near Northside Redevelopment Authority between Interstate 45 at Woodland Park and Interstate 45 at Patton Street.

ASSUMPTIONS AND UNDERSTANDING

SWA understands that TIRZ #21 would like to develop conceptual perspective renderings of a proposed trail along Little White Oak Bayou within the Near Northside, connecting Woodland Park to Patton Street at I-45, to communicate a vision and opportunities for the corridor. SWA proposes to prepare an Illustrative Plan and up to ten (10) eye-level perspective views as part of this Task Order. Services per this Task Order are to be conceptual in nature and as such no engineering, cost estimating, or other sub consultants are included.

PROCEDURE

SWA will:

1. Coordinate receipt of base materials (LIDAR, TXDOT NHHIP plans, and others, as appropriate)
2. Format base materials to appropriate scale for meetings with pertinent Stakeholders (note preliminary Stakeholder list below).
3. Conduct preliminary coordination meetings with TIRZ #21 and pertinent Stakeholders to identity constraints and opportunities
4. Conduct site visit
5. Develop Draft Concept Plan for proposed trail, community connections, and gateways
6. Review Draft Concept Plan with TIRZ #21 for input and approval
7. Revise Draft Concept Plan per received comments
8. Create 3D model at approved locations for selected Draft Eye-Level Perspective Views
9. Prepare rendered Draft Eye-Level Perspective Views (up to ten)
10. Review Draft Concept Plan and Draft Eye-Level Perspective Views with TIRZ #21 and pertinent Stakeholders and receive input
11. Incorporate comments, revise, and prepare Final Eye-Level Perspective Views and Final Illustrative Concept Plan and deliver to TIRZ #21

Preliminary Stakeholder List:

- Hollywood Trail Coalition community group
- TXDOT: per North Houston Highway Improvement Project and proposed detention basin at existing Loves truck stop site
- Harris County Flood Control District

- Moody Park Master Plan Consultant (via Harris County Precinct Two)
- Woodland Park

DELIVERABLES

1. Annotated Existing Conditions Map
2. Illustrative Plan of Corridor
3. 3D Eye-Level Perspective Visualizations (up to 10), preliminarily to include:
    a. Views of typical proposed conditions along bayou corridor / community connections (up to 3 views)
    b. Patton Street / I-45 Gateway (1 view)
    c. Future TXDOT detention basin (up to 2 views)
    d. Connection to Moody Park (up to 2 views)
    e. Woodland Park / I-45 Gateway (up to 2 views)

SUB CONSULTANTS

No Sub Consultants are included in this Task Order proposal. If needed services are identified during performance of the Task Order, SWA shall submit an Additional Services request.

SCHEDULE

SWA proposes to complete this Task Order within six (6) months of Notice to Proceed.

EXCLUSIONS TO SCOPE OF SERVICES

The Client shall provide the following information or services as required for performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for error or omissions therein. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- Topography and boundary surveys.
- Existing site engineering and utility base information.
- Engineering of any kind.
- Site environmental studies and documentation.
- Cost Estimating.
- Organizing, noticing (including, but not limited to, physical or virtual communications, websites, etc.), logistics, or other activities involved with conducting community engagement events are not included in this Task Order proposal.
- Any item not specifically addressed in this proposal.

FEES

These services will be provided on a lump sum basis for $49,260.00.

Reimbursables shall not exceed $500.00 without additional authorization and are in addition to the fee stated above.

ATTACHMENTS

- Exhibit A: Level of Effort Breakdown

Sincerely,



Michael Robinson, PLA, ASLA
Principal, SWA Group
C. 919.271.7067
D. 832.325.6844
MRobinson@SWAGroup.com

Accepted for Near Northside Redevelopment Authority / TIRZ #21:

Near Northside Redevelopment Authority	Date
City of Houston	Date

TIRZ #21 Near Northside Redevelopment Authority
LITTLE WHITE OAK BAYOU: CONCEPT RENDERINGS
EXHIBIT A: Level of Effort

SWA Group
v. 260806

	Task		Principal $285	Principal $245	Associate Principal $195	Associate $180	Associate $165	Associate $150	Designer $135	Designer $120	TOTAL Hours	TASK Fee	PHASE Fee
Concept Renderings													$49,260
1	Coordinate receipt of base materials (LIDAR, TXDOT NHHIP plans, and others, as appropriate)			4					4		8	$1,520	
2	Format base materials to appropriate scale for meetings with pertinent Stakeholders			2				4	4		10	$1,630	
3	Conduct preliminary coordination meetings with TIRZ #21 and pertinent Stakeholders to identity constraints and opportunities			4				4	4		12	$2,120	
4	Conduct site visit			4				4	4		12	$2,120	
5	Develop Draft Concept Plan for proposed trail, community connections, and gateways		2	8				8	24		42	$6,970	
6	Review Draft Concept Plan with TIRZ #21 for input and approval			1				1	1		3	$530	
7	Revise Draft Concept Plan per received comments		1	2				4	16		23	$3,535	
8	Create 3D model at approved locations for selected Draft Eye-Level Perspective Views			4				32	60		96	$13,880	
9	Prepare rendered Draft Eye-Level Perspective Views (up to ten)			2				24	24		50	$7,330	
10	Review Draft Concept Plan and Draft Eye-Level Perspective Views with TIRZ #21 and pertinent Stakeholders and receive input			4				4	4		12	$2,120	
11	Incorporate comments, revise, and prepare Final Eye-Level Perspective Views and Final Illustrative Concept Plan and deliver to TIRZ #21		1	4				20	24		49	$7,505	
12											0	$0	
13											0	$0	
14											0	$0	
Total Hours			4	39	0	0	0	105	169	0			
TOTAL, SWA FEE													**$49,260**
Reimbursables													**$500**
TOTAL, FEE PLUS REIMBURSABLES													**$49,760**
			1.26%	12.30%	0.00%	0.00%	0.00%	33.12%	53.31%	0.00%	317		

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. HR Green Engineering update.
    a. Pinckney Trail.
    b. Hogan Street/Corridor Study.
    c. Beggs and Irvington Streets Sidewalk Improvements.

PROGRESS REPORT
AUGUST 2026
HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21

HRGreen

PINCKNEY TRAIL

Activities This Period:

- Both power poles have been relocated by CenterPoint and is no longer in conflict (August 4)
- Harris County has requested a re-start and recovery schedule from the contractor (August 3)

Next Steps

- Continue to coordinate with Harris County and share the updated schedule once received.

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Finalized Traffic Engineering Study
- Finalized Drainage Study
- Finalized 3D Video
- Design Concept Report to be submitted August 23rd

Next Steps

- Third Stakeholder meeting – Harris County to schedule
- Third Community Engagement meeting – Harris Couty to schedule based off Commissioner Garcia's availability
- DCR Stage 3 meeting with City of Houston – Harris Couty to set up
    - Draft Presentation is ready

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

Activities This Period:

- Obtained signatures from CPE/ATT
- Submitted final signed/sealed construction plans to the City
- Current Cost Estimate $750 K

Next Steps

- Begin advertisement and bid process
- Project Schedule:

4/17	NTP – Identified which streets to include in project in Board Meeting
6/18	Complete topographic survey
7/9	90% Submittal
7/23	100% Submittal
8/5	Final Signed/Sealed plans Submitted
8/14 & 8/21	Publicly Advertise Project
9/18	TIRZ 21 Board meeting – Approve Construction Contract
11/4	Begin Construction Phase (90 days)

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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

MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

August 21, 2026

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

Hardy Near Northside Redevelopment Authority

Account Balances

As of August 21, 2026

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		1.69%	3,578,303.64	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	8,518.00	Texas Capital Operating
			Totals for Operating Fund:	$3,586,821.64	
			Grand total for Hardy Near Northside Redevelopment Authority:	$3,586,821.64	

Hardy Near Northside TIRZ # 21

Cash Flow Report - Texas Capital Operating Account

As of August 21, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/18/2026				$8,850.13
Receipts				
	Tax Year 2025 City Increment Tax Transfer		1,660,399.37	
Total Receipts				1,660,399.37
Disbursements				
1008	City of Houston	Municipal Services Charge - FYE 2026	(228,844.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Greenberg Traurig	Legal Fees	(1,050.00)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(5,061.28)	
ACH	HR Green, Inc.	Engineering Fees	(31,036.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,818.12)	
ACH	Squidz Ink Design, Inc.	Website Expense	(2,376.00)	
ACH	SWA Group	Project Planning Consultant Fees	(14,751.57)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.32)	
Bank Chg	Texas Capital	Unused Loan Fee	(265.41)	
Wire	Hardy Near Northside Redevelopment Auth	Wire Transfer to Money Market	(1,372,000.00)	
Total Disbursements				(1,660,731.50)
BALANCE AS OF 08/21/2026				$8,518.00

TEXAS CAPITAL BANK - #XXXX4302

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	July 2026			July 2026 - July 2026			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Revenue/ Expense							
Revenues							
City Tax Revenue	0	0	0	0	0	0	**2,920,516**
Interest Income	3,158	1,250	1,908	3,158	1,250	1,908	**15,000**
Grant Income - Construction	0	0	0	0	0	0	**250,000**
Total Revenues	**3,158**	**1,250**	**1,908**	**3,158**	**1,250**	**1,908**	**3,185,516**
Expenses							
Management Consulting Services							
Accounting	3,794	3,333	460	3,794	3,333	460	**40,000**
Admin Salaries & Benefits	5,040	5,040	0	5,040	5,040	0	**60,480**
Auditor	0	0	0	0	0	0	**18,000**
Tax Advisor	1,187	1,250	(63)	1,187	1,250	(63)	**15,000**
Insurance	0	0	0	0	0	0	**5,000**
Website	0	0	0	0	0		**5,000**
Office Expense	2,400	167	2,234	2,400	167	2,234	**2,000**
Bank Charges	629	417	212	629	417	212	**5,000**
Program and Project Consultants							
Engineering Consultants	0	0	0	0	0	0	**0**
Legal	1,050	3,333	(2,283)	1,050	3,333	(2,283)	**40,000**
Planning Consultants	0	4,167	(4,167)	0	4,167	(4,167)	**50,000**
Total Expenses	**14,100**	**17,707**	**(3,607)**	**14,100**	**17,707**	**(3,607)**	**240,480**
Total Ordinary Revenues/ Expenses	**(10,942)**	**(16,457)**	**5,515**	**(10,942)**	**(16,457)**	**5,515**	**2,945,036**
Other Revenues/ Expenses							
Extra Ordinary Revenue							
Assigned Surplus	0	0	0	0	0	0	**1,230,201**
Total Extra Ordinary Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**1,230,201**
TIRZ Capital Expenses							
T-2104 2600-3500 Block Main St	0	0	0	0	0	0	**75,000**
T-2105 Pickney St Hike & Bike	0	0	0	0	0	0	**275,000**
T-2106 Sidewalk Replacement/Imp	31,036	31,036	0	31,036	31,036	0	**750,000**
T-2107 Hogan/Lorraine Corr	0	0	0	0	0	0	**1,000,000**
T-2109 Parks & Greenspace Impro	14,752	14,752	(0)	14,752	14,752	(0)	**200,000**
T-2111 Multi-Street Mobility Im	0	0	0	0	0	0	**200,000**
T-2112 Area Wide Comm Improvem	0	0	0	0	0	0	**100,000**
T-1213 San Jacinto Street Connector	0	0	0	0	0	0	**100,000**
T-1214 Railroad Quite Zone	0	0	0	0	0	0	**50,000**
T-2115 Civic Art	0	0	0	0	0	0	**80,000**
Total TIRZ Capital Expenses	**45,788**	**45,788**	**(0)**	**45,788**	**45,788**	**(0)**	**2,830,000**
Transfers							
Administrative Fees - City	0	0	0	0	0	0	**146,026**
Affordable Housing - City	0	0	0	0	0	0	**973,505**
Municipal Services	228,844	125,706	103,138	228,844	125,706	103,138	**125,706**
Supplemental Municipal Services	0	0	0	0	0	0	**100,000**
Total Transfers	**228,844**	**125,706**	**103,138**	**228,844**	**125,706**	**103,138**	**1,345,237**
Total Other Revenues/ Expenses	**274,632**	**171,494**	**103,138**	**274,632**	**171,494**	**103,138**	**2,945,036**
Net Income	**(285,573.38)**	**(187,950.63)**	**(97,622.75)**	**(285,573.38)**	**(187,950.63)**	**(97,622.75)**	**0.00**

Hardy Near Northside TIRZ # 21

Balance Sheet

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
11102 · Texas Capital Operating	1,668,621
Total Checking/Savings	1,668,621
Other Current Assets	
11201 · Time Deposits	2,206,304
Total Other Current Assets	2,206,304
Total Current Assets	3,874,924
TOTAL ASSETS	3,874,924
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
12000 · Accounts Payable	286,937
Total Accounts Payable	286,937
Total Current Liabilities	286,937
Total Liabilities	286,937
Equity	
13101 · Unassigned Fund Balance	3,873,561
Net Income	(285,573)
Total Equity	3,587,987
TOTAL LIABILITIES & EQUITY	3,874,924

MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Hardy Near Northside
Redevelopment Authority
Quarterly Investment Inventory Report
Period Ending June 30, 2026

BOARD OF DIRECTORS
Hardy Near Northside
Redevelopment Authority

Attached is the Quarterly Investment Inventory Report for the Period ending June 30, 2026.

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

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

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS	CURRENT TRAINING
Mark M. Burton	December 26, 2017 (Texpool Academy 10 Hours) January 9, 2020 (TexPool Academy 12 Hours) December 31, 2021 (Texpool Academy 10 Hours) December 16, 2023 (Texpool Academy 10 Hours) May 22, 2025 (North Central TX Council 8 Hours)
Ghia Lewis	November 6, 2017 (Texpool Academy 10 Hours) November 5, 2019 (Texpool Academy 10 Hours) December 28, 2021 (Texpool Academy 10 Hours) December 26, 2023 (Texpool Academy 10 Hours) November 26, 2025 (Texpool Academy 10 Hours)

Hardy Near Northside Redevelopment Authority

Summary of Money Market Funds

04/01/2026 - 06/30/2026

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

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

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2026		2,409,557.84				
04/17/2026	Transfer to Operating			(118,000.00)		
04/30/2026					3,239.58	
05/15/2026	Transfer to Operating			(25,000.00)		
05/31/2026					3,243.26	
06/19/2026	Transfer to Operating			(38,000.00)		
06/30/2026					3,104.84	
	Totals for Account XXXX1794:	$2,409,557.84		($181,000.00)	$9,587.68	$2,238,145.52
	Totals for Operating Fund:	$2,409,557.84		($181,000.00)	$9,587.68	$2,238,145.52

Methods Used For Reporting Market Values

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

Hardy Near Northside Redevelopment Authority

Summary of Certificates of Deposit with Money Market

04/01/2026 - 06/30/2026

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
	Totals for Operating Fund:			0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	$0.00

Beginning Balance:	$0.00	Interest Earned:	$0.00
Plus Principal From Cash:	$0.00	Less Beg Accrued Interest:	$0.00
Less Principal Withdrawn:	$0.00	Plus End Accrued Interest:	$0.00
Plus Interest Reinvested:	$0.00	Fixed Interest Earned:	$0.00
Fixed Balance:	$0.00	MM Interest Earned:	$9,587.68
MM Balance:	$2,238,145.52	Total Interest Earned:	$9,587.68
Total Balance:	$2,238,145.52		

	Totals for District:			0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	$0.00

Methods Used For Reporting Market Values

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

Hardy Near Northside Redevelopment Authority

Detail of Pledged Securities

04/01/2026 - 06/30/2026

Financial Institution: TEXAS CAPITAL BANK

Security:	Letter of Credit/FHLB-Dal	Par Value:	3,700,000.00	Maturity Date:	04/30/2027	Pledged:	04/30/2026	Released:	Amount Released:
CUSIP:	20001200								

Date	Value
04/30/2026	3,700,000.00
05/31/2026	3,700,000.00
06/30/2026	3,700,000.00

Methods Used For Reporting Market Values

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

CITY OF HOUSTON
Mayor's Office of Economic Development

John Whitmire
Mayor

Gwendolyn F. Tillotson – Bell
Chief Economic Development Officer
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-393-0937
F. 832-393-0862
www.houstontx.gov

To: Tax Increment Reinvestment Zone Number 21
Hardy Near Northside Redevelopment Authority

From: City of Houston
Economic Development
TIRZ Program

Date: August 6, 2026

Subject: FY2026 Municipal Services Charge

INVOICE

Per your City Council Approved FY2026 Budget, please remit the sum of **$228,844** to the City of Houston.

Please mail a copy of this invoice along with your payment to the address below:

City of Houston
Attn: Jennifer D. Curley
Assistant Director, Mayor's Office of Economic Development
P.O. Box 200734
Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0937.

Sincerely,

Gwendolyn F. Tillotson – Bell
City of Houston
Economic Development/TIRZ Program

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
8/1/2026	65484

BILL TO

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

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

Total $1,165.80

GT GreenbergTraurig

Invoice No. : 1001470315
File No. : 245733.010200

Bill Date : August 4, 2026

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

INVOICE

Re: Project Finance and Development

Legal Services through July 31, 2026:

Total Fees:	$	1,050.00
Current Invoice:	**$**	**1,050.00**

CL:CS
Tax ID: 13-3613083

HAWES HILL & ASSOCIATES LLC

PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2953
DATE 08/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: July 2026	5,040.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: July 2026	21.28

BALANCE DUE **$5,061.28**

Don Huml	31-Jul-26	Near North Side/TIRZ 21

	Business Mileage			Other Expenses(2)		Bill to Dist.
Date	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
17-Jul	3517 Irvington Blvd., Houston, TX	Board of Directors Meeting	28			y
			1 28		$ -	

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

Don Huml

7/31/2026

Signature Date

* Attach evidence of purchase

Approval Date

Business Miles (1) @ 0.76 $ 21.28

Other Expenses (2)

Expenses billed to District (\ $ -

Amount Billed to District $ 21.28

Total Reimbursement $ 21.28

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

August 11, 2026
Project No: 2602224-0000
Invoice No: 206078

Invoice Total: $31,036.00

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

Professional Services Through July 31, 2026

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plans (PS&E) Development	61,120.00	71.1944	43,514.00	24,638.00	18,876.00
Permitting and Bid Phase	9,300.00	0.00	0.00	0.00	0.00
Topo Survey	11,000.00	74.3636	8,180.00	0.00	8,180.00
Tree Protection Plans	5,500.00	72.3636	3,980.00	0.00	3,980.00
Expenses	4,526.00	0.8489	38.42	38.42	0.00
Total Fee	91,446.00		55,712.42	24,676.42	31,036.00
	Total Fee				**31,036.00**

Billing Limits	Current	Prior	To-Date
Total Billings	31,036.00	24,676.42	55,712.42
Limit			91,446.00
Remaining			35,733.58

Total this Invoice $31,036.00

Approved by
Jesus Olivas
on 7/20/2026

Invoice

1810 First Oaks St., Suite 220
Richmond, TX 77406
Phone: (281) 240-9099
TBPELS Reg. No. 10194739

Date	HR Green Proj.	Invoice #
July 1, 2026	**2602224**	1261078

Project Title: TIRZ 21, Beggs Street
Tejas Services: Surveying
Dates Covered: 05/15/2026 - 06/30/2026
Payment Due: July 31, 2026
Payment Terms: Net 30
Prepared by: Jose A. Pedraza

Prepared for:
Jesus M. Olivas, P.E., ENV SP HR Green, Inc. 11011 Richmond Ave, Ste. 200 Houston, Texas 77042 By Email: jolivas@hrgreen.com

Tejas Project: 30-2605 Beggs St

		Prior Billing		Current Billing		
Item/Description	**Authorized Amount**	**% Billed**	**$ Billed**	**% Billed**	**$ Billed**	**Remaining**
Topographic and ROW Mapping - Beggs St	$7,475	0%	$ -	80%	$ 5,980.00	$ 1,495.00
Limited Topographic Survey - Irvington Boulevard	$2,200	0%	$ -	100%	$ 2,200.00	$ -
Totals	$9,675	0%	$ -	85%	$ 8,180.00	$ 1,495.00

Work Completed during this period: Abstracting, deed sketch and boundary monument recovery, topographic surveying, boundary analysis for ROW establishment, limited topographic crosssections. Issue 90% survey file.

Balance Due This Invoice $ 8,180.00

Planned Upcoming Activities: Address final comments, issue final survey files.

*No sales tax will be collected as per §3.276 adopted to be effective April 11, 2022, 47 Tex. Reg. 1888.

Ph: (281) 240-9099 Fax: (281) 240-2791 Email: invoicing@pedrazasurveying.com

Approved by
Jesus Olivas
on 8/4/2026

C.N. Koehl
Urban Forestry, Inc.
210 Stone Bush Ct. ◦ Katy, Texas 77493

Invoice

Date	Invoice #
8/3/2026	3668

Bill To
HRGreen Dakota Lewis-Pacay 11750 Katy Freeway, Suite 400 Houston, TX 77049

Terms
Net 60

Description
Urban Forestry Consulting Services on the TIRZ 21 – Sidewalk/Driveway Replacement: Beggs-from Kennon to Weiss & Irvington-from Collingsworth to Erin Project. HRGreen Project Manager - Benjamin Guo, PE -June 30, 2026 Download, plot and review plan sheets for field work. Urban Forester - 2.0 hour -July 2, 2026 Site visit. Collect tree data and evaluate proposed design impacts adjacent to each tree. Urban Forester - 5.0 hours Field Tech-5.0 hours -July 6, 2026 Review field data and proposed design drawings for impacts adjacent to each tree. Markup drawings for drafting of TPP. 7.0 hours -July 8, 2026 Review CAD drawn TPP and coordinate corrections with draftsman. 4.0 hours -July 9, 2026 Review CAD drawn corrections. Tabulate and prepare OPCC for TPP. Submit TPP and OPCC to HRGreen. 2.0 hours Fees Accumulated in This Invoice: Urban Forester - 20.0 hours @ $160.00/hour = $3,200.00 Field Tech - 5.0 hours @ $100.00 = $500.00 Drafting - 4.0 hours @ $70.00/hour = $280.00 Total Authorized Fee.....$5,300.00 Fees included in this invoice.....$3,980.00 Fees previously invoiced.....$0.00 Authorized Fee Balance.....$1,320.00

	Total	$3,980.00

THANK YOU!!!
Please Mail Payments to:
C.N. Koehl Urban Forestry, Inc.
210 Stone Bush Ct.
Katy, Texas 77493
(281)-391-0022

MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 124054

Professional Services from June 08, 2026 to July 12, 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	1.67	$416.68	
Accounting Assistant	0.75	93.75	
Consultant	15.92	3,183.36	
Total Preparation of Financial Report			**$3,693.79**
Total Professional Services			**$3,693.79**

Expenses and Other Items	Amount	
Document Storage & Retention Service	$1.83	
Electronic Data Storage	22.50	
Investment Officer	100.00	
Total Expenses and Other Items		**$124.33**

Total Professional Services	**$3,693.79**
Total Expenses and Other Items	**124.33**
Total Amount Due	**$3,818.12**

Squidz Ink Design
5014 Shady Nook Ct.
Houston, TX 77018

** NOTE TEMP ADDRESS CHANGE **

Invoice

Bill To
Near Northside Redevelopment Authoriity

Date	Invoice #
7/15/2025	63313

P.O. No.	Terms

Description	Qty	Rate	Amount
Web Site Hosting: 1 year term @ $99/mo (service year 7/15/2025-7/15/2026)		1,188.00	1,188.00
		Sales Tax (8.25%)	**$0.00**
		Total	**$1,188.00**

Squidz Ink Design
5014 Shady Nook Ct.
Houston, TX 77018

** NOTE TEMP ADDRESS CHANGE **

Invoice

Bill To
Near Northside Redevelopment Authoriity

Date	Invoice #
7/22/2026	63414

P.O. No.	Terms

Description	Qty	Rate	Amount
Web Site Hosting: 1 year term @ $99/mo (service year 7/15/2026-7/15/2027)		1,188.00	1,188.00

	Sales Tax (8.25%)	**$0.00**
	Total	**$1,188.00**

swa

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

Date: November 24, 2025
Invoice No: 207093
For Period: October
Project No: NNRT501
Project Manager: Michael Robinson

Project Near Northside On-Call

WORK PERFORMED:
Attendance at CIP Committee and Board Meetings; Coordination.

Professional Services from October 1, 2025 to October 31, 2025

Professional Personnel

	Hours	Rate	Amount
Principal			
Robinson, Michael	6.00	220.00	1,320.00

Total Fee Due This Invoice **1,320.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	1,320.00	2,857.44	4,177.44
Limit			10,000.00
Remaining			5,822.56

Total Due this Invoice: $1,320.00

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.

swa

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

Date: April 10, 2026
Invoice No: 208446
For Period: March
Project No: NNRT501
Project Manager: Michael Robinson

Project Near Northside On-Call

WORK PERFORMED:
Attendance at CIP Committee and Board Meetings.

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

Professional Personnel

	Hours	Rate	Amount
Principal			
Robinson, Michael	6.00	231.00	1386.00

Total Fee Due This Invoice **1,386.00**

Billing Limits	Current	Prior	To-Date
Total Billings	1,386.00	4,177.44	5,563.44
Limit			10,000.00
Remaining			4,436.56

Total Due this Invoice: $1,386.00

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.

swa

To: Hardy/Near Northside Redev Authority
Attn: Naina Magon
c/o Hawes Hill & Associates LLC
PO Box 22167
Houston, TX 77227-2167

Date: July 23, 2026
Invoice No: 209674
For Period: June
Project No: NNRT504
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

WORK PERFORMED:
Prepare and conduct Community Engagement Event #2 (June 4, 2026); Preparation of meeting summary and draft recommendations.

Professional Services from June 1, 2026 to June 30, 2026

Fee

Total Fee Earned	59,265.00			
% Complete	80.00	Total Earned	47,412.00	
		Previous Fee Billing	35,559.00	
		Current Fee Billing	11,853.00	
		Total Fee Earned		**11,853.00**

Reimbursable Expenses

Reimbursable Misc.				
June Plots			175.06	
Total Reimbursables		**1.1 times**	**175.06**	**192.57**
		Total Due this Invoice:		**$12,045.57**

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.

NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

9. Administrator's Report.