

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

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



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

SEPTEMBER 18, 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, September 18, 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 August 28, 2026, meeting.
4. Approve FY2026 Annual Financial Report and Audit.
5. Consider potential reimbursement agreement with MD Anderson YMCA.
6. Authorize solicitation of request for proposal (RFP) for Branding Agency.
7. SWA update.
 - a. Zone-Wide tree plantings.
 - i. Trees For Houston proposal.
 - b. METRO Pocket Parks.
 - c. Cavalcade corridor resiliency project.
8. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Hogan Street/Corridor Study.
 - c. Beggs and Irvington Streets Sidewalk Improvements.
9. Bookkeeper's Report; and approve payment of invoices.
10. Administrator's Report.
11. Adjourn.



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.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

3. Minutes of August 28, 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**

August 28, 2026

The following reports were given prior to establishing a quorum; no action was required:

HR GREEN ENGINEERING UPDATE:

Mr. Ali presented HR Green's Progress Report is included in the Board materials.

a. Pinckney Trail.

Mr. Ali reported the power poles have been relocated by CenterPoint. He reported the County has requested the contractor to provide a restart/mobilization and recovery schedule.

b. Hogan Street/Corridor Study

Mr. Ali reported the traffic and drainage study has been finalized. He reported the Design Concept Report (DCR) was submitted on August 23 with the City for review.

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, August 28, 2026, at 9:00 a.m., at 3517 Irvington Blvd., Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

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

and all of the above were present, with the exception of Directors Bustamante and Quiles, thus constituting a quorum. Also present were Don Huml and Linda Clayton, Hawes Hill & Associates, LLC; Clark Lord, Greenberg Traurig LLP; Tyler Leggett, Municipal Accounts & Consulting LP; and Austin Buthod, COH – Economic Development. Others attending the meeting were Muhammad Ali, HR Green; and Michael Robinson, SWA. Chairman Ortiz called the meeting to order at 9:03 a.m.

HR GREEN ENGINEERING UPDATE CONTINUED

c. Beggs and Irvington Streets Sidewalk Improvements.

Mr. Ali reviewed the project schedule, included in the progress report. He reported the project has been advertised for bids and the bid tabulations and recommendation will be on the next meeting's agenda for awarding contract. No action from Board was required.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

MINUTES OF JULY 17, 2026, MEETING.

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

FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.

Mr. Huml reviewed the Fifth Amended Project Plan and Reinvestment Zone Financing Plan, and accompanying Resolutions by the Authority and Zone Approving the Plan. He reported the

amendments include boundary enlargement (annexation) and county participation for the life of the zone. He reported the County increment will be used for projects identified by the County. Upon a motion made by Director Barron, and seconded by Director Arias, the Board voted unanimously to adopt the Resolutions by the Authority and Zone Recommending Adoption and Approval of the Fifth Amended Project Plan and Reinvestment Zone Financing Plan, including approval of the Plan.

AUTHORIZE STAFF TO SOLICIT REQUEST FOR QUALIFICATIONS (RFQ) FOR PROFESSIONAL ENGINEERING SERVICES.

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to authorize staff to solicit a Request for Qualifications for Professional Engineering Services.

SWA UPDATE:

Mr. Robinson presented SWA's Status Report, included in the Board materials.

a. Zone-Wide tree plantings

Mr. Robinson reported the tree planting plan has been finalized and SWA is coordinating with Trees of Houston for cost estimates. No action from Board was required.

b. METRO Pocket Parks

Mr. Robinson reported the METRO Pocket Parks project is pending for coordination with community engagement events on the Moody Park Master Plan. Director Arias noted the stakeholder meeting is scheduled for September 23. No action from Board was required.

c. Cavalcade corridor resiliency project.

Mr. Robinson presented the Resilient Cavalcade presentation included in the Board materials. He provided an overview of the project, existing conditions and the themes. No action from Board was required.

d. SWA Task Order for Little White Oak Bayou Conceptual Renderings.

Mr. Robinson reviewed SWA Task Order to develop conceptual renderings for a proposed trail along Little White Oak Bayou, within the zone boundaries, connecting Woodland Park to Patton Street at I-45 in the amount of \$49,260, plus reimbursable expenses not to exceed \$500. Upon a motion made by Director Arias, and seconded by Director Trujillo, the Board voted unanimously to approve SWA Task Order for conceptual renderings for Little White Oak Bayou in the amount of \$49,260, plus reimbursable expenses not to exceed \$500, as presented.

BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

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

ADMINISTRATOR'S REPORT.

None.

ADJOURN.

There being no further business to come before the Board, Chairman Ortiz adjourned the meeting at 9:38 a.m.

Secretary



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Approve FY2026 Annual Financial Report and Audit.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON, TEXAS

ANNUAL FINANCIAL REPORT

JUNE 30, 2026

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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

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

INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and major fund of Near Northside Redevelopment Authority (the "Authority"), **a component unit of the City of Houston, Texas**, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Authority as of June 30, 2026 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Board of Directors
Near Northside Redevelopment Authority

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

September 18, 2026

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2026

Management's discussion and analysis of Near Northside Redevelopment Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2026. Please read it in conjunction with the Authority's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

FINANCIAL HIGHLIGHTS

- The Authority anticipates that tax increment revenues derived from the development and redevelopment of the Authority will be sufficient to cover expenditures associated with certain design, construction and financing of planned infrastructure, and other specific project related costs throughout the duration of the Authority. The City of Houston ("City"), at its sole discretion, may issue bonds, notes or other obligations secured by the tax increment revenues; the proceeds of which could be used to pay for or reimburse developers for project costs. However, the City may elect to pay for project costs directly from tax increment proceeds as they become available without the sale of bonds or notes.
- Tax increment revenues of \$1,660,400 were received from the City subsequent to year-end, in July 2026 for the tax year 2025 versus budgeted revenues from tax increments of \$1,552,005, a budgeted surplus of \$108,395. The Authority received no grant income for year ended June 30, 2026.
- Total management and consulting expenses for the year ended June 30, 2026 were \$185,707 versus budgeted expenses of \$275,500, a budgeted surplus of \$89,793.
- In the Authority's government-wide financial statements, assets exceeded liabilities by \$3,996,583 (net position) at June 30, 2026, compared to liabilities exceeding assets by \$2,662,082 at June 30, 2025, a \$1,334,501 increase.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) fund financial statements and government-wide financial statements and (2) notes to the basic financial statements. The fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Fund Balance Sheet and (2) the Statement of Activities and Governmental Fund Revenue, Expenditures, and Changes in Fund Balance. This report also includes required and other supplementary information in addition to the basic financial statements.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2026

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The Statement of Activities reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has one governmental fund type. The General Fund is the operating fund of the Authority and accounts for all resources of the Authority.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2026

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule and notes to budgetary comparison schedule are included as RSI for the General Fund.

FINANCIAL SUMMARY AND DETAILED ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded liabilities by \$3,996,583 as of June 30, 2026.

The following table provides a summary of changes in the Statement of Net Position as of June 30, 2026 and June 30, 2025.

Summary of Changes in the Statement of Net Position			
	2026	2025	Variance Positive (Negative)
ASSETS			
Cash and Investments	\$ 2,243,342	\$ 992,377	\$ 1,250,965
Tax Increment Receivable	1,660,399	1,565,802	94,597
Capital Assets	123,022	123,022	-
TOTAL ASSETS	\$ 4,026,763	\$ 2,681,201	\$ 1,345,562
LIABILITIES			
Accounts Payable	\$ 30,180	\$ 19,119	\$ (11,061)
NET POSITION			
Net Investment in Capital Assets	\$ 123,022	\$ 123,022	\$ -
Unrestricted	3,873,561	2,539,060	1,334,501
TOTAL NET POSITION	\$ 3,996,583	\$ 2,662,082	\$ 1,334,501

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the changes in the Statement of Activities for the fiscal years ending June 30, 2026, and June 30, 2025. The District's net position increased by \$1,334,501. Revenues, of which approximately 93% is made up of tax increment revenue, decreased by \$4,064,999 compared to last year. This decrease is largely due to the settlement that occurred in the prior year. Expenses this year were \$13,402 more than last year, an increase of approximately 4%.

	Summary of Changes in the Statement of Activities		
	2026	2025	Variance Positive (Negative)
Revenues:			
Tax Increment Revenue	\$ 1,660,400	\$ 1,565,801	\$ 94,599
Interest Revenue	43,157	40,121	3,036
Settlement Agreement - City of Houston	-	3,138,536	(3,138,536)
Gain on Extinguishment of Developer Debt	-	1,024,098	(1,024,098)
Total Revenues	<u>\$ 1,703,557</u>	<u>\$ 5,768,556</u>	<u>\$ (4,064,999)</u>
Expenses:			
Administrative Consultant	\$ 59,000	\$ 40,831	\$ (18,169)
Accounting	41,495	40,185	(1,310)
Auditing	17,000	16,250	(750)
Engineering Consultant	6,571	46,318	39,747
Planning Consultant	660	7,197	6,537
Legal Consultant	36,689	40,163	3,474
Insurance	4,145	2,231	(1,914)
Other Consultant	13,907	13,651	(256)
Bank Charges	4,823	4,166	(657)
Office Expense	1,417	2,503	1,086
Conveyance of Assets	183,349	142,159	(41,190)
Total Expenses	<u>\$ 369,056</u>	<u>\$ 355,654</u>	<u>\$ (13,402)</u>
Change in Net Position	\$ 1,334,501	\$ 5,412,902	\$ (4,078,401)
Net Position, Beginning of Year	<u>2,662,082</u>	<u>(2,750,820)</u>	<u>5,412,902</u>
Net Position, End of Year	<u><u>\$ 3,996,583</u></u>	<u><u>\$ 2,662,082</u></u>	<u><u>\$ 1,334,501</u></u>

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUND

The Authority's only governmental fund is the General Fund. This fund is the operating fund of the Authority and is the source of the day-to-day operations. As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. The General Fund reported an ending fund balance of \$3,873,561.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of the Authority did not amend the budget during the current fiscal year. Actual revenues were \$136,552 more than budgeted. Actual expenditures were \$1,826,768 less than budgeted. A budgetary comparison schedule is included as RSI for the General Fund.

SIGNIFICANT CAPITAL ASSET AND LONG-TERM ACTIVITY

CAPITAL ASSETS

During the fiscal year ending June 30, 2026, the Authority did not incur any development costs.

LONG-TERM DEBT ACTIVITY

As of June 30, 2026, the Authority did not have any long-term bond debt.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

The adopted budget for fiscal year 2027 projects a decrease in General Fund fund balance of \$1,230,201. Compared to the fiscal year 2026 results, revenues are expected to increase by approximately \$362,000 and expenditures are expected to increase by approximately \$2,927,000 (primarily due to increased capital outlay).

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Near Northside Redevelopment Authority, c/o Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, Texas 77002.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
JUNE 30, 2026

	General Fund	Adjustments	Statement of Net Position
ASSETS			
Cash	\$ 2,243,342	\$ -	\$ 2,243,342
Tax Increment Receivable	1,660,399	-	1,660,399
Capital Assets - Development Costs	-	123,022	123,022
TOTAL ASSETS	<u>\$ 3,903,741</u>	<u>\$ 123,022</u>	<u>\$ 4,026,763</u>
LIABILITIES			
Accounts Payable	\$ 30,180	\$ -	\$ 30,180
TOTAL LIABILITIES	<u>\$ 30,180</u>	<u>\$ -</u>	<u>\$ 30,180</u>
FUND BALANCE			
Unassigned	\$ 3,873,561	\$ (3,873,561)	\$ -
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 3,903,741</u>		
NET POSITION			
Net Investment in Capital Assets		\$ 123,022	\$ 123,022
Unrestricted		3,873,561	3,873,561
TOTAL NET POSITION		<u>\$ 3,996,583</u>	<u>\$ 3,996,583</u>

The Accompanying notes to the financial
Statements are an integral part of this report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2026

Total Fund Balance - Governmental Fund	\$ 3,873,561
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Amounts reported for governmental activities in the Statement of Net Position
are different because:

Development costs incurred in governmental activities are not a financial resource and therefore are not reported as an asset in governmental funds.	<u>123,022</u>
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Total Net Position - Governmental Activities	<u><u>\$ 3,996,583</u></u>
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The Accompanying notes to the financial
Statements are an integral part of this report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2026

	General Fund	Adjustments	Statement of Activities
REVENUES			
Tax Increment Revenue	\$ 1,660,400	\$ -	\$ 1,660,400
Interest Revenue	43,157	-	43,157
TOTAL REVENUES	<u>\$ 1,703,557</u>	<u>\$ -</u>	<u>\$ 1,703,557</u>
EXPENDITURES/EXPENSES:			
Administrative Consultant	\$ 59,000	\$ -	\$ 59,000
Accounting	41,495	-	41,495
Auditing	17,000	-	17,000
Capital Expenditures	183,349	(183,349)	-
Engineering Consultant	6,571	-	6,571
Legal Consultant	36,689	-	36,689
Planning Consultant	660	-	660
Insurance	4,145	-	4,145
Other Consultant	13,907	-	13,907
Bank Charges	4,823	-	4,823
Office Expense	1,417	-	1,417
Conveyance of Assets	-	183,349	183,349
TOTAL EXPENDITURES/EXPENSES	<u>\$ 369,056</u>	<u>\$ -</u>	<u>\$ 369,056</u>
NET CHANGE IN FUND BALANCE	\$ 1,334,501	\$ (1,334,501)	\$ -
CHANGE IN NET POSITION	-	1,334,501	1,334,501
FUND BALANCE/NET POSITION - JULY 1, 2025	<u>2,539,060</u>	<u>123,022</u>	<u>2,662,082</u>
FUND BALANCE/NET POSITION - JUNE 30, 2026	<u><u>\$ 3,873,561</u></u>	<u><u>\$ 123,022</u></u>	<u><u>\$ 3,996,583</u></u>

The Accompanying notes to the financial
Statements are an integral part of this report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE TO THE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2026

Net Change in Fund Balance - Governmental Fund	\$ 1,334,501
Amounts reported for governmental activities in the Statement of Activities are different because:	
No current year adjustments noted.	-
Change in Net Position - Governmental Activities	<u><u>\$ 1,334,501</u></u>

The Accompanying notes to the financial
Statements are an integral part of this report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 1. CREATION OF CORPORATION

The City of Houston, Texas (the “City”) authorized the creation of the Hardy/Near Northside Authority (the “Authority”) by Ordinance No. 2009-32 on November 10, 2009. The State of Texas Certificate of Incorporation became effective November 20, 2009. The Authority was created and organized as a local government corporation pursuant to provisions of Chapter 311 of the Texas Tax Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of the Hardy/Near Northside Zone (the Zone), approximately 326.1 acres 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 Zone is described in City of Houston, Texas, Ordinance No 2003-1258. The primary focus of the Zone is to facilitate affordable housing, transit orientated mixed-use development, and the extension and potential grade separation of San Jacinto Street north from Interstate 10 to the southern terminus of Fulton Street. Additional efforts will focus on improvements to public utility systems, parks and the repositioning of distressed infrastructure conditions. The basis for the creation of the Authority in 2009 was to a) facilitate the implementation of the Project Plan and a Reinvestment Zone Financial Plan for the Hardy/Near Northside Zone and the implementation of amendments thereto; b) facilitate the development of a policy for and implementation of the financing and construction of public infrastructure improvements and open space improvements necessary for the development of residential, commercial, public and other land uses in the Hardy/Near Northside Zone; and c) facilitate the development and implementation of a redevelopment policy for the Hardy/Near Northside Zone, including the acquisition of land for redevelopment purposes. The Authority may issue tax-exempt bonds or notes with consent of City Council to fund improvements. The Authority is governed by a Board of Directors consisting initially of four (4) persons who are appointed by the Mayor with the approval of City Council. Additional persons may be added to the Board of the Authority in accordance with the provisions of the Bylaws. The Authority has filed documents to be known as Near Northside Redevelopment Authority.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”).

The GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit’s board, (3) is the primary government able to impose its will on the potential component unit and (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City. The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary’s office.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which includes a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net assets into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of “Restricted” or “Net Investment in Capital Assets.”

When both restricted and unrestricted resources are available for use, generally it is the Authority’s policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority’s Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the General Fund to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

The Statement of Activities is reported by adjusting the general fund to report only items related to current year revenues and expenditures. Items such as land and land improvements are charged to cost of sales when sold. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance.

Governmental Funds

The Authority has only one major governmental fund type – the General Fund. This fund is the general operating fund of the Authority and accounts for all resources of the Authority.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within sixty (60) days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Cash

The Authority's cash consists of amounts in demand deposits.

Investments

As of June 30, 2026, the Authority had no investments.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgeting

In compliance with the Tri-Party Agreement (see Note 4), the Authority's board members adopted an unappropriated budget for the General Fund.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally required. The Authority does not have any restricted fund balances.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Authority does not have any committed fund balances.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The Authority does not have any assigned fund balances.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Unassigned - all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Pronouncements

GASB Statement No. 103 was issued in April 2024 and became effective for the Authority in fiscal year 2026. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an entity's accountability. For the Authority, GASB Statement No. 103 impacted Management's Discussion and Analysis and the budgetary comparison information for the General Fund but did not have an impact on the Authority's basic financial statements.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At June 30, 2026, none of the Authority's bank balances were exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at June 30, 2026, as listed below:

Total Cash Deposits	\$ <u>2,243,342</u>
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Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The Authority's investments must be made "with the judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest Authority funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the Authority and its authority to purchase investments as defined in the Public Funds Investment Act. The Authority has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The Authority's investment policy may be more restrictive than the Public Funds Investment Act.

As of June 30, 2026, the Authority had no investments.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 4. TRI-PARTY AGREEMENT

The City of Houston, Reinvestment Zone Number Twenty-One, and the Authority entered into the Tri-Party Agreement pursuant to City Ordinance No. 2009-1271 effective December 15, 2009. The Tri-Party Agreement states in detail the scope of services to be provided to the Zone by the Authority. The services include management and administrative service for the Zone, as requested by the Zone Board, services with respect to the Project Plan and Reinvestment Zone Financing Plan (the “Plan”), including implementation and updating, and services with respect to the tax rolls pertaining to the Zone, including analysis and coordination with taxing units. The Authority is also required to assist the Zone Board in establishing a program to increase the level of safety within the Zone, preparing development plans, establishing a marketing and public relations program and in planning, design and construction of infrastructure improvements and land acquisition.

The Tri-Party Agreement also provides for the Authority to issue bonds and notes, enter into obligations with developers or builders, and enter into contracts with consultants and to be repaid from Contract Tax Increments. All bonds must be approved by City Council and the Director of the Finance Department of the City of Houston must approve all development agreements. This Agreement shall end upon termination of the Zone.

Pursuant to the Agreement, the City and the Zone have agreed to pay the Authority not later than the first business day of each July in which a current approved budget is in effect for the Authority, all monies available in the Tax Increment Fund, less (a) a reserve of up to five percent of the monies then available in the Tax Increment Fund for administrative costs of the City, (b) the amount due to the City from the Zone pursuant to the affordable housing agreement, and (c) certain tax increments constituting educational facilities project costs to be paid to the Houston Independent School District. Notwithstanding the above, in the event the Authority’s budget is not approved by the thirtieth (30th) day before the date of a principal and interest payment on the Authority’s bonds or notes, the City shall pay from available funds sufficient monies to the Authority to allow for meeting the Authority’s debt service obligations.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 5. TAX INCREMENTS

The City of Houston, Texas has agreed to deposit tax increments into the Tax Increment Fund established by the Zone (See Note 6).

The amount of a Participant's tax increment for a year is the amount of property taxes levied and collected by the Participant for that year on the Captured Appraised Value of real property taxable by the Participant and located in the Zone. The Captured Appraised Value of real property taxable by a Participant for a year is the total appraised value of all real property taxable by the Participant and located in the Zone for that year less the Tax Increment Base, which is the total appraised value of all real property taxable by the Participant and located in the Zone on January 1 of the year in which the Zone was designated as such under the Tax Increment Financing Act (the "TIF Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by a Participant and located in the annexed area on January 1 of the year of annexation. No Participant is required to deposit tax increments derived from property annexed into the Zone unless the Participant has agreed to do so.

Each Participant is required to collect taxes on property located within the Zone in the same manner as other taxes are collected. The Participant is required to pay into the tax increment fund the collected tax increments by no later than the 90th day after the delinquency date for the Participant's property taxes.

NOTE 6. CITY OF HOUSTON TAX INCREMENTS

Pursuant to City Ordinance No. 2009-1271, the City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which tax increments have and will be deposited.

Tax increments of \$2,692,540 were remitted from the fund to the Authority for tax year 2025. In addition, the City withheld \$897,513 from the tax increment to fund affordable housing and \$134,627 to pay City administrative fees.

NOTE 7. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Authority participates in the Texas Municipal League Intergovernmental Risk Pool ("TML") to provide general liability, errors and omission and automobile liability. The Authority, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. During the year ended June 30, 2026, the Authority contributed \$4,145 to the fund for this insurance coverage. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 8. DEVELOPMENT AGREEMENT

The Authority has entered into a Development Agreement dated March 4, 2010, and as amended on May 14, 2012, with CR V Hardy Yards, L.P. ("Hardy Yards LP"), the owner of property located within the Hardy/Near Northside Zone. Hardy Yards LP is responsible for the inspection, supervision and management of the construction and installation of the improvements to the Hardy/Near Northside Zone. The improvements are to be made in accordance with the terms of the Development Agreement and amendment thereto and relevant City ordinances or procedures.

The Authority shall reimburse Hardy Yards LP for the amount of actual project costs incurred plus accrued interest. Hardy Yards LP is responsible for determining that project costs are eligible in accordance with terms defined in the Developer Reimbursement Agreement and amendment thereto. The costs to be reimbursed are not to exceed \$33,312,000 as noted in the original agreement. Included in the original reimbursable amount were costs related to the purchase or condemnation of right-of-way for the San Jacinto Street Extension Project in the amount of \$2,700,000. During fiscal year 2012, an ordinance was passed that authorized the appropriation of \$2,033,223 out of the Woodlands Regional Participation Fund to fund these costs.

During the prior fiscal year, the Development Agreement with Hardy Yards LP was terminated upon the approval of the Settlement Agreement between the Authority, Hardy Yards LP and the City. In accordance with the Settlement Agreement, the City agreed to pay Hardy Yards LP \$3,138,536 to fully extinguish the liability previously recorded as due to Hardy Yards LP.

At the time of the settlement, Hardy Yards LP had incurred a total of \$7,849,582 in development costs on behalf of the Authority. The Authority has reimbursed Hardy Yards LP \$3,686,948, of which \$606,955 was reimbursed during the fiscal year ended June 30, 2025, leaving a balance of \$4,162,634 due. In accordance with the Settlement Agreement noted above, the City paid Hardy Yards LP \$3,138,536 to extinguish the remaining balance owed. The Authority recorded a gain on extinguishment of developer debt of \$1,024,098 during the prior fiscal year.

NOTE 9. CAPITAL ASSETS – DEVELOPMENT COSTS

During the fiscal year ended June 30, 2026, the Authority did not incur development costs with Central Houston Civic Improvement for planning and design work in connection with a project for a hike and bike trail within the Zone. Cumulative costs for this project as of June 30, 2026, totaled \$123,022.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

JUNE 30, 2026

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2026

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts Budgetary Basis</u>	<u>Variance with Budget- Over (Under) Actual Amounts</u>
BUDGETARY REVENUES			
Tax Increment Revenue	\$ 1,552,005	\$ 1,660,400	\$ 108,395
Investment Revenues	15,000	43,157	28,157
TOTAL BUDGETARY REVENUES	<u>\$ 1,567,005</u>	<u>\$ 1,703,557</u>	<u>\$ 136,552</u>
BUDGETARY EXPENDITURES			
Maintenance and Operations	\$ 275,500	\$ 185,707	\$ 89,793
Municipal Services	180,324	180,324	180,324
Capital Improvements	1,740,000	183,349	1,556,651
TOTAL BUDGETARY EXPENDITURES	<u>\$ 2,195,824</u>	<u>\$ 369,056</u>	<u>\$ 1,826,768</u>
BUDGETARY EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (628,819)	\$ 1,334,501	\$ 1,963,320
BUDGETARY FUND BALANCE - JULY 1, 2025	<u>2,539,060</u>	<u>2,539,060</u>	<u> </u>
BUDGETARY FUND BALANCE - JUNE 30, 2026	<u>\$ 1,910,241</u>	<u>\$ 3,873,561</u>	<u>\$ 1,963,320</u>

See accompanying independent auditor's report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
NOTES TO BUDGETARY COMPARISON SCHEDULE – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2026

The unappropriated budget is adopted annually for the General Fund by the Authority's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting, the modified accrual basis of accounting which is consistent with generally accepted accounting principles. The original General Fund budget for the current year was adopted on August 27, 2025.

For the fiscal year ended June 30, 2026, actual revenues were \$136,552 more than budgeted primarily due to increment taxes coming in higher than anticipated. In addition, expenditures were lower than budget primarily due to capital outlay costs coming in lower than anticipated. Many projects budgeted for 2026 have yet to commence. Overall, the District finished the year \$1,963,320 ahead of budget.

See accompanying independent auditor's report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

SUPPLEMENTARY INFORMATION

REQUIRED BY THE CITY OF HOUSTON

JUNE 30, 2026

DRAFT SUBJECT TO CHANGE

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
OPERATING AND CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026**

Category	Vendor	Budget	Actual Expenditures	Variance Positive (Negative)
ADMINISTRATION AND OVERHEAD				
Accounting	Municipal Accounts & Consulting	\$ 40,000	\$ 41,495	\$ (1,495)
Administrative Consultant	Hawes Hill & Associates	55,000	59,000	(4,000)
Auditor	McCall Gibson Swedlund Barfoot Ellis PLLC and Municipal Accounts & Consulting	18,000	17,000	1,000
Tax Advisor	Equitax, Inc	15,000	13,907	1,093
Insurance	Texas Municipal League	2,500	4,145	(1,645)
Office Expense	Hawes Hill & Associates, Municipal Accounts & Consulting, Texas Capital and Bracewell LLP	5,000	6,240	(1,240)
SUBTOTAL		<u>\$ 135,500</u>	<u>\$ 141,787</u>	<u>\$ (6,287)</u>
PROGRAM AND PROJECT CONSULTANTS				
Engineering Consultant	Gauge Engineering	\$ 50,000	\$ 6,571	\$ 43,429
Planning Consultant	SWA Group	50,000	660	49,340
Legal Consultant	Bracewell LLP, Jackson Walker LLP and Greenberg Trauig	40,000	36,689	3,311
SUBTOTAL		<u>\$ 140,000</u>	<u>\$ 43,920</u>	<u>\$ 96,080</u>
TOTAL MANAGEMENT CONSULTING SERVICES		<u><u>\$ 275,500</u></u>	<u><u>\$ 185,707</u></u>	<u><u>\$ 89,793</u></u>
CAPITAL EXPENDITURES				
Project T-2104: 2600-3500 Block Main PER		\$ 75,000	\$ -	\$ 75,000
Project T-2105: Pickney Street Hike & Bike Trail		275,000	10,405	264,595
Project T-2106: Sidewalk Replacement and Improvements		440,000	24,677	415,323
Project T-2107: Hogan/Lorraine Corridor Improvements		500,000	-	500,000
Project T-2109: Parks and Greenspace Improvements		150,000	40,318	109,682
Project T-2111: Multi-Street Mobility Improvements		200,000	7,949	192,051
Project T-2112: Area-Wide Community Improvements		100,000	100,000	-
TOTAL CAPITAL EXPENDITURES		<u><u>\$ 1,740,000</u></u>	<u><u>\$ 183,349</u></u>	<u><u>\$ 1,556,651</u></u>

See accompanying independent auditor's report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY
PROJECT PLAN RECONCILIATION
FOR THE YEAR ENDED JUNE 30, 2026

	Project Plan Estimated Amount	Cumulative Expenditures as of the Fiscal Year Ended 2026	Variance Positive (Negative)
ESTIMATED PROJECT COSTS			
Roadway, Sidewalk and Landscape Improvements	\$ 97,692,000	\$ 13,818,636	\$ 83,873,364
Roadway, Sidewalk and Bridge Improvements	200,000,000		200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost	9,820,000	-	9,820,000
Affordable Housing	32,920,000	5,607,566	27,312,434
Financing Costs	1,700,000	-	1,700,000
Zone Creation and Administration	5,200,000	2,546,873	2,653,127
TOTAL ESTIMATED PROJECT COSTS	\$ 574,544,000	\$ 21,973,075	\$ 552,570,925

See accompanying independent auditor's report.

NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

JUNE 30, 2026

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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

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

September 18, 2026

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

We have audited the financial statements of the governmental activities and major fund of Near Northside Redevelopment Authority (the “Authority”) for the year ended June 30, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated June 19, 2026. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term “management” refers to the Board of Directors and/or Authority consultants.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the Authority, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 2. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. If applicable, we evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. No such adjustments were noted.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 18, 2026.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to perform non-attest services for the Authority in relation to the preparation of the financial statements and related notes in conformity with accounting principles generally accepted in the United States of America. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to those specifically defined and did not result in assuming management responsibilities.

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for the General Fund, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information required by the City of Houston, Texas and Other Supplementary Information, which accompany the financial statements but are not RSI. With respect to this information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled this information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the Authority and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

5. Consider potential reimbursement agreement with MD Anderson YMCA.

Letter Of Intent

On November 29, 2023, the Board of Directors of the Hardy/Northside Redevelopment Authority (the “Authority”) and the Board of Directors of the Reinvestment Zone Number Twenty-One City of Houston, Texas, (the “Zone”) held a joint and public meeting at 9:00am at 218 Joyce Street, Houston, Tx 77009.

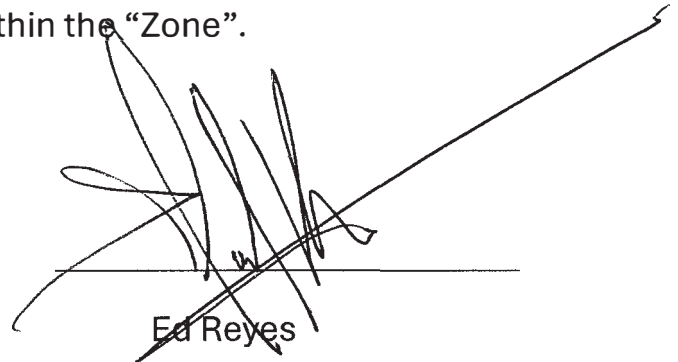
During the course of the public session , Item 2 -Public Comments, the Board of Directors of the Reinvestment Zone Number Twenty-On, (TIRZ-21), voted unanimously to enter into a Letter Of Intent between TIRZ-21 and the Greater YMCA of Houston to participate in pursuing funding which would assist in the rebuild efforts specifically designated for the rebuild of MD Anderson YMCA, located at 705 Cavalcade Street, Houston, TX 77009; and to be supportive of incentivizing the public development area (such as ADA compliant sidewalks, aesthetic horticulture installment like flowers and trees, etc.) on MD Anderson’s said aforementioned address within the “Zone”.



Jennifer Garcia

Chief Financial Officer

YMCA of Greater Houston



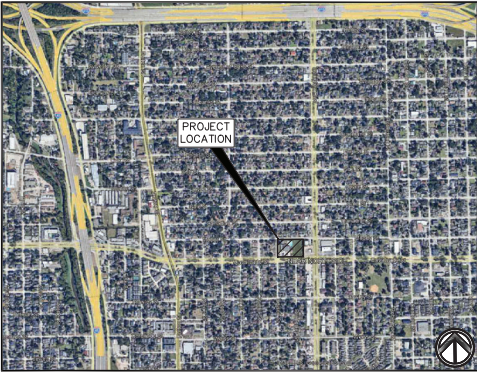
Ed Reyes

Chairman

TIRZ21

CONSTRUCTION PLANS FOR PROPOSED MD ANDERSON YMCA TO SERVE 705 CAVALCADE ST, HOUSTON, TX, 77009

ROW PUBLIC TAKEOFF			
DEMO		PROP	
228 LF	6" CURB	183 LF	6" CURB
4172 SF	CONCRETE SIDEWALK AND PAVERS	5909 SF	CONCRETE SIDEWALK
953 SF	CONCRETE DRIVEWAY	1021 SF	CONCRETE DRIVEWAY
10 LF	OVERHEAD POWER LINE	5 LF	6" DR18 C900 PVC
356 SF	ASPHALT STREET CUT	8 LF	24" HDPE STORM SEWER
77 SF	PLAYGROUND AREA	1 EA	STORM SEWER MANHOLE
254 LF	FENCE	3500 CU FT	DETENTION DUE TO PUBLIC IMPERVIOUS
39 SF	DUG OUT	356 SF	MOODY STREET REPLACEMENT



VICINITY MAP

ZIP CODE 77009
KEY MAP NO. 453U
GIMS MAP NO. 5459C

ENGINEER:
DUNAWAY ASSOCIATES, LLC
3200 WILCREST DR., SUITE 440
HOUSTON, TX, 77042
PHONE: 832.240.3771
CONTACT: ROBERT FARNIE, P.E.
EMAIL: RFARNIE@DUNAWAY.COM

OWNER:
YMCA OF GREATER HOUSTON
3110 HAYES RD, SUITE 300,
HOUSTON, TX, 77062
PHONE: 713-758-9183

DUNAWAY
3200 Wilcrest Dr • Suite 440 • Houston, Texas 77042
Tel: 832.240.3771
(TXENG FIRM F-1114)

AUGUST 2026

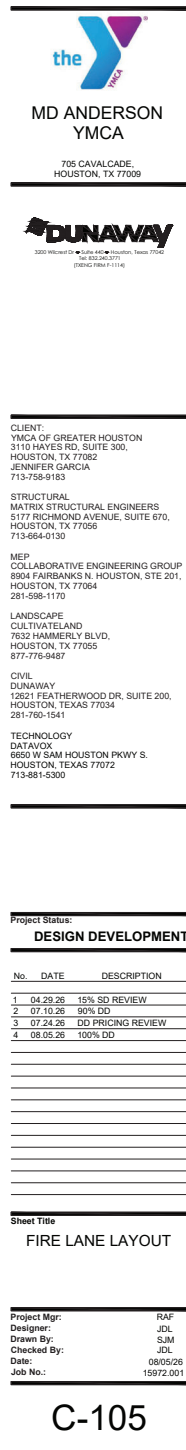
ACCORDING TO MAP NO. 48201C0690N OF THE FEDERAL EMERGENCY
MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY
AND INCORPORATED AREAS, DATED FEMA 01/06/2017 IS ENTIRELY WITHIN
"UNSHADED ZONE X"

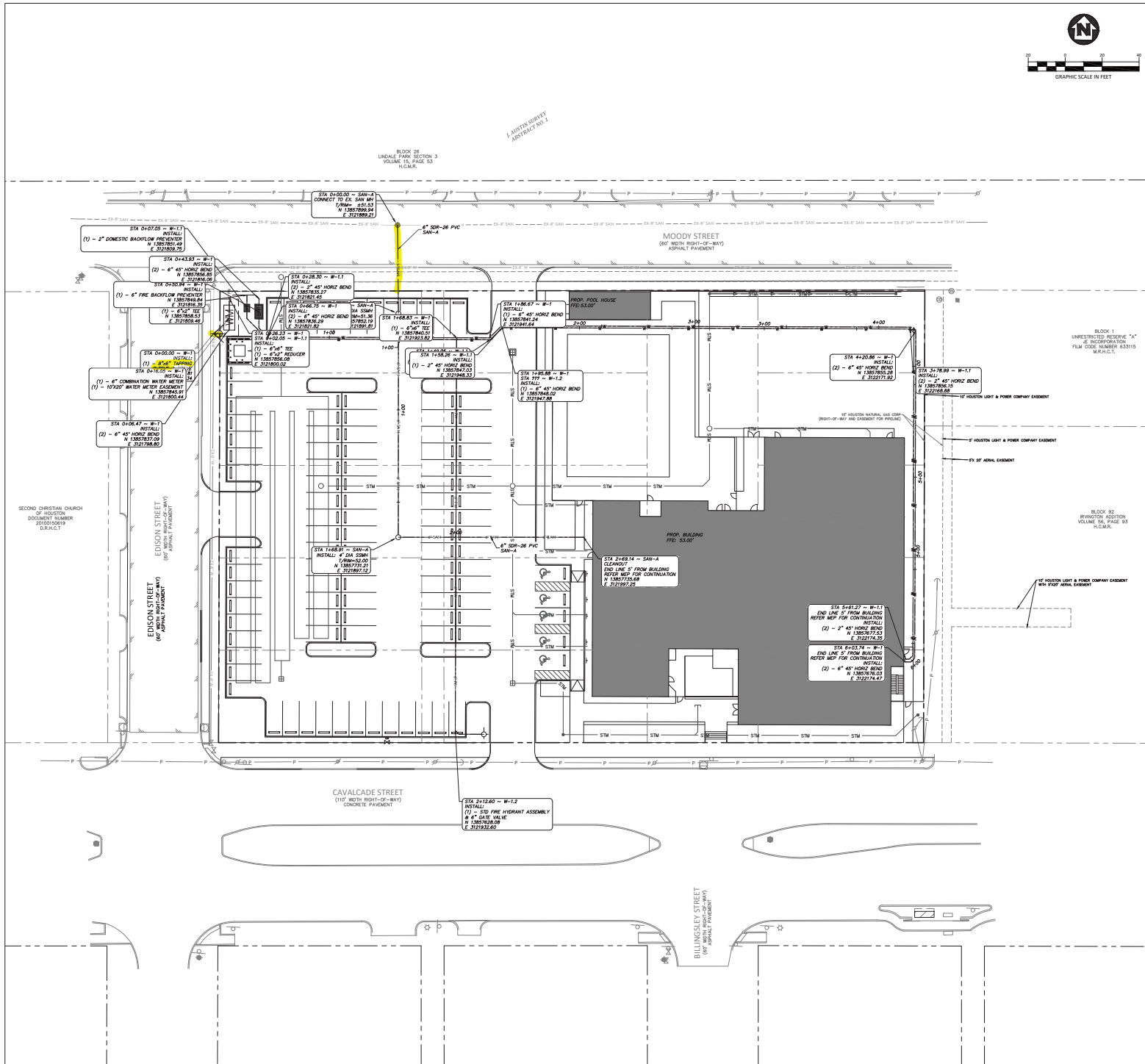
Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	CITY OF HOUSTON GENERAL NOTES
C-003	SURVEY (FOR REFERENCE ONLY)
C-004	PLAT (FOR REFERENCE ONLY)
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	PAVING PLAN
C-104	GRADING PLAN
C-105	FIRE LANE LAYOUT
C-201	WATER AND SANITARY SEWER PLAN
C-301	STORM SEWER PLAN
C-302	DRAINAGE AREA MAP
C-303	STORM SEWER CALCULATIONS
C-304	DETENTION LAYOUT
C-305	FLOODPLAIN EXHIBIT
C-306	STORM WATER POLLUTION PREVENTION PLAN
C-401	SWPPP DETAILS
C-402	PAVING DETAILS 1
C-403	PAVING DETAILS 2
C-404	PAVING DETAILS 3
C-405	PAVING DETAILS 4
C-406	PAVING DETAILS 5
C-407	PAVING DETAILS 6
C-408	WATER DETAILS 1
C-409	WATER DETAILS 2
C-410	SANITARY SEWER DETAILS
C-411	STORM DETAILS

CALL BEFORE YOU DIG

CONTRACTOR MUST CALL THE ONE-CALL BOARD OF TEXAS (OCB) AT 1-800-445-6005 OR BY DIALING 811 PRIOR TO ANY EXCAVATION. CALLS MUST BE MADE NO SOONER THAN 14 DAYS NOR LESS THAN 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO EXCAVATION.
(TEXAS UTILITY CODE CHAPTER 251.101)





UTILITY NOTES

- THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND OBTAINING THESE LOCATIONS SHALL NOT BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE DATA. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

WARNING TO CONTRACTOR
CALL TEXAS 811 (LOCATING SERVICE) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATE AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT DUNAWAY ASSOCIATES L.P. DOES NOT ASSUME OR IMPLY ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.

BASE FLOOD INFORMATION
SUBJECT PROPERTY LOCATED IN ZONE "UNSHADED" FOR FEMA MAP PANEL JAB000000N EFFECTIVE DATE: 01/01/2017

BENCHMARKS
BENCH MARK: WITH BOX LOCATED IN THE WEST RIGHT-OF-WAY LINE OF EDISON STREET (80' ON A CURB INLET, APPROXIMATELY 45' WEST OF A CURB INLET IN THE EAST RIGHT-OF-WAY OF SAID EDISON STREET AND 20' SOUTHWEST OF A FIRE HYDRANT IN THE SOUTH RIGHT-OF-WAY LINE OF MOODY STREET (60')
ELEVATION = 51.50'

UTILITY LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED STORM DRAIN
---	PROPOSED WATER LINE
---	PROPOSED FIRE WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER CLEANOUT
---	PROPOSED WATER METER
---	PROPOSED FIRE HYDRANT
---	PROPOSED GATE VALVE
---	PROPOSED RESILVER

MD ANDERSON YMCA
705 CAVALCADE, HOUSTON, TX 77009

DUNAWAY
3300 West Loop South, Suite 1000, Houston, Texas 77024
(281) 766-1110

CLIENT:
YMCA OF GREATER HOUSTON
3110 HAYES RD, SUITE 300,
HOUSTON, TX 77002
JENNIFER GARCIA
713-758-9183

STRUCTURAL:
MATRIX STRUCTURAL ENGINEERS
5177 RICHMOND AVENUE, SUITE 670,
HOUSTON, TX 77056
713-664-0130

MEP:
COLLABORATIVE ENGINEERING GROUP
8804 FAIRBANKS N. HOUSTON, STE 201,
HOUSTON, TX 77064
281-598-1170

LANDSCAPE:
CULTIVATLAND
7632 HAMMERLY BLVD.,
HOUSTON, TX 77055
877-776-9487

CIVIL:
DUNAWAY
12521 FEATHERWOOD DR., SUITE 200,
HOUSTON, TEXAS 77034
281-760-1541

TECHNOLOGY:
DATAFOX
6650 W SAM HOUSTON PKWY S.
HOUSTON, TEXAS 77072
713-881-5300

Project Status:
DESIGN DEVELOPMENT

No.	DATE	DESCRIPTION
1.	04.29.26	15% SD REVIEW
2.	07.10.26	90% DD
3.	07.24.26	DD PERICAL REVIEW
4.	08.05.26	100% DD

Sheet Title
WATER AND SANITARY SEWER PLAN

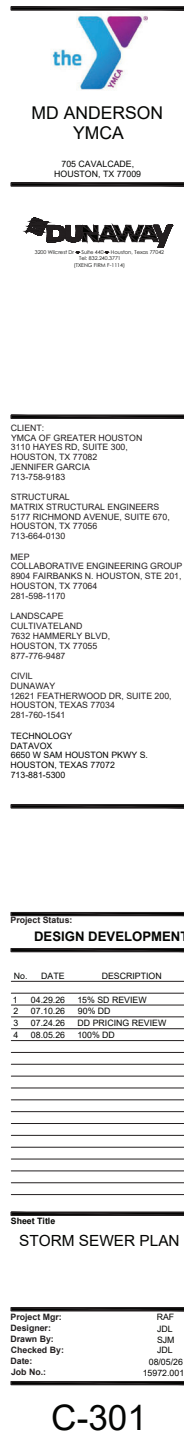
Project Mgr:	RAF
Designer:	JDL
Drawn By:	SJM
Checked By:	JDL
Date:	08/05/26
Job No.:	15972.001

C-201

CALL BEFORE YOU DIG

CONTRACTOR MUST CALL THE ONE-CALL BOARD OF TEXAS (800) 4-A-HEAD (800-427-3243) PRIOR TO ANY EXCAVATION. CALL MUST BE MADE NO SOONER THAN 4 DAYS NOR LESS THAN 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO EXCAVATION.

(TEXAS UTILITY CODE CHAPTER 251.103)



THIS DOCUMENT IS NOT FOR
CONSTRUCTION, PERMITTING
OR REGULATORY PURPOSES.

CLIENT:
YMCA OF GREATER HOUSTON
3110 HAYES RD, SUITE 300,
HOUSTON, TX 77082
JENNIFER GARCIA
713-758-9183

STRUCTURAL
MATRIX STRUCTURAL ENGINEERS
5177 RICHMOND AVENUE, SUITE 670,
HOUSTON, TX 77056
713-664-0130

MEP
COLLABORATIVE ENGINEERING GROUP
8904 FAIRBANKS N. HOUSTON, STE 201,
HOUSTON, TX 77064
281-598-1170

LANDSCAPE
CULTIVATELAND
7632 HAMMERLY BLVD
HOUSTON, TX 77055
832-776-9487

CIVIL
DUNAWAY
12621 FEATHERWOOD DR, SUITE 200,
HOUSTON, TEXAS 76107
281-760-1541

Project Status:

DESIGN DEVELOPMENT

[illegible]

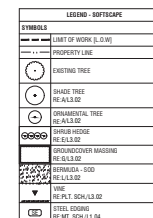
Sheet Title

SOFTSCAPE PLAN

Project Mgr:

Project Mgr:
Designer:
Drawn By: SP
Checked By: JS
Date: 08.07.26
Job No.: 1595

L3.01



SHRUBS, PERENNIALS, GROUND COVERS

M. Scientific Name

SH1 Shrub

SH2 Shrub

PE Perennials

GC Ground Cover

WN Vine

XERISCAPE

M. Scientific Name

XR1 Xeriscapo

XR2 Xeriscapo

PLANTING NOTES:

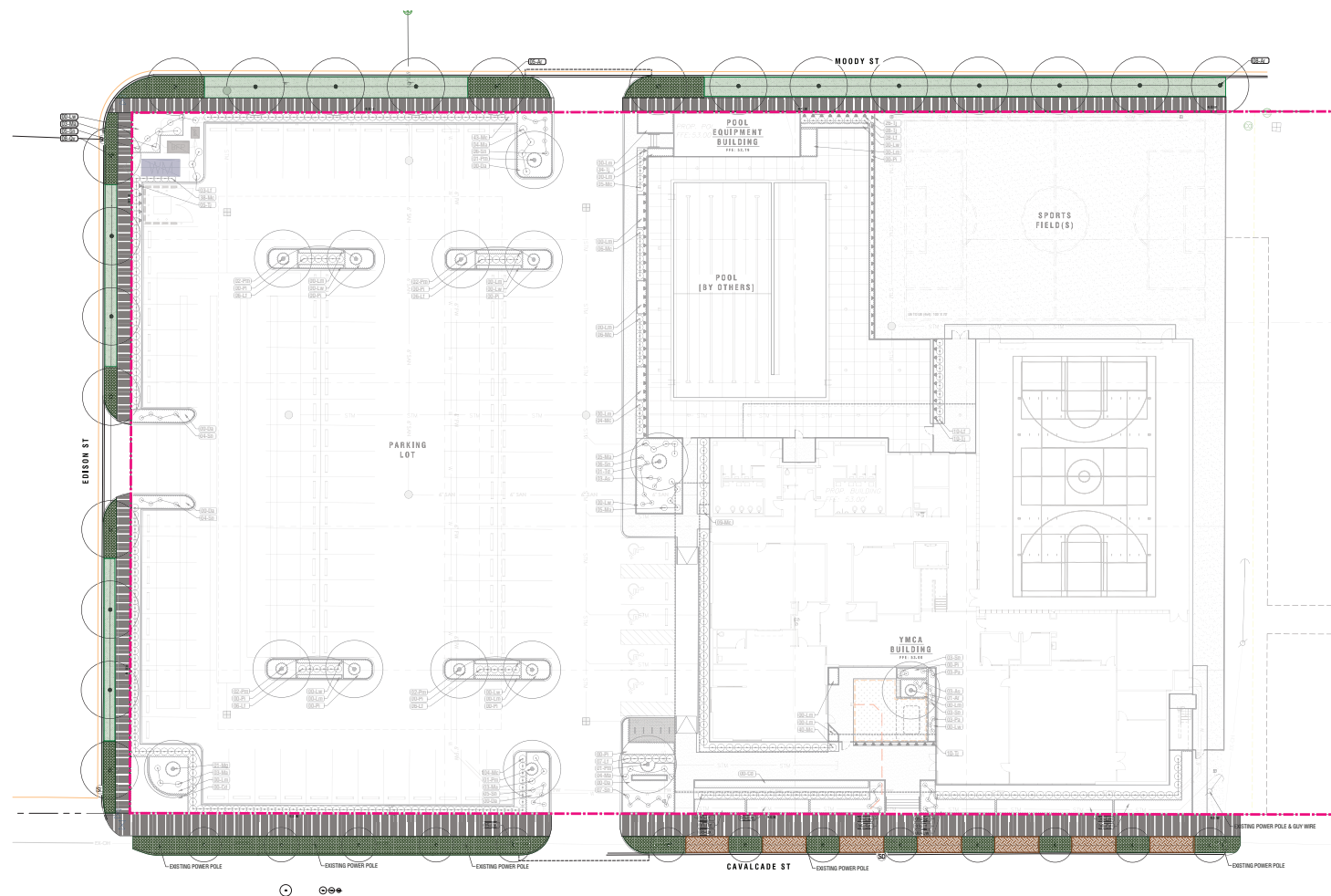
1. RE: L3.02 FOR ALL PLANTING RELATED NOTES.
2. ALL PLANTING BEDS TO BE MOVED WITH 4" COMPOST. EXCAVATE, REMOVE OR RELOCATE EXISTING SOIL IF GRADES ARE TOO HIGH PRIOR TO RECEIVING COMPOST.
3. RE: PLANTING DETAILS ON L5.02
4. RE: PLANTING SCHEDULE ON L5.02
5. ALL PLANTING BEDS TO RECEIVE 2" MIN. HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (IRIGATION FOR PROPOSED PLANTING TO BE NEW SYSTEM).
6. OS/3X INDICATES GROUNDCOVER SPECIES/SPACING TO BE DECIDED.

IRIGATION NOTES:

1. IRRIGATION SYSTEM TO INCLUDE NEW METER AND BACKFLOW PREVENTER.
2. ALL BEDS SHALL RECEIVE TWO (2) IRRIGATION BURELLS.
3. ALL TURF & PLANTING BEDS SHALL RECEIVE SPRINKLER IRRIGATION.
4. PLANTING BEDS LESS THAN 4'-0" IN WIDTH SHALL RECEIVE SPRINKLER IRRIGATION.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO INCLUDE NEW METER AND BACKFLOW PREVENTER.
2. ALL TREES SHALL RECEIVE TWO (2) IRRIGATION BUBBLERS.
3. ALL TUFF & PLANTING BEDS SHALL RECEIVE SPRAY IRRIGATION.
4. PLANTING BEDS LESS THAN 4'-0" IN WIDTH SHALL RECEIVE PERI-IRRIGATION.



LEGEND	TOTAL	CAVALCADE	EDISON	MOODY
 CONCRETE SIDEWALK	9,869 SF	(3,800 SF)	(1,100 SF)	(1,869 SF)
 CONCRETE PAVERS	600 SF	(600 SF)		
 PLANTING & IRRIGATION	2,425 SF	(1,500 SF)	(300 SF)	(575 SF)
 TURF GRASS & IRRIGATION	2,325 SF		(550 SF)	(1,875 SF)
 STREET TREE - 65 GAL.	34 TREES	(13 TREES)	(04 TREES)	(13 TREES)
 R.O.W.				



TIRZ SCOPE - MDA YMCA

Estimated quantities and cost

9/3/2026

DEMO

	QTY	Unit	Unit Cost	Sub-total Cost	Total Cost
DEMO IMPROVEMENTS WITHIN R.O.W. ALLOWANCE	12,900	SF	\$0.75	\$9,675.00	\$9,675.00

LANDSCAPE

CONCRETE SIDEWALK	5,950	SF	\$10.00	\$59,500.00	\$59,500.00
CONCRETE PAVERS	600	SF	\$25.00	\$15,000.00	\$15,000.00
PLANTING & IRRIGATION	2,425	SF	\$10.00	\$24,250.00	\$24,250.00
TURF GRASS & IRRIGATION	2,525	SF	\$1.25	\$3,156.25	\$3,156.25
STREET TREE - 65 GAL	34	EA	\$900.00	\$30,600.00	\$30,600.00
IRRIGATION ALLOWANCE	1	LS	\$12,500.00	\$12,500.00	\$12,500.00

CIVIL

CONCRETE DRIVEWAY	1,021	SF	\$12.00	\$12,252.00	\$12,252.00
CONCRETE CURB	225	LF	\$15.00	\$3,375.00	\$3,375.00
DETENTION (*)	3,500	CF	\$12.50	\$43,750.00	\$43,750.00
MANHOLE	1	EA	\$5,000.00	\$5,000.00	\$5,000.00
24" HPDE STORM SEWER	8	LF	\$120.00	\$960.00	\$960.00
PIPE - SANITARY - 6" PVC	5	LF	\$200.00	\$1,000.00	\$1,000.00

SUBTOTAL: \$221,018.25

BONDS, INSURANCE & WARRANTIES	2.25%	\$4,972.91
GENERAL CONDITIONS	5.00%	\$11,050.91
CM FEES	3.65%	\$8,067.17
CONSTRUCTION CONTINGENCY	2.00%	\$4,420.37
DESIGN / ESTIMATION CONTINGENCY	3.00%	\$6,630.55
ESCALATION	2.00%	\$4,420.37
		<u>\$39,562.27</u>

SUBTOTAL: \$260,580.52**A&E FEES** \$19,543.54**TOTAL** **\$280,124.06**

(*) Detention note: The city requires the ROW paved improvements to be included in the private detention system.
This represents the portion of detention required to support the public infrastructure.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

6. Authorize solicitation of request for proposal (RFP) for Branding Agency.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. SWA update.
 - a. Zone-Wide tree plantings.
 - i. Trees For Houston proposal.
 - b. METRO Pocket Parks.
 - c. Cavalcade corridor resiliency project.

SWA Houston

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

PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: September 18, 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:
 - Trees for Houston provided cost for tree planting and is coordinating cost for dead tree and stump removals.
 - Coordination with Hardy Yards landscape maintenance.
4. METRO POCKET PARKS:
 - SWA is commencing coordination with for engagement to align with Moody Park Master Plan engagement events. Moody Park General Member Meeting currently scheduled for October 14, 2026.
5. RESILIENT CAVALCADE:
 - SWA is coordinating with HR Green to develop proposal for pilot median landscaping. SWA is coordinating with Greater Northside Management District on associated maintenance costs to inform scope.
6. LITTLE WHITE OAK BAYOU CONCEPT RENDERINGS:
 - SWA commenced production of base materials and coordination for preliminary stakeholder meetings prior to development of concept.
7. ON-CALL AGREEMENT:
 - Attendance at Meetings

END OF REPORT



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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

PROGRESS REPORT

SEPTEMBER 2026

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21



PINCKNEY TRAIL

Activities This Period:

- Both power poles have been relocated by CenterPoint and are no longer in conflict (August 4)
- Harris County is currently negotiating with the contractor on the re-mobilization change order.

Next Steps

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

HOGAN STREET/CORRIDOR STUDY

Activities This Period:

- Draft Design Concept Report has been prepared
- Harris County to schedule a meeting with the City of Houston to finalize the scope of the project before completing the Design Concept Report

Next Steps

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

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

Activities This Period:

- Bid opening phase

Next Steps

- 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~~
 - 9/15 Bid Opening date
 - 9/18 TIRZ 21 Board meeting – Approve Construction Contract
 - 11/4 Begin Construction Phase (90 days)



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

September 18, 2026

Account Balances

As of September 18, 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%	3,531,692.11	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	5,230.48	Texas Capital Operating
Totals for Operating Fund:				\$3,536,922.59	
Grand total for Hardy Near Northside Redevelopment Authority:				\$3,536,922.59	

Cash Flow Report - Texas Capital Operating Account

As of September 18, 2026

Num	Name	Memo	Amount	Balance
BALANCE AS OF 08/22/2026				\$8,518.00
Receipts				
	Wire Transfer from Money Market		50,000.00	
Total Receipts				50,000.00
Disbursements				
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,165.80)	
ACH	Hawes Hill & Associates LLC	Professional Consulting and Management Services	(5,061.28)	
ACH	McCall Gibson Swedlund Barfoot PLLC	Auditing Fees	(12,000.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(4,393.72)	
ACH	SWA Group	Project Planning Consultant Fees	(5,926.50)	
ACH	HR Green, Inc.	Engineering Fees	(24,538.75)	
Bank Chg	Texas Capital	Monthly Service Charge	(201.47)	
Total Disbursements				(53,287.52)
BALANCE AS OF 09/18/2026				\$5,230.48

Hardy Near Northside TIRZ # 21

Actual vs. Budget Comparison

	August 2026			July 2026 - August 2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Revenue/ Expense							
Revenues							
City Tax Revenue	0	0	0	0	0	0	2,920,516
Interest Income	3,388	1,250	2,138	6,547	2,500	4,047	15,000
Grant Income - Construction	0	0	0	0	0	0	250,000
Total Revenues	3,388	1,250	2,138	6,547	2,500	4,047	3,185,516
Expenses							
Management Consulting Services							
Accounting	4,310	3,333	976	8,103	6,667	1,437	40,000
Admin Salaries & Benefits	5,040	5,040	0	10,080	10,080	0	60,480
Auditor	12,000	12,000	0	12,000	12,000	0	18,000
Tax Advisor	1,187	1,250	(63)	2,374	2,500	(126)	15,000
Insurance	0	0	0	0	0	0	5,000
Website	0	0	0	2,376	5,000	(2,624)	5,000
Office Expense	84	167	(82)	108	333	(225)	2,000
Bank Charges	201	417	(215)	830	833	(3)	5,000
Program and Project Consultants							
Legal	0	3,333	(3,333)	1,050	8,333	(7,283)	40,000
Planning Consultants	0	4,167	(4,167)	0	6,667	(6,667)	50,000
Total Expenses	22,822	29,707	(6,884)	36,922	52,413	(15,491)	240,480
Total Ordinary Revenues/ Expenses	(19,434)	(28,457)	9,023	(30,376)	(49,913)	19,538	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	23,497	23,497	0	54,533	54,533	0	750,000
T-2107 Hogan/Lorraine Corr	0	0	0	0	0	0	1,000,000
T-2109 Parks & Greenspace Impro	0	0	0	20,678	20,679	(1)	200,000
T-2111 Multi-Street Mobility Im	1,042	1,042	0	1,042	1,042	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	24,539	24,539	0	76,253	76,254	(1)	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	0	0	0	228,844	125,706	103,138	125,706
Supplemental Municipal Services	0	0	0	0	0	0	100,000
Total Transfers	0	0	0	228,844	125,706	103,138	1,345,237
Total Other Revenues/ Expenses	24,539	24,539	0	305,097	201,960	103,138	2,945,036
Net Income	(43,972.55)	(52,995.38)	9,022.83	(335,472.68)	(251,872.80)	(83,599.88)	0.00

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
11102 1 Texas Capital Operating	8,317
Total Checking/Savings	8,317
Other Current Assets	
11201 1 Time Deposits	3,581,692
Total Other Current Assets	3,581,692
Total Current Assets	3,590,009
TOTAL ASSETS	3,590,009
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
12000 1 Accounts Payable	51,920
Total Accounts Payable	51,920
Total Current Liabilities	51,920
Total Liabilities	51,920
Equity	
13101 1 Unassigned Fund Balance	3,873,561
Net Income	(335,472)
Total Equity	3,538,088
TOTAL LIABILITIES & EQUITY	3,590,009

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
9/1/2026	65609

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
--------------	------------

HAWES HILL & ASSOCIATES LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2991
DATE 09/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: August 2026	5,040.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: August 2026	21.28
BALANCE DUE	\$5,061.28

[illegible]

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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

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

August 28, 2026

Near Northside Redevelopment Authority
c/o Municipal Accounts & Consulting, Inc.
1281 Brittmoore Rd
Houston, TX 77043

Client Number: 300-20

Audit of Near Northside Redevelopment Authority as of and
for the year ended June 30, 2026.

Interim Billing

\$ 12,000.00

Please remit to:

13100 Wortham Center Dr., Suite 235, Houston, TX 77065

Houston | Austin | Dallas

13100 Wortham Center Drive, Suite 235, Houston, Texas 77065-5610 713-462-0341



MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 124872

Professional Services from July 13, 2026 to August 09, 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
Administrative Specialist	0.17	\$20.84
Sr. Administrative Specialist	0.50	75.00
Accounting Assistant	0.33	41.68
Consultant	10.00	1,999.98
Sr. Manager	0.33	83.33
Total Preparation of Financial Report		\$2,220.83

Task: Banking and Investment Services

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

Professional Personnel	Hours	Amount
Investment Consultant	2.74	\$547.00
Investment Manager	0.50	125.50
Total Banking and Investment Services		\$672.50

Task: Preparation of Budget/Audit

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

Professional Personnel	Hours	Amount
Consultant	4.08	\$816.68
Sr. Consultant	0.83	187.49
Sr. Manager	0.33	83.33
Investment Consultant	0.25	50.00
Total Preparation of Budget/Audit		\$1,137.50

Total Professional Services **\$4,030.83**



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 124872

Expenses and Other Items	Amount	
Copy Charges	\$8.70	
Delivery	12.55	
Document Storage & Retention Service	1.83	
Electronic Data Storage	22.50	
End of Year Filing	178.74	
End of Year Forms	11.21	
Investment Officer	100.00	
Mileage	27.36	
Total Expenses and Other Items		\$362.89
Total Professional Services		\$4,030.83
Total Expenses and Other Items		362.89
Total Amount Due		\$4,393.72



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

Date: August 13, 2026
Invoice No: 209794
For Period: July
Project No: NNRT504
Project Manager: Michael Robinson

Project Near Northside Resilient Cavalcade Vision Framework Plan

WORK PERFORMED:
Preparation of Community Meeting #2 ("VISION") Summary: "Preparation of Draft Recommendations document.

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

Fee			
Total Fee Earned	59,265.00		
% Complete	90.00	Total Earned	53,338.50
		Previous Fee Billing	47,412.00
		Current Fee Billing	5,926.50
		Total Fee Earned	5,926.50
		Total Due this Invoice:	<u>\$5,926.50</u>

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.



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

September 08, 2026
 Project No: 2602224-0000
 Invoice No: 207193

Invoice Total: \$23,497.00

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

Professional Services Through August 28, 2026
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plans (PS&E) Development	61,120.00	100.00	61,120.00	43,514.00	17,606.00
Permitting and Bid Phase	9,300.00	34.4194	3,201.00	0.00	3,201.00
Topo Survey	11,000.00	74.3636	8,180.00	8,180.00	0.00
Tree Protection Plans	5,500.00	93.6364	5,150.00	3,980.00	1,170.00
Expenses	4,526.00	34.4326	1,558.42	38.42	1,520.00
Total Fee	91,446.00		79,209.42	55,712.42	23,497.00
Total Fee				23,497.00	

Billing Limits	Current	Prior	To-Date
Total Billings	23,497.00	55,712.42	79,209.42
Limit			91,446.00
Remaining			12,236.58

Total this Invoice \$23,497.00

Approved by
Jesus Olivas
on 8/13/2026



Invoice

Date	Invoice #
8/12/2026	3671

Bill To
H.R. Green, Inc. 11011 Richmond Avenue, Suite 375 Houston, Texas 77042

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 -August 11, 2026 Review 90% submittal comments from HPARD forestry and HRGreen. Markup necessary changes to TPP, update tree treatment schedules and update QTO/OPCC. Submit QTO/OPCC to HRGreen. 4.0 hours -August 12, 2026 Review CAD changes made by draftsman in TPP. Coordinate corrections. Submit TPP to HRGreen. 2.0 hours Fees Accumulated in This Invoice: Urban Forester - 6.0 hours @ \$160.00/hour = \$960.00 Drafting - 3.0 hours @ \$70.00/hour = \$210.00 Total Authorized Fee.....\$5,300.00 Fees included in this invoice.....\$1,170.00 Fees previously invoiced.....\$3,980.00 Authorized Fee Balance.....\$150.00	
	Total \$1,170.00

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

INVOICE

Invoice Number **10594760**
Invoice Date August 21, 2026
Due Date September 20, 2026
Payment Terms Net 30
Customer ID **A-301229**

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HR GREEN
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Houston, TX 77042
United States of America

Advertising Customer: HR Green Engineering
Purchase Order Number:

Item Description	Tax	Amount
Near Northside Redevelopment Authority (TIRZ 21) Aug 14 2026 12:00AM HOUSTON BUSINESS JOURNAL Run Date: 08/14/2026 Order Number:W0046022		760.00
Near Northside Redevelopment Authority (TIRZ 21) Aug 21 2026 12:00AM HOUSTON BUSINESS JOURNAL Run Date: 08/21/2026 Order Number:W0046022		760.00
Net Amount		1,520.00
Tax:		
Total Invoice		1,520.00
Amount Due		1,520.00

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

September 08, 2026
Project No: 2602267-0000
Invoice No: 207199

Invoice Total: \$1,041.75

Project 2602267-0000 TIRZ 21 On-Call Services 2026

Professional Services Through August 28, 2026

Phase 01 2026 On-Call Engineering Services

Professional Personnel

	Hours	Amount	
Principal	2.00	750.00	
Professional	1.00	181.00	
Administrative	.50	60.00	
Totals	3.50	991.00	
Total Labor			991.00

Reimbursable Expenses

Mileage	50.75	
Total Reimbursables	50.75	50.75

Total this Phase \$1,041.75

Billing Limits

	Current	Prior	To-Date
Total Billings	1,041.75	5,951.40	6,993.15
Limit			10,000.00
Remaining			3,006.85

Total this Invoice \$1,041.75



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

10. Administrator's Report.