

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

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



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

**NOVEMBER 17, 2025**

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

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

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Monday, November 17, 2025, 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 September 24, 2025, meeting.
4. Election of Officers: Secretary and Asst. Secretary.
5. City of Houston Municipal Services Costs Agreement.
6. Amended FY2026 Budget reflecting Municipal Services Charge Adjustment. A copy of the proposed FY2026 Budget is attached.
7. Bookkeeper’s Report; approve payment of invoices.
8. Appointments to CIP Committee.
9. SWA update.
  - a. Zone-Wide tree plantings.
  - b. METRO Pocket Parks.
  - c. SWA Task Order Cavalcade Corridor resiliency vision framework plan services.
10. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks.
11. Administrator’s Report.
12. Discuss and determine meeting dates for 2026.
13. Adjourn.



\_\_\_\_\_  
Hawes Hill & Associates LLP – Administrator

Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority

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

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



**AGENDA MEMORANDUM**

**TO:** Near Northside Redevelopment Authority Board of Directors  
**FROM:** Zone Administrator  
**SUBJECT:** Agenda Item Materials

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3. Minutes of September 24, 2025, meeting.

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

**September 27, 2025**

**ESTABLISH QUORUM AND CALL MEETING TO ORDER.**

The Board of Directors of the Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Wednesday, September 27, 2025, 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	Position 5:	Daniel Ortiz, <i>Chair</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Jonathan Trujillo	Position 7:	Elia Quiles, <i>Asst. Secretary</i>
Position 4:	Diego Arias		

and all of the above were present, with the exception of Director Quiles, thus constituting a quorum. Also present were Naina Magon, Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Tyler Leggett, Municipal Accounts & Consulting LP. Others attending the meeting were Josh Rambo, McCall Gibson; Jesus Olivas and David Greaney, HR Green; Michael Robinson, SWA; Anibeth Turcios; and Randall Baxley. Chairman Ortiz called the meeting to order at 9:03 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Randall Baxley and Diego Arias.

**ACCEPT OATH OF OFFICE & SWORN STATEMENT FROM NEWLY APPOINTED BOARD MEMBERS.**

Ms. Clayton reported the new Board members Joseph M. Barron, Jonathan Trujillo and Diego Arias have completed the required paperwork and have taken the Oath of Office and Sworn Statement for their position on the Board. Upon a motion made by Director Bustamante, and seconded by Director Large, the Board voted unanimously to accept the Oath of Office and Sworn Statement of the newly appointed Board Members.

**MINUTES OF AUGUST 27, 2025, MEETING.**

Upon a motion made by Director Arias, and seconded by Director Barron, the Board voted unanimously to approve the Minutes of the August 27, 2025, Board meeting, as presented.

**9:09 a.m. Director Quiles arrived meeting.**

**APPROVE FY2025 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC.**

Mr. Rambo presented the FY2025 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He went over pages 4-8, Management's Discussion and Analysis; page 11, Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance; pages 13-21, Notes to the Financial Statements; page 23, Schedule of Revenues, Expenditures and Changes in Fund Balance General Fund; page 25, Operating and Capital Expenditures; and page 26, Project Plan Reconciliation. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to accept the FY2025 Annual Financial Report and Audit.

**BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES; RATIFY PAYMENT OF JULY INVOICES.**

Mr. Leggett presented the Bookkeeper's Report and reviewed invoices for payment, and reviewed invoices paid in July for ratification, included in the Board materials. Ms. Magon answered questions regarding budgeted items. Upon a motion made by Director Bustamante, and seconded by Director Arias, the Board voted unanimously to accept the Bookkeeper's Report; approved payment of current invoices; and ratified payment of invoices paid in July, as presented.

**COUNTY TAX INCREMENT PARTICIPATION IN THE ZONE.**

**a. Hawes Hill & Associates LLP Agreement to amend project plan and finance plan.**

Ms. Magon reported the County is interested in participating wherein the TIRZ/Authority would receive County increment to be expended on County approved projects within the Zone. She reported currently the TIRZ/Authority only receives City increment. She provided an overview of the process for the County to participate, including amending the project plan and finance plan and entering into an Interlocal Agreement with the County. She reported the fees for the services provided are \$25,000. Upon a motion made by Director Quiles, and seconded by Director Arias, the Board voted unanimously to approve the Hawes Hill & Associates LLP Agreement for services related to the amendment of a project plan and finance plan in the amount of \$25,000.00, as presented.

**SWA UPDATE.**

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

**a. Zone-Wide tree plantings.**

Mr. Robinson reported two locations have been identified for the tree plantings: Hardy Yards and Castillo Center.

**b. METRO Pocket Parks.**

**i. SWA Task Order for METRO Pocket Parks conceptual planning.**

Mr. Robinson reviewed SWA Task Order for conceptual design services for the METRO Pocket Parks in the amount of \$42,875.00, plus reimbursable expenses not to exceed \$8,500.00 for a total not to exceed amount of \$51,375.00. He provided an overview of the scope of services and answered questions. Upon a motion made by Director Large, and seconded by Director Quiles, the Board voted unanimously to approve SWA Task Order for conceptual planning services for the METRO Pocket Parks in the total amount not to exceed \$51,375.00, as presented.

**HR GREEN ENGINEERING UPDATE.**

Mr. Olivas presented the HR Green Status Report, included in the Board materials.

**a. Pinckney Trail.**

Mr. Olivas reported the construction is ongoing on the Pinckney Trail and is 80% complete. He reported HR Green is coordinating with CenterPoint on the retaining wall. Mr. Greaney reported the City and County are recommending shifting the trail to the north around the retaining wall and power poles; however due to the slope it cannot be shifted. He reported the City has no objection to reducing the trail width in this area from 10 feet to 8 feet along the stretch of power poles. He reported the shift will be approximately 5 feet and the County will need to redesign trail impacted which is approximately 90 feet of trail. No action from the Board was required.

**b. Corridor Study - Hogan Street.**

Mr. Olivas reported stage one of the DCR, existing conditions, is complete. No action from the Board was required.

**c. Sidewalks.**

Mr. Olivas provided an update on the sidewalk project and answered questions. Ms. Magon reported a meeting was held with the City regarding the sidewalk improvements and the TIRZ will take the lead. She reported the City wants the focus on new sidewalks at this time. No action from the Board was required.

**ADMINISTRATOR'S REPORT.**

Ms. Magon reported staff would be reaching out the new board members to schedule a new board member orientation meeting. No action from the Board was required.

**NEXT MEETING - WEDNESDAY, OCTOBER 25, 2025, AT 9:00 A.M.**

Chairman Ortiz announced Avenue CDC can host the board meetings and has requested the meetings be moved to a Monday or Friday. Staff will coordinate with attorney and Avenue CDC on availability to schedule future meetings. No action from the Board was required.

**ADJOURN.**

There being no further business to come before the Board, Chair Ortiz adjourned the meeting at 9:55 a.m.

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Secretary



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**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

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4. Election of Officers: Secretary and Asst. Secretary.



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AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

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5. City of Houston Municipal Services Costs Agreement.

Informational Only - this Agreement was approved by the Board in April, 2025

THE STATE OF TEXAS

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§  
§

COUNTY OF HARRIS

**MUNICIPAL SERVICE COSTS AGREEMENT**

This Municipal Service Costs Agreement (“Agreement”) is made and entered into by and among the **CITY OF HOUSTON**, a municipal corporation and home-rule city of the State of Texas, principally situated in Harris County (“City”); **REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS**, a reinvestment zone created by the City pursuant to Chapter 311, Texas Tax Code (“Zone”); and **HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY**, a not-for-profit local government corporation organized and existing under the laws of the State of Texas (“Authority”). For the purposes of this Agreement, the City, the Zone, and the Authority are referred to singularly as “Party” and collectively as “the Parties.” It is the intention of the Parties to this Agreement to set forth, in writing, the terms and conditions of their understanding and agreement regarding the payment of municipal services costs.

**WITNESSETH:**

**WHEREAS**, by Ordinance No. 2003-1258, passed and adopted on December 17, 2003, the City designated the Zone pursuant to Chapter 311, Texas Tax Code (the “TIF Act”) and established a tax increment fund for the Zone (the “TIF Fund”); and

**WHEREAS**, by Resolution No. 2009-32, passed and adopted on November 10, 2009, the City approved the creation of the Authority to aid, assist, and act on behalf of the City in the performance of the City’s governmental functions with respect to the administration of the Zone and the implementation of the Project Plan and Reinvestment Zone Financing Plan (the “Plan”); and

**WHEREAS**, pursuant to Ordinance No. 2009-1271, passed and adopted on December 9, 2009, the City, the Zone, and the Authority entered into an agreement (the “Tri-Party Agreement”) whereby the City makes payments to the Authority from the TIF Fund (“Authority Revenues”) for the Authority to spend in accordance with the Plan and the TIF Act; and

**WHEREAS**, Section 311.010(i) of the TIF Act permits the Authority, on behalf of the Zone, to contract with the City to pay the incremental costs of providing municipal services incurred as a result of the creation of the Zone or the development or redevelopment of the land in the Zone, regardless of whether the costs of those services are identified in the Plan; and

**WHEREAS**, as a result of the creation of the Zone and the development or redevelopment of the land in the Zone, the City is incurring an incremental increase in costs of providing certain municipal services (“Incremental Service Costs”); and

**WHEREAS**, the City will examine annually its records and financial data to determine the Incremental Service Costs and will use such information to calculate annually the Incremental Service Costs, if any, in accordance with Section 311.010(i) of the TIF Act; and

**WHEREAS**, the City, the Zone, and the Authority now desire to enter into this Agreement to provide for payment of the Incremental Service Costs from Available Authority Revenues (as defined in Article III of this Agreement) that are derived from the City's portion of the tax increment deposited into the TIF Fund and paid to the Authority pursuant to the Tri-Party Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements, and benefits to the Parties named herein, it is agreed as follows:

### **I. GENERAL TERMS**

**A. Incorporation of Recitals.** The recitals to this Agreement are hereby incorporated for all purposes.

**B. Definitions.** All capitalized terms shall have the meaning as defined herein, or, if not defined herein, shall have the meaning as defined in the Tri-Party Agreement.

**C. Singular and Plural.** Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

### **II. INCREMENTAL SERVICE COSTS**

The City, the Zone, and the Authority hereby agree that the Incremental Service Costs for the Zone shall be calculated by the City based on an examination of its records and financial data, with input from the Zone and the Authority, and shall be the amount, if any, shown as a line item in the Budget approved by the City, the Zone, and the Authority. The Zone and the Authority hereby agree that the Authority shall pay to the City, on or before the end of each fiscal year in which this Agreement is in effect, beginning with the Incremental Service Costs shown in the fiscal year 2025 Budget, from Available Authority Revenues as defined in this Agreement, the Incremental Service Costs as calculated pursuant to this Agreement.

### **III. AVAILABLE AUTHORITY REVENUES**

The Authority's payment of the Incremental Service Costs is subject to and conditioned upon the Authority's having Available Authority Revenues, as defined in this Agreement, sufficient to pay the Incremental Service Costs. "Available Authority Revenues" are Authority Revenues available to the Authority in the Authority's Surplus

Fund, derived from the City's portion of Tax Increment deposited into the TIF Fund, after 1) payment of all principal, all interest, and all paying agent/registrar charges on the Bonds and Notes and other obligations of the Authority, now or hereafter issued at the respective times and in the respective amounts as fixed and prescribed in the resolution or resolutions pursuant to which the Bonds or Notes or other obligations are now or hereafter issued by the Authority; 2) payments on other Authority Obligations with Developer/Builders as required by the Development Agreements now or hereafter entered into with such Developer/Builders; and 3) payments for other Project Costs to be paid pursuant to existing contracts with consultants or other contractors, permitted by the Tri-Party Agreement and the TIF Act. If the Authority does not have Available Authority Revenues in its Surplus Fund to pay all of the Incremental Service Costs, then the Authority shall pay a portion of the Incremental Service Costs in the amount of the Available Authority Revenues. The amount of any unpaid Incremental Service Costs shall accrue annually and become due and payable at such time as Available Authority Revenues are sufficient to pay all or a portion of such accrued and unpaid Incremental Service Costs.

#### **IV. PERIOD OF AGREEMENT**

This Agreement is effective on the Countersignature Date as shown in the signature page of this Agreement and remains in effect for a period expiring June 30, 2025. This Agreement shall automatically renew for successive one-year periods until the June 30<sup>th</sup> following the date on which the Zone terminates, unless any Party elects to terminate this Agreement by giving notice to the other Parties prior to the end of the then current term. The obligation to pay any accrued but unpaid Incremental Service Costs shall survive the termination of this Agreement.

#### **V. NOTICES**

All notices or payments required or permitted hereunder shall be in writing and shall be deemed delivered on the earlier of the following dates: the date of actual receipt or the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested), addressed to the respective other Party at the address prescribed herein below or at such other address as the receiving Party may have theretofore prescribed by written notice to the sending Party.

Addresses for notice shall be as follows:

City: Chief Economic Development Officer  
City of Houston, Texas  
P.O. Box 1562  
Houston, Texas 77002

Zone: Reinvestment Zone Number Twenty-One, City of Houston, Texas  
c/o Hawes Hill & Associates LLP  
P.O. Box 22167  
Houston, Texas 77227-2167

Authority: Hardy/Near Northside Redevelopment Authority  
c/o Hawes Hill & Associates LLP  
P.O. Box 22167  
Houston Texas 77227-2167

## **VI. LEGAL CONSTRUCTION**

If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices the other Party.

## **VII. SOLE AGREEMENT**

This instrument contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. Any modifications concerning these instruments shall be of no force and effect excepting a subsequent modification in writing, signed by all Parties.

**[SIGNATURE PAGES FOLLOW]**

**IN TESTIMONY OF WHICH**, this Agreement, in multiple originals, each having equal force, has been executed on behalf of the Parties hereto as follows, to-wit:

**CITY OF HOUSTON:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Mayor

**ATTEST/SEAL:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
City Secretary

**COUNTERSIGNED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
City Controller

**APPROVED:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Chief Economic Development Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_ Date: \_\_\_\_\_, 2025  
Assistant City Attorney  
LD-RE-0000003247

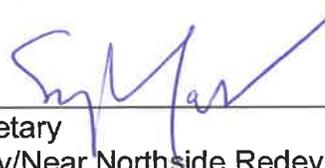
**HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY:**

**APPROVED:**

  
\_\_\_\_\_  
Chair  
Hardy/Near Northside Redevelopment Authority

Date: April 23, 2025

**ATTEST:**

  
\_\_\_\_\_  
Secretary  
Hardy/Near Northside Redevelopment Authority

Date: April 23, 2025

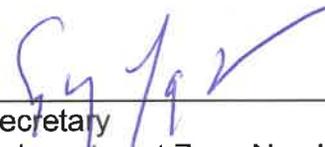
**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS**

**APPROVED:**

  
\_\_\_\_\_  
Chair  
Reinvestment Zone Number Twenty-One, City of Houston

Date: April 23, 2025

**ATTEST:**

  
\_\_\_\_\_  
Secretary  
Reinvestment Zone Number Twenty-One, City of Houston

Date: April 23, 2025



**AGENDA MEMORANDUM**

**TO:** Near Northside Redevelopment Authority Board of Directors  
**FROM:** Zone Administrator  
**SUBJECT:** Agenda Item Materials

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6. Amended FY2026 Budget reflecting Municipal Services Charge Adjustment.



**CITY OF HOUSTON**  
Economic Development

**John Whitmire**

Mayor

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

T. 832-393-0937  
F. 832-393-0844  
[www.houstontx.gov](http://www.houstontx.gov)

October 20, 2025

Hardy Place Authority for  
Tax Increment Redevelopment Zone No. 21  
Executive Directors, Administrators, Chairman of Board

**RE: Municipal Services Charge Adjustment Effective FY2026**

In 2017, the Mayor’s Office of Economic Development, collectively with the Finance Department, developed a legally defensible model to calculate an annual municipal services charge imposed on Tax Increment Reinvestment Zones. The imposed fees, described as a “shared sacrifice” was essential to close the then \$160M budget gap but also resulted in a “shared” responsibility of municipal costs given the city’s generous participation of 100% of property tax revenue collected within the zones. Additionally, the Municipal Services Charge (MSC) strengthened the City’s credit rating with the credit agencies, which was an important step in the long-term strategy towards financial stability. The MSC is invoiced annually, and the payments are transferred to the city’s general fund to pay for the cost of municipal services, pursuant to the authority granted to the City by Section 311.010(i) of the TIRZ statute.

Since 2017, the Mayor’s Office of Economic Development, the Finance Department and the leadership of the administration, continued to assess the impact of the MSC to support city services. While there was consideration to adjust the charge annually to reflect inflation and population, a decision was made to keep the MSC flat to allow the TIRZs time to generate revenue and for the RDA to reset priorities based on the change in revenue.

Effective with the FY26 budget and CIP, the MSC will be adjusted to the 2021 rate. If the increase from the FY2017 to FY2021 rate is less than \$400,000 annually, the FY26 budget template approved by the board will not require an amendment. The “tri-party” agreement allows for the Chief Economic Development Officer to approve changes less than \$400,000. For an increase that exceeds \$400,000, the TIRZ/RDA board must approve the amended FY26 budget. If there is no MSC Agreement in place, the TIRZ/RDA board must approve the MSC agreement at the time the board approves the annual budget reflecting the MSC. The 2021 MSC for TIRZ 21 is reflected in the table below:

<b>TIRZ 21- Hardy Place</b>	<b>2017 Calculated Charge</b>	<b>2021 Calculated Charge</b>
Municipal Services Charge	\$0	\$125,706

Thank you for supporting the mayor, the MOED and the city at large to ensure financial sustainability and long-term financial stability of the City.

Thank you,

*Gwendolyn Tillotson-Bell*

Gwendolyn Tillotson-Bell

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET PROFILE**

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

<b>P R O J E C T  F I L E</b>	<b>Base Year:</b>	2003
	<b>Base Year Taxable Value:</b>	\$ 40,313,080
	<b>Projected Taxable Value (TY2025):</b>	\$ 1,098,526,270
	<b>Current Taxable Value (TY2024):</b>	\$ 1,052,817,115
	<b>Acres:</b>	1,492.11
	<b>Administrator (Contact):</b>	Hawes Hill and Associates
	<b>Contact Number:</b>	(713) 595-1209

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	<p>Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.</p> <p>To date the Near Northside TIRZ 21 has completed improvements to the Henandez Tunnel and has completed engineering and landscaping master plans. The TIRZ has applied for a federal grant for flood mitigation improvements. Currently the TIRZ is constructing the Pinckney Street Hike and Bike Trail in a 50/50 partnership with Harris County, and the schematic design of the Hogan/Lorraine Corridor Improvements in conjunction with Harris County. Future projects currently in planning and design include parks and greenspace improvements, and multi-street mobility improvements.</p>

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

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimates	FY2026 Budget
	<b>Debt Service</b>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	<b>Balance as of 6/30/24</b>		<b>Projected Balance as of 6/30/25</b>	<b>Projected Balance as of 6/30/26</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 3,977,654	-	-
	Developer Agreement - Offsite Improvements	\$ 791,935	-	-
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET DETAIL

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

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

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimates	FY2026 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 25,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 55,000	\$ 60,000	\$ 55,000
Auditor	\$ 18,000	\$ 16,250	\$ 18,000
Tax Advisor	\$ 15,000	\$ 15,000	\$ 15,000
Insurance	\$ 2,500	\$ 2,426	\$ 2,500
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 120,500</b>	<b>138,676</b>	<b>135,500</b>
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 140,000</b>	<b>\$ 70,000</b>	<b>\$ 140,000</b>
<b>Management consulting services</b>	<b>\$ 260,500</b>	<b>208,676</b>	<b>275,500</b>
Capital Expenditures (See CIP Schedule)	\$ 1,316,000	130,000	1,740,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,316,000</b>	<b>130,000</b>	<b>1,740,000</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Hardy Yards/Cypress - OnSite	\$ 606,955	245,184	-
Hardy Yards/Cypress - OffSite	\$ -	209,650	-
<b>Developer / Project Reimbursements</b>	<b>\$ 606,955</b>	<b>\$ 454,834</b>	<b>\$ -</b>
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,183,455</b>	<b>793,510</b>	<b>2,015,500</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Adminstration Fees:			
City	\$ 124,002	\$ 124,002	\$ 125,838
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 826,677	\$ 826,677	\$ 838,921

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET DETAIL**

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

<b>TIRZ Budget Line Items</b>	<b>FY2025 Budget</b>	<b>FY2025 Estimates</b>	<b>FY2026 Budget</b>
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 80,324	\$ -	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ -	\$ 100,000
<b>Total Transfers</b>	<b>\$ 1,131,003</b>	<b>950,679</b>	<b>1,190,465</b>
<b>Total Budget</b>	<b>\$ 3,314,458</b>	<b>1,744,189</b>	<b>3,205,965</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,527,319	2,671,305	1,997,104
<b>Ending Fund Balance</b>	<b>\$ 1,527,319</b>	<b>2,671,305</b>	<b>1,997,104</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 4,841,777</b>	<b>\$ 4,415,494</b>	<b>\$ 5,203,069</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY26 - FY30 Total	Cumulative Total (To Date)	
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
H	T-2101	Near Northside Hernandez Tunnel	\$ 638,578	-	-	-	-	-	-	-	-	638,578
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 42,074	-	75,000	-	-	-	-	-	75,000	117,074
H	T-2105	Pinckney Street Hike and Bike Trail	\$ 211,784	20,000	275,000	-	-	-	-	-	275,000	506,784
H	T-2106	Sidewalk Replacement & Improvements	\$ 23,000	-	440,000	440,000	330,968	-	-	-	1,210,968	1,233,968
B, H	T-2107	Hogan/Lorraine Corridor Improvements	\$ 181,000	-	500,000	500,000	500,000	500,000	500,000	-	2,500,000	2,681,000
B, H	T-2109	Parks and Greenspace Improvements	\$ 43,500	110,000	150,000	500,000	100,000	100,000	100,000	-	950,000	1,103,500
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	-	200,000	550,000	1,000,000	1,000,000	1,000,000	-	3,750,000	3,750,000
H	T-2112	Area Wide Community Improvements	\$ -	-	100,000	100,000	100,000	100,000	100,000	-	500,000	500,000
0	T-1213	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
0	T-1214	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
<b>Totals</b>			<b>\$ 1,154,936</b>	<b>130,000</b>	<b>1,740,000</b>	<b>\$ 2,090,000</b>	<b>\$ 2,030,968</b>	<b>\$ 1,700,000</b>	<b>\$ 1,700,000</b>	<b>\$ 9,260,968</b>	<b>\$ 10,545,904</b>	

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	1,154,936	130,000	1,740,000	2,090,000	2,030,968	1,700,000	1,700,000	9,260,968	10,545,904
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>1,154,936</b>	<b>130,000</b>	<b>1,740,000</b>	<b>2,090,000</b>	<b>2,030,968</b>	<b>1,700,000</b>	<b>1,700,000</b>	<b>9,260,968</b>	<b>10,545,904</b>

<b>Project:</b> 2600 - 3500 Block Main PER	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2104</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b> Amendment to Major Thoroughfare Plan to provide for adequate sidewalks/multi-purpose pathway from I-45 to the METRO light rail facility on Fulton Street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2026	2027	2028	2029	2030	Total
<b>Justification:</b> Existing conditions consist of irregular stretches of non-connected segments of sidewalks, often blocked by telephone poles, or other conditions that render them useless.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	42,074	-	-	-	-	-	-	-	\$ -	\$ 42,074
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 42,074	\$ -	\$ -	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,074
<b>Source of Funds</b>											
TIRZ Funds		42,074	-	-	75,000	-	-	-	-	\$ 75,000	\$ 117,074
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 42,074	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 117,074

\*NOTE:

<b>Project:</b>	<b>Pinckney Street Hike and Bike Trail</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2105</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>			
		<b>Served:</b>	H	<b>Neighborhood:</b>			
<b>Description:</b>	Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. <b>The construction is a joint 50/50 effort between Harris County and TIRZ and represents \$550,000 in public improvements. The County managed the project.</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2026	2027	2028	2029	2030	Total
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Justification:</b>	Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.						

**Fiscal Year Planned Expenses**

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

<b>Project:</b>	<b>Sidewalk Replacement &amp; Improvements</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2106</b>		
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. <b>Includes \$1,100,880 for Mayor's Priority Sidewalks.</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
<b>Justification:</b>	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.		2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY25 - FY30 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	23,000	100,000	-	-	-	-	-	-	\$ -	\$ 23,000
4	Construction	-	-	-	400,000	400,000	300,880	-	-	\$ 1,100,880	\$ 1,100,880
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	40,000	40,000	30,088	-	-	\$ 110,088	\$ 110,088
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	40,000	40,000	30,088	-	-	\$ 110,088	\$ 110,088
<b>Total Allocations</b>		\$ 23,000	\$ 100,000	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -	\$ 1,210,968	\$ 1,233,968
<b>Source of Funds</b>											
TIRZ Funds		23,000	100,000	-	440,000	440,000	330,968	-	-	\$ 1,210,968	\$ 1,233,968
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 23,000	\$ 100,000	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -	\$ 1,210,968	\$ 1,233,968

<b>Project:</b> Hogan/Lorraine Corridor Improvements		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-2107</b>					
		<b>Location:</b> B, H		<b>Geo. Ref.:</b>											
		<b>Served:</b> B, H		<b>Neighborhood:</b>											
<b>Description:</b> Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. <b>The schematic design was a joint 50/50 effort between Harris County and TIRZ. The County lead the schematic design effort.</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/24</b>	<b>2025 Budget</b>	<b>2025 Estimate</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>FY26 - FY30 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	181,000	181,000	-	-	-	-	-	-	\$ -	\$ 181,000				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000				
4	Construction	-	-	-	-	500,000	500,000	500,000	500,000	\$ 2,000,000	\$ 2,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	10,000	-	-	-	-	-	-	\$ -	\$ -				
<b>Other Sub-Total:</b>		-	10,000	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Allocations</b>		\$ 181,000	\$ 191,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 2,681,000				
<b>Source of Funds</b>															
TIRZ Funds		181,000	10,000	-	500,000	500,000	500,000	500,000	500,000	\$ 2,500,000	\$ 2,681,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	181,000	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Funds</b>		\$ 181,000	\$ 191,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	\$ 2,681,000				

<b>Project:</b> Parks and Greenspace Improvements	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2109</b>	
	<b>Location:</b>	B, H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	B, H	<b>Neighborhood:</b>				
<b>Description:</b>	The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside. Pocket Parks.						
<b>Justification:</b> Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone. Revitalize fallow sites into beautiful greenspaces.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2026	2027	2028	2029	2030	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs							

**Fiscal Year Planned Expenses**

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

<b>Project:</b>	<b>Multi-Street Mobility Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2111</b>	
		<b>Location:</b>	B, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	B, H	<b>Neighborhood:</b>				
<b>Description:</b>	Multiple street project through out the zone which provide an immediate community impact with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, non-compliant ramps, etc. Multiple Phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2026	2027	2028	2029	2030	Total
<b>Justification:</b>	Many of the streets throughout each of the development corridors are in need of repair or replacement.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

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

<b>Project:</b>	<b>Area Wide Community Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-2112</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, specialized pavement markings.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2026	2027	2028	2029	2030	Total
<b>Justification:</b>	These projects would be maintained by the Management District.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FTEs</b>								

**Fiscal Year Planned Expenses**

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

\*NOTE:

<b>Project:</b> FUTURE CIP PROJECT	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1213</b>	
	<b>Location:</b>		<b>Geo. Ref.:</b>				
	<b>Served:</b>		<b>Neighborhood:</b>				
<b>Description:</b>	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2026	2027	2028	2029	2030	Total
<b>Justification:</b>	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						

**Fiscal Year Planned Expenses**

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

<b>Project:</b> FUTURE CIP PROJECT		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-1214</b>	
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
		Personnel	-	-	-	-	-	-		\$ -	
		Supplies	-	-	-	-	-	-		\$ -	
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	-		\$ -	
		Capital Outlay	-	-	-	-	-	-		\$ -	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -	
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/24</b>	<b>2025 Budget</b>	<b>2025 Estimate</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>FY14 - FY18 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 21	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	\$ 2,480,030	\$ 2,516,764	\$ 2,726,513	\$ 2,944,652	\$ 3,171,517	\$ 3,407,456
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	<b>\$ 2,480,030</b>	<b>\$ 2,516,764</b>	<b>\$ 2,726,513</b>	<b>\$ 2,944,652</b>	<b>\$ 3,171,517</b>	<b>\$ 3,407,456</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 2,519,747</b>	<b>\$ 2,531,764</b>	<b>\$ 2,741,513</b>	<b>\$ 2,959,652</b>	<b>\$ 3,186,517</b>	<b>\$ 3,422,456</b>
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 826,677	\$ 838,921	\$ 908,838	\$ 981,551	\$ 1,057,172	\$ 1,135,819
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Administrative Fees						
City	\$ 124,002	\$ 125,838	\$ 136,326	\$ 147,233	\$ 158,576	\$ 170,373
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 950,679</b>	<b>\$ 1,190,465</b>	<b>\$ 1,270,870</b>	<b>\$ 1,354,490</b>	<b>\$ 1,441,454</b>	<b>\$ 1,531,898</b>
Management Consulting Services	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 208,676</b>	<b>\$ 275,500</b>				
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 1,360,392</b>	<b>\$ 1,065,799</b>	<b>\$ 1,195,143</b>	<b>\$ 1,329,662</b>	<b>\$ 1,469,563</b>	<b>\$ 1,615,058</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 1,895,747</b>	<b>\$ 2,671,305</b>	<b>\$ 1,997,104</b>	<b>\$ 1,102,247</b>	<b>\$ 400,941</b>	<b>\$ 170,504</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>					
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 3,256,139</b>	<b>\$ 3,737,104</b>	<b>\$ 3,192,247</b>	<b>\$ 2,431,909</b>	<b>\$ 1,870,504</b>	<b>\$ 1,785,562</b>
<b>Projects</b>						
Hardy Yards/Cypress Development	\$ 454,834	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ 454,834</b>	<b>\$ -</b>				
T-2101 Near Northside Hernandez Tunnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2105 Pinckney Street Hike and Bike Trail	\$ 20,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ -	\$ 440,000	\$ 440,000	\$ 330,968	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Improvements	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 110,000	\$ 150,000	\$ 500,000	\$ 100,000	\$ 100,000	\$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ -	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
T-2112 Area Wide Community Improvements	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
T-1213 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1214 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 130,000</b>	<b>\$ 1,740,000</b>	<b>\$ 2,090,000</b>	<b>\$ 2,030,968</b>	<b>\$ 1,700,000</b>	<b>\$ 1,700,000</b>
<b>TOTAL PROJECTS</b>	<b>\$ 584,834</b>	<b>\$ 1,740,000</b>	<b>\$ 2,090,000</b>	<b>\$ 2,030,968</b>	<b>\$ 1,700,000</b>	<b>\$ 1,700,000</b>
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,997,104	\$ 1,102,247	\$ 400,941	\$ 170,504	\$ 85,562
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Blance</b>	<b>\$ 2,671,305</b>	<b>\$ 1,997,104</b>	<b>\$ 1,102,247</b>	<b>\$ 400,941</b>	<b>\$ 170,504</b>	<b>\$ 85,562</b>



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AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

November 17, 2025

## Account Balances

As of November 17, 2025

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		2.28%	2,457,131.49	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	1,191.97	Texas Capital Operating
Totals for Operating Fund:				\$2,458,323.46	
Grand total for Hardy Near Northside Redevelopment Authority:				\$2,458,323.46	

## Cash Flow Report - Texas Capital Operating Account

As of November 17, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 10/21/2025				\$2,240.07
Receipts				
	Wire Transfer from Money Market		15,000.00	
Total Receipts				15,000.00
Disbursements				
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,153.80)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,530.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(6,955.37)	
ACH	Texas Municipal League Intergovernmental	Insurance Expense	(1,862.00)	
ACH	Gauge Engineering LLC	Engineering Fees	(1,183.50)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.43)	
Total Disbursements				(16,048.10)
BALANCE AS OF 11/17/2025				\$1,191.97

## Hardy Near Northside TIRZ # 21

### Actual vs. Budget Comparison

	October 2025			July 2025 - October 2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Revenue/ Expense							
Revenues							
City Tax Revenue	0	0	0	0	0	0	2,516,764
Interest Income	4,166	1,250	2,916	16,143	5,000	11,143	15,000
Total Revenues	<u>4,166</u>	<u>1,250</u>	<u>2,916</u>	<u>16,143</u>	<u>5,000</u>	<u>11,143</u>	<u>2,531,764</u>
Expenses							
Management Consulting Services							
Accounting	4,404	4,400	4	17,263	17,600	(337)	40,000
Admin Salaries & Benefits	4,500	4,583	(83)	18,000	18,333	(333)	55,000
Auditor	2,500	2,500	0	17,000	18,000	(1,000)	18,000
Tax Advisor	1,154	1,250	(96)	4,615	5,000	(385)	15,000
Insurance	0	0	0	0	0	0	2,500
Office Expense	81	417	(336)	692	1,667	(975)	5,000
Bank Charges	363	0	363	1,100	0	1,100	0
Program and Project Consultants							
Engineering Consultants	0	4,167	(4,167)	6,572	16,667	(10,095)	50,000
Legal	0	3,333	(3,333)	22,201	13,333	8,868	40,000
Planning Consultants	0	4,167	(4,167)	660	16,667	(16,007)	50,000
Total Expenses	<u>13,003</u>	<u>24,817</u>	<u>(11,814)</u>	<u>88,102</u>	<u>107,267</u>	<u>(19,164)</u>	<u>275,500</u>
Total Ordinary Revenues/ Expenses	<u>(8,837)</u>	<u>(23,567)</u>	<u>14,730</u>	<u>(71,959)</u>	<u>(102,267)</u>	<u>30,307</u>	<u>2,256,264</u>
Other Revenues/ Expenses							
Extra Ordinary Revenue							
Assigned Surplus	0	0	0	0	0	0	628,819
Total Extra Ordinary Revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>628,819</u>
TIRZ Capital Expenses							
T-2104 2600-3500 Block Main St	0	0	0	0	0	0	75,000
T-2105 Pickney St Hike & Bike	1,184	1,184	0	3,764	3,764	0	275,000
T-2106 Sidewalk Replacement/Imp	0	0	0	0	0	0	440,000
T-2107 Hogan/Lorraine Corr	0	0	0	0	0	0	500,000
T-2109 Parks & Greenspace Impro	0	0	0	0	0	0	150,000
T-2111 Multi-Street Mobility Im	0	0	0	1,997	1,997	0	200,000
T-2112 Area Wide Comm Improvem	0	0	0	0	0	0	100,000
Total TIRZ Capital Expenses	<u>1,184</u>	<u>1,184</u>	<u>0</u>	<u>5,761</u>	<u>5,761</u>	<u>0</u>	<u>1,740,000</u>
Transfers							
Administrative Fees - City	0	0	0	0	0	0	125,838
Affordable Housing - City	0	0	0	0	0	0	838,921
Municipal Services	0	0	0	0	0	0	80,324
Supplemental Municipal Services	0	0	0	0	0	0	100,000
Total Transfers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,145,083</u>
Total Other Revenues/ Expenses	<u>1,184</u>	<u>1,184</u>	<u>0</u>	<u>5,761</u>	<u>5,761</u>	<u>0</u>	<u>2,256,264</u>
Net Income	<u>(10,020.03)</u>	<u>(24,750.17)</u>	<u>14,730.14</u>	<u>(77,720.27)</u>	<u>(108,027.44)</u>	<u>30,306.87</u>	<u>0.00</u>

## Balance Sheet

As of October 31, 2025

	Oct 31, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
%\$& 'HM Uj 7 U]HU' C dYfU]b[	1,877
Total Checking/Savings	1,877
Other Current Assets	
%\$&% 'H]a Y8 Ydcg]g	2,472,131
Total Other Current Assets	2,472,131
Total Current Assets	2,474,008
<b>TOTAL ASSETS</b>	<b>2,474,008</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
%\$\$\$ '5Wti b]gDUhtWY	12,669
Total Accounts Payable	12,669
Total Current Liabilities	12,669
Total Liabilities	12,669
Equity	
%\$% 'I b]g]bYX: i bX'6UUbW	2,539,060
Net Income	(77,720)
Total Equity	2,461,339
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,474,008</b>



# Hardy Near Northside Redevelopment Authority Quarterly Investment Inventory Report Period Ending September 30, 2025

BOARD OF DIRECTORS  
Hardy Near Northside  
Redevelopment Authority

Attached is the Quarterly Investment Inventory Report for the  
Period ending September 30, 2025.

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

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

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)  
December 26, 2017 (Texpool Academy 10 Hours)  
January 9, 2020 (TexPool Academy 12 Hours)  
December 31, 2021 (Texpool Academy 10 Hours)  
December 16, 2023 (Texpool Academy 10 Hours)

November 5, 2015 (Texpool Academy 10 Hours)  
November 6, 2017 (Texpool Academy 10 Hours)  
November 5, 2019 (Texpool Academy 10 Hours)  
December 28, 2021 (Texpool Academy 10 Hours)  
December 26, 2023 (Texpool Academy 10 Hours)

Mark M. Burton  
(Investment Officer)

Ghia Lewis  
(Investment Officer)

## Summary of Money Market Funds

07/01/2025 - 09/30/2025

Fund: Operating

Financial Institution: TEXAS CAPITAL BANK

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

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2025		990,187.27				
07/01/2025	Transfer to Operating			(20,000.00)		
07/22/2025	Transfer from Operating		1,565,801.30			
07/23/2025	Transfer to Operating			(22,000.00)		
07/31/2025					2,784.69	
08/27/2025	Transfer to Operating			(20,000.00)		
08/31/2025					4,766.14	
09/24/2025				(20,000.00)		
09/30/2025					4,426.02	
Totals for Account XXXX1794:		\$990,187.27	\$1,565,801.30	(\$82,000.00)	\$11,976.85	\$2,485,965.42
Totals for Operating Fund:		\$990,187.27	\$1,565,801.30	(\$82,000.00)	\$11,976.85	\$2,485,965.42

Methods Used For Reporting Market Values

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

Hardy Near Northside Redevelopment Authority  
**Summary of Certificates of Deposit with Money Market**  
 07/01/2025 - 09/30/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
	Totals for Operating Fund:			0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00								Interest Earned:	\$0.00					
Plus Principal From Cash:	\$0.00								Less Beg Accrued Interest:	\$0.00					
Less Principal Withdrawn:	\$0.00								Plus End Accrued Interest:	\$0.00					
Plus Interest Reinvested:	\$0.00								Fixed Interest Earned:	\$0.00					
Fixed Balance:	\$0.00								MM Interest Earned:	\$11,976.85					
MM Balance:	\$2,485,965.42								Total Interest Earned:	\$11,976.85					
Total Balance:	\$2,485,965.42														
	Totals for District:			0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Methods Used For Reporting Market Values

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

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
11/1/2025	64185

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 3,846 items on the tax roll as of January 2025, at \$0.30 per item	1,153.80
Invoice emailed to: Linda Clayton at <a href="mailto:lclayton@hhcllp.com">lclayton@hhcllp.com</a>	

<b>Total</b>	\$1,153.80
--------------	------------



PO BOX 22167

Houston, TX 77227-2167

## INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2611  
DATE 11/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: October 2025	4,500.00
In-House Photocopies and Binding: October 2025	30.00

---

BALANCE DUE **\$4,530.00**

# Hardy/Near Northside RA TIRZ 21

## In-house Postage, Photocopies, Binding, etc.

### Postage

Date	Amount
	\$ -

### Photocopies @ \$0.15

Date	Pages	Amount
10/16/2025	200	\$ 30.00

<b>Total</b>	<b>\$ 30.00</b>
--------------	-----------------

### Color Photocopies @ \$0.50

	\$ -
<b>Total</b>	<b>\$ -</b>

### Binding sets @ \$1.00

Date	Sets	Amount
		\$ -
<b>Total</b>		<b>\$ -</b>

<b>Total, all Items</b>		
Postage	\$	-
Photocopies	\$	30.00
Color Photocopies	\$	-
Binding sets	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>30.00</b>



**M A** MUNICIPAL ACCOUNTS  
**& C** & CONSULTING, L.P.

Hardy Near Northside RA  
 1281 Brittmoore Rd  
 Houston, TX 77043

Invoice No: 116871

**Professional Services from September 08, 2025 to October 12, 2025**

---

**Task: Preparation of Financial Report**

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

Professional Personnel	Hours	Amount
Consultant	18.92	\$3,783.36
Manager	1.50	337.50
<b>Total Preparation of Financial Report</b>		<b>\$4,120.86</b>

---

**Task: Preparation of Budget/Audit**

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

Professional Personnel	Hours	Amount
Consultant	0.42	\$83.34
Investment Consultant	0.50	100.00
<b>Total Preparation of Budget/Audit</b>		<b>\$183.34</b>

---

**Total Professional Services** **\$4,304.20**

Expenses and Other Items	Amount
Copy Charges	\$7.60
Document Storage and Retention Services	1.47
Electronic Data Storage	22.50
Investment Officer	100.00
Mileage	19.60
<b>Total Expenses and Other Items</b>	<b>\$151.17</b>

---

**Total Professional Services** **\$4,304.20**

**Total Expenses and Other Items** 151.17

**Total Amount Due** \$4,455.37



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Invoice

Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043

Date	Invoice #
10/13/2025	85484

Description	Amount
Audit Review Report FY25	2,500.00
<b>Total</b> \$2,500.00	

**Total Outstanding Balance** \$7,003.92





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

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

October 31, 2025  
 Project No: 2501551-0000  
 Invoice No: 194622  
**Invoice Total: 1,183.50**

Project 2501551-0000 TO #4 - Pinckney Trail

**Professional Services Through October 24, 2025**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Design Phase 90% Final	0.00	0.00	0.00	0.00	0.00
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordina	23,130.00	100.00	23,130.00	23,130.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00
Subcontracted/Additional Engineering Ser	0.00	0.00	0.00	0.00	0.00
Topo Survey Update (Plan & Profile) - Ku	12,109.90	100.00	12,109.90	12,109.90	0.00
Geotechnical Investigation Addendum - Av	1,760.00	100.00	1,760.00	1,760.00	0.00
Structural design - Retaining Wall Desig	11,550.00	100.00	11,550.00	11,550.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00
Supplemental No. 2 - Requested Design Re	23,145.00	100.00	23,145.00	23,145.00	0.00
Expenses	350.00	100.00	350.00	350.00	0.00
Construction Phase Services	23,670.00	100.00	23,670.00	22,486.50	1,183.50
<b>Total Fee</b>	<b>194,597.40</b>		<b>194,597.40</b>	<b>193,413.90</b>	<b>1,183.50</b>
	<b>Total Fee</b>				<b>1,183.50</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	1,183.50	193,413.90	194,597.40
Limit			194,597.40

**Total this Invoice 1,183.50**

# Ratify Payment of Invoices in October

## Cash Flow Report - Texas Capital Operating Account

As of October 20, 2025

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/25/2025				\$3,272.07
Receipts				
	Wire Transfer from Money Market		18,000.00	
Total Receipts				18,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(1,200.00)	
ACH	Equi-Tax Inc.	Tax Consultant Fee	(1,153.80)	
ACH	Hawes Hill & Associates LLP	Professional Consulting and Management Services	(4,653.74)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(4,503.92)	
ACH	SWA Group	Planning Consultants	(660.00)	
ACH	Gauge Engineering LLC	Engineering Fees	(1,997.30)	
ACH	McCall Gibson Swedlund Barfoot PLLC	Auditing Fees	(4,500.00)	
Bank Chg	Texas Capital	Monthly Service Charge	(363.24)	
Total Disbursements				(19,032.00)
BALANCE AS OF 10/20/2025				\$2,240.07

# BRACEWELL

## REMITTANCE PAGE

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

Invoice: 22005565

Matter No: 0037619.000001

Total Fees	\$ 1,200.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 1,200.00
<b>Total Current Billing on this Invoice</b>	<b>\$ 1,200.00</b>
Balance Forward	\$ 0.00
<b>Please Remit Total Balance Due on this Invoice</b>	<b>\$ 1,200.00</b>

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

### Wire Transfer Information

Wire to: Wells Fargo Bank, N.A., 420 Montgomery, San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account Number: 5436952757

ABA Number **(For Wire Transfers Only)**:121000248; **(For ACH's Only)**:111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include invoice number as a reference when sending the wire:**22005565**

### Check Information

Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

### Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

### Credit Card Information

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

# BRACEWELL

Hardy/Near Northside Redevelopment Authority  
c/o Municipal Accounts & Consulting, L.P.  
1281 Brittmoore Rd  
Houston, Texas 77043

October 03, 2025  
Invoice: 22005565  
BA: 04674 Clark Stockton Lord

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

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
09/24/25	Prepare for and attend board meeting	Clark Stockton Lord	2.00	600.00	1,200.00
<b>Total Fees</b>					<b>\$ 1,200.00</b>

## Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	2.00	600.00	1,200.00
<b>Total Summary of Fees</b>		<b>2.00</b>		<b>\$ 1,200.00</b>

**Total Fees, Expenses and Charges on This Invoice** **\$ 1,200.00**

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
10/1/2025	64072

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 3,846 items on the tax roll as of January 2025, at \$0.30 per item	1,153.80
Invoice emailed to: Linda Clayton at <a href="mailto:lclayton@hhcllp.com">lclayton@hhcllp.com</a>	

<b>Total</b>	\$1,153.80
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PO BOX 22167

Houston, TX 77227-2167

## INVOICE

BILL TO  
Hardy/Near Northside RA TIRZ 21

INVOICE 2580  
DATE 10/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: September 2025	4,500.00
In-House Photocopies & Binding: September 2025	99.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, D. Huml: September 2025	36.40
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: September 2025	18.34
<hr/>	
BALANCE DUE	<b>\$4,653.74</b>

# Hardy/Near Northside RA TIRZ 21

## In-house Postage, Photocopies, Binding, etc.

### Postage

Date	Amount
	\$ -

### Photocopies @ \$0.15

Date	Pages	Amount
9/22/2025	540	\$ 81.00

<b>Total</b>	<b>\$ 81.00</b>
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### Color Photocopies @ \$0.50

	\$ -
<b>Total</b>	<b>\$ -</b>

### Binding sets @ \$1.00

Date	Sets	Amount
9/22/2025	18	\$ 18.00
<b>Total</b>		<b>\$ 18.00</b>

<b>Total, all Items</b>	
Postage	\$ -
Photocopies	\$ 81.00
Color Photocopies	\$ -
Binding sets	\$ 18.00
<b>TOTAL</b>	<b>\$ 99.00</b>







**MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.**

**Hardy Near Northside RA  
1281 Brittmoore Rd  
Houston, TX 77043**

**Invoice No: 116111**

**Professional Services from August 11, 2025 to September 07, 2025**

---

**Task: Preparation of Financial Report**

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

Professional Personnel	Hours	Amount	
Consultant	19.75	\$3,950.04	
Sr. Consultant	1.25	281.25	
<b>Total Preparation of Financial Report</b>			<b>\$4,231.29</b>

---

**Task: Preparation of Budget/Audit**

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

Professional Personnel	Hours	Amount	
Consultant	0.58	\$116.66	
<b>Total Preparation of Budget/Audit</b>			<b>\$116.66</b>

---

**Total Professional Services \$4,347.95**

Expenses and Other Items	Amount	
Copy Charges	\$12.40	
Document Storage and Retention Services	1.47	
Electronic Data Storage	22.50	
Investment Officer	100.00	
Mileage	19.60	
<b>Total Expenses and Other Items</b>		<b>\$155.97</b>

---

**Total Professional Services \$4,347.95**

**Total Expenses and Other Items 155.97**

**Total Amount Due \$4,503.92**

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

Date: September 24, 2025  
Invoice No: 206358  
For Period: August  
Project No: NNRT501  
Project Manager: Michael Robinson

Project Near Northside On-Call

WORK PERFORMED:  
Meetings and Coordination.

**Professional Services from August 1, 2025 to August 31, 2025**

**Professional Personnel**

	Hours	Rate	Amount
Principal Robinson, Michael	3.00	220.00	660.00

**Total Fee Due This Invoice 660.00**

**Total Due this Invoice: \$660.00**

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

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

---



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

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

October 15, 2025  
 Project No: 2502695-0000  
 Invoice No: 193944  
**Invoice Total: 1,997.30**

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

**Professional Services Through September 26, 2025**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Professional			
Olivas, Jesus	9.00	225.00	2,025.00
Totals	9.00		2,025.00
<b>Total Labor</b>			<b>2,025.00</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	2,025.00	8,002.70	10,027.70
Limit			10,000.00
<b>Adjustment</b>			<b>(27.70)</b>

**Total this Invoice** 1,997.30

# ***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)*

October 14, 2025

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, 2025, including discussing the audit with the Board of Directors and sending final copies of the audit to the City of Houston. In addition, we completed nonattest services related to the preparation of the financial statements in the current year.

Annual Audit Fee	\$	14,250.00
Postage, delivery and report production		250.00
Less Interim Billing		<u>10,000.00</u>
Balance Due	\$	<u>4,500.00</u>

**We appreciate your business!**

*Chris Swedlund*

*Please remit to:  
13100 Wortham Center Dr., Suite 235, Houston, TX 77065*



**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

---

8. Appointments to CIP Committee.



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

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9. SWA update.
  - a. Zone-Wide tree plantings.
  - b. METRO Pocket Parks.
  - c. SWA Task Order Cavalcade Corridor resiliency vision framework plan services.

**SWA Houston**

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

**PROJECT STATUS REPORT BY SWA**

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

**PROJECTS:** TIRZ #21 CIP

**DATE:** November 17, 2025

**CURRENT PROJECTS STATUS**

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
  - Current Tasks Status:
    - Task 1: Streetscape Character: Cut Sheets – 90% Complete
    - Task 2: Board Workshop: Document Review - 0% Complete
    - Task 3: Final Plans & Guidelines: Finalize Document – 65% Complete
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
  - No Current Open Authorized Tasks
3. ZONE-WIDE TREE PLANTING:
  - Preliminary layout for Hardy Yards and Castillo Center.
4. METRO POCKET PARKS:
  - Pending commencement per direction to align engagement with Moody Park Master Plan engagement events.
5. ON-CALL AGREEMENT:
  - Attendance at Meetings

END OF REPORT

**SWA Houston**

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

---

**TASK ORDER:  
RESILIENT CAVALCADE CORRIDOR: VISION FRAMEWORK PLAN**

October 28, 2025

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

Re: Vision Framework Plan for a Resilient Cavalcade Street Corridor

SWA Group is pleased to submit this proposal to create a resiliency Vision Framework Plan for the Cavalcade Street Corridor for its extents within the Near Northside Redevelopment Authority between Interstate 45 and Maury Street.

**ASSUMPTIONS AND UNDERSTANDING**

SWA understands that City of Houston Council District H has initiated “Resilient H” as of October 2025 that seeks to address extreme heat, severe weather, and disaster risks through community-driven solutions. SWA will prepare and review materials with TIRZ #21, coordinate with appropriate stakeholders, define project goals, and create graphic materials as described below to develop a resiliency-based Vision Framework Plan for Cavalcade Street generally emphasizing mobility, shade, and character.

**PROCEDURE**

SWA will:

1. Review pertinent City of Houston and Harris County resiliency-related reference documents, plans, and initiatives, and summarize applicable material. Examples include, but are not limited to:
  - “Resilient Houston” by City of Houston
  - “Houston Resilience Hub Master Plan” by City of Houston
  - “Revive2Thrive” by Harris County Precinct Two
  - “METRO Urban Design Manual” by METRO
  - “TIRZ 21 Mobility Plan” and “TIRZ 21 Drainage Study” by TIRZ #21
2. Identify and document opportunity sites and/or future projects by other entities as part of the Constraints and Opportunities Map deliverable and commence coordination, generally including, but not limited to:
  - Little White Oak Bayou Trail
  - Interstate 45 (North Houston Highway Improvement Project by TXDOT)
  - City of Houston Transit-Oriented Development Standards (Interstate 45 to Moore Street)
  - City of Houston parcel at northeast corner of Cavalcade and Fulton
  - MD Anderson Family YMCA
  - Irvington Boulevard (current planning phase study by Harris County Precinct Two)
  - Irvington Park
  - Hardy Street and Elysian Street
  - Hardy Downtown Connector (Harris County Toll Road Authority)



3. Prepare base maps (using publicly available information and aerial imagery) and summary materials and review with TIRZ #21 in preparation for meeting with COH District H:
  - Summary of pertinent resiliency documents review
  - Existing Conditions Map
  - Constraints and Opportunities Map
4. Prepare for and meet with COH District H to review project goals, opportunities and aspirations for the corridor.
5. Prepare for and attend one (1) Stakeholder Coordination Meeting #1: PROJECT OVERVIEW, BACKGROUND, AND COORDINATION with representatives from agencies identified under “DELIVERABLES” item #8.
6. Revise materials based on input from Stakeholder Coordination Meeting.
7. Prepare exhibits for and attend Community Engagement Meeting #1: LISTEN (to present project background information and listen to the community before creating draft Vision Framework Plan) to be organized and run by COH District H.
8. Summarize comments received from Community Engagement Meeting.
9. Prepare draft Vision Framework Plan materials and review with TIRZ #21:
  - Draft Illustrative Plan of Corridor
  - Draft Enlargement Plans (up to 3)
  - Draft Existing and Proposed Cross Sections (up to 3)
  - Draft 3D Eye-Level Perspective Visualizations (up to 3)
10. Revise draft Vision Framework Plan materials based on comments from TIRZ #21.
11. Prepare for and meet with COH District H to present draft Vision Framework Plan materials.
12. Revise draft materials, prepare for, and attend one (1) Stakeholder Coordination Meeting #2: PROJECT UPDATE AND DRAFT VISION with representatives from agencies identified under “DELIVERABLES” item #8 to review draft Vision Framework Plan materials.
13. Revise draft materials, prepare exhibits for, and attend Community Engagement Meeting #2: VISION (to present preliminary Vision Framework Plan and receive community input) to be organized and run by COH District H.
14. Finalize materials, create summary memo, and provide to TIRZ #21.

#### **DELIVERABLES**

1. Existing Conditions Map
2. Constraints and Opportunities Map
3. Illustrative Plan of Corridor
4. Enlargement Plans (up to 3)
5. Existing and Proposed Cross Sections (up to 3)
6. 3D Eye-Level Perspective Visualizations (up to 3)
7. Summary Memo
8. Coordination including, but not necessarily limited to: City of Houston Council District H, City of Houston, Harris County Precinct Two, Greater Northside Management District, METRO, Harris County Toll Road Authority, MD Anderson Family YMCA.
9. Creation of exhibits and attendance at up to two (2) community engagement meetings organized and conducted by District H office. Meeting logistics, setup, noticing, and organization to be by others.

### **SUB CONSULTANTS**

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

### **SCHEDULE**

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

### **EXCLUSIONS TO SCOPE OF SERVICES**

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

- Topography and boundary surveys.
- Existing site engineering and utility base information.
- Engineering of any kind.
- Site environmental studies and documentation.
- Organizing, noticing (including, but not limited to, physical or virtual communications, websites, etc.), logistics, or other activities involved with conducting community engagement events are not included in this Task Order proposal. SWA will prepare and print exhibits, attend, present pertinent project-related materials at the event, and create summary memo of comments pertinent to the project, only.
- Any item not specifically addressed in this proposal.

### **FEES**

These services will be provided on a lump sum basis for \$59,265.00.

Reimbursables shall not exceed \$3,000.00 without additional authorization and are in addition to the fee stated above.

### **ATTACHMENTS**

- Exhibit A: Level of Effort Breakdown



**TIRZ #21 Near Northside Redevelopment Authority**  
**RESILIENT CAVALCADE: FRAMEWORK VISION PLAN**  
**EXHIBIT A: Level of Effort**

SWA Group  
v. 251028

Task	Principal	Principal	Associate	Associate	Associate	Associate	Designer	Designer	TOTAL Hours	TASK Fee	PHASE Fee	
	\$285	\$245	\$195	\$180	\$165	\$150	\$135	\$120				
<b>Resiliency Vision Framework Plan</b>												\$59,265
1 Review pertinent COH and HC resiliency documents, plans, and initiatives and create Summary	1	2			4		16		23		\$3,595	
2 Future Projects by Others - Commence Coordination and Documentation via Opportunities Map		2			2		8		12		\$1,900	
3 Prepare base materials (Plans Summary, Existing Conditions Map, Constraints and Opps Map)	1	2			16		4		23		\$3,955	
4 Prepare for and meet with COH District H to review project goals, opportunities, and aspirations		2			2		4		8		\$1,360	
5 Prepare for and attend one (1) Stakeholder Coordination Meeting #1: PROJECT OVERVIEW, BACKGROUND, AND COORDINATION		2			4		8		14		\$2,230	
6 Revise materials per input from Stakeholder Coordination Meeting		2			4		16		22		\$3,310	
7 Prepare for and attend Community Engagement Meeting #1: LISTEN (organized by COH District H)	2	4			8		24		38		\$6,110	
8 Summarize comments from Community Engagement Meeting		1			2		2		5		\$845	
9 Prepare draft Framework Vision Plan materials (Illustrative Plan, Enlargements, Sections, 3D) and review with TIRZ #21	4	8			24		40		76		\$12,460	
10 Revise draft Framework Vision Plan materials per comments from TIRZ #21	1	2			16		24		43		\$6,655	
11 Prepare for and meet with COH District H to present draft Framework Vision Plan materials		2			2		4		8		\$1,360	
12 Revise draft materials, prepare for, and attend one (1) Stakeholder Coordination Meeting #2: PROJECT UPDATE AND DRAFT VISION		2			4		8		14		\$2,230	
13 Revise draft materials, prepare exhibits for, and attend Community Engagement Meeting #2: VISION (organized by COH District H)	2	4			8		24		38		\$6,110	
14 Finalize deliverables, create summary memo, and provide to TIRZ #21	1	4			16		24		45		\$7,145	
<b>Total Hours</b>	12	39	0	0	112	0	206	0				
<b>TOTAL, SWA FEE</b>												<b>\$59,265</b>
Reimbursables (Miscellaneous printing for various coordination meetings and/or community engagement events)												\$3,000
<b>TOTAL, FEE PLUS REIMBURSABLES</b>												<b>\$62,265</b>



AGENDA MEMORANDUM

TO: Near Northside Redevelopment Authority Board of Directors  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

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10. HR Green Engineering update.
  - a. Pinckney Trail.
  - b. Corridor Study – Hogan Street.
  - c. Sidewalks.

# **PROGRESS REPORT**

**NOVEMBER 2025**

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY/TIRZ 21

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## **PINCKNEY TRAIL**

### **Activities This Period:**

- Contractor demobilized once the retaining wall conflict with power poles prohibited their progress.
- HR Green met with Harris County and the Contractor to discuss alternatives.
- HR Green reviewed the Contractor's proposed alternatives, which were cost prohibitive.
- HR Green coordinated an acceptable alternative with Harris County, which involves temporary pole removal.
- Construction work remains at 81% complete.

### **Harris County Construction Management:**

- County Retaining Wall Efforts
  - Harris County determined which alternatives would be acceptable.
  - Harris County decided to move forward with the temporary removal of the power poles, which would take 6 to 8 weeks before construction could resume.

## **HOGAN STREET/CORRIDOR STUDY**

### **Activities This Period:**

- Submitted DCR Stage 2 for review by County.
- County will schedule a DCR presentation to the City of Houston in December.

## **SIDEWALK PROJECT**

### **Activities This Period:**

- City of Houston to identify limits of new sidewalk project.
- Sidewalk design will be done by the TIRZ.
- We are waiting to hear back from City.



**AGENDA MEMORANDUM**

TO: Near Northside Redevelopment Authority Board of Directors  
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11. Administrator's Report.



**AGENDA MEMORANDUM**

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12. Discuss and determine meeting dates for 2026.