

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

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



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

OCTOBER 23, 2024

**HARDY 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 HARDY 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 Hardy Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Wednesday, October 23, 2024, at 9:00 a.m.**, at Lindale Park Community Center, 218 Joyce Street, Houston, Texas 77009, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes of the September 25, 2024, meeting.
4. Receive Bookkeeper's Report and approve payment of invoices.
5. Receive and consider FY2025 Budget.
6. Discuss renewal of TML Insurance and take appropriate action.
7. Consider Funding Agreement with Avenue Community Development Corporation.
8. Receive update from SWA.
9. Receive update from Gauge Engineering.
10. Receive Administrator's Report.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney with regard to pending or contemplated litigation.
12. Reconvene in Open Session and take appropriate actions with regard to private consultation with regard to pending litigation regarding Development Agreement with CR V Hardy Yards, L.P.
 - a. Consider Termination of Development Agreement with CR V Hardy Yards, L.P.; and
 - b. Consider Settlement Agreement with CR V Hardy Yards, L.P.
13. Next meeting – Wednesday, November 20, 2024, at 9:00 a.m.
14. Adjourn.



Administrator

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



AGENDA MEMORANDUM

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

3. Approve Minutes of the September 25, 2024, meeting.

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

September 25, 2024

The joint meeting of the Board of Directors (the "Board") of the Near Northside Redevelopment Authority (the "Authority") and the Board of Directors of Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), convened in regular session, open to the public, on the 25th day of September 2024, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Investment Officer
Jorge Bustamante	Vice Chair
Sylvia Cavazos	Secretary
Elia Quiles	Assistant Secretary
Daniel Ortiz	Treasurer
Fernando Zamarripa	Director
Monte Large	Director

All members of the Board of Directors except Directors Zamarripa, Quiles and Bustamante were present, thus constituting a quorum.

Also present were Naina Magon, Don Huml of Hawes Hill and Associates; Lonnie Hoogebaum, Northside Management District Administrator; Brandon Walwyn of the City of Houston (the "City"); Lydia Mares, Gauge Engineering; Chris Palis of Municipal Accounts & Consulting, L.P.; Michael Robinson of SWA; Sabrina Salts of Councilmember Castillo, City of Houston; Clark Lord and Garrett Merville of Bracewell LLP, legal counsel; Chris Palis of Municipal Accounts & Consulting, L.P.

1. Establish quorum and call to order. Director Reyes conducted roll call, established a quorum, and convened the meeting at 9:00 a.m.
2. Public comments. There were no public comments.
3. Approve Minutes from last meeting. After review and discussion Director Reyes motioned to approve the Minutes as presented, which was seconded by Director Ortiz and which passed by unanimous vote.
4. Financial and bookkeeping matters, including Financial Report and payment of bills. Mr. Palis provided an overview of the Financial Statements, current banking activity and

current invoices. After review and discussion Director Reyes motioned to accept the Financial Statements and authorize payment of current invoices, which was seconded by Director Ortiz, and which passed by unanimous vote.

5. Adopt Fiscal Year 2025 Operating Budget of the Authority and Fiscal Years 2025 through Fiscal Year 2029 Capital Project Improvement Budget of the Zone. This matter was deferred.
6. Tax Year 2023 CR V Hardy Yards, L.P. Developer Reimbursement Payment. Directors Ortiz and Reyes inquired about the confirmed, correct amount for reimbursement. Mr. Lord confirmed that the figure for reimbursement has been confirmed with the City. Upon a motion brought by Director Reyes, seconded by Director Ortiz, the Board unanimously voted to approve the Reimbursement to the developer, CR V Hardy Yards, L.P., in the amount of \$606,955.
7. Adopt audit for the fiscal year ending June 30, 2024. A copy of the audit was for fiscal year June 30, 2024 was presented for the Board's consideration for approval. After consideration, upon a motion brought by Director Ortiz, seconded by Director Reyes, the Board unanimously approved the audit.
8. Administrative Contractor Matters. The Board recognized Ms. Magon and Mr. Huml who presented and reviewed the contract for the Hawes Hill and Associates as Administrator/Executive Officer for the Authority/Reinvestment Zone No. 21. Upon a motion brought by Director Ortiz, seconded by Director Reyes, the Board unanimously voted to approve the Contract with Hawes Hill and Associates.
9. Attorney report.
 - a. Resolution Regarding Annual Review of Investment Policy and List of Broker/Dealers. Mr. Lord informed the Board that the District's Investment Policy is required to be reviewed on an annual basis and noted that no changes are needed to the Investment Policy. He stated that the list of qualified brokers was updated to reflect changes in bank name changes. Mr. Lord then presented the Investment Policy for the Board's review and approval. A motion was made by Director Ortiz and seconded by Director Reyes approve the Investment Policy. The motion carried by unanimous vote.
 - b. Disclosure Statement of Bookkeeper/Investment Officer. Mr. Lord requested the Board consider accepting an annual disclosure statement from the District's Bookkeeper and investment officer for filing with the Texas Ethics Commission, as required by the Public Funds Investment Act. A motion was made by Director Ortiz and seconded by Director Reyes approve the to accept an annual disclosure statement from the District's Bookkeeper and investment officer. The motion carried by unanimous vote.
10. Convene in Executive Session pursuant to Sections 551.071-551.089, Texas Government Code, 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. The Board did not enter a closed session at this meeting.

11. Reconvene in Open Session and authorize appropriate action. The Board did not enter a closed session at this meeting.
12. Discuss meeting schedule including date and time of next meeting.
13. Adjourn. Director Reyes, after determining there was no further business to discuss, adjourned the meeting at 9:42 a.m.

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There being no further business to come before the Board, the meeting was adjourned.

Secretary



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

4. Receive Bookkeeper's Report and approve payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Hardy Near Northside Redevelopment Authority

Bookkeeper's Report

October 23, 2024

Account Balances

As of October 23, 2024

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CAPITAL BANK (XXXX1794)	12/01/2022		3.09%	960,931.07	
TEXPOOL (XXXX0001)	12/01/2022		4.96%	285,062.75	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	518.44	Texas Capital Operating
Totals for Operating Fund:				\$1,246,512.26	
Grand total for Hardy Near Northside Redevelopment Authority:				\$1,246,512.26	

Cash Flow Report - Texas Capital Operating Account

As of October 23, 2024

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/26/2024				\$6,655.68
Receipts				
	Funds Transfer		16,000.00	
Total Receipts				16,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(7,558.50)	
ACH	Burton Accounting, PLLC	FY24 Agreed Upon Procedures Report	(2,500.00)	
ACH	McCall Gibson Swedlund Barfoot PLLC	FYE 06.30.24 Audit - Final Billing	(4,750.00)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,625.40)	
ACH	Gauge Engineering LLC	Engineering Fees	(3,351.65)	
Bank Chg	Texas Capital	Monthly Service Charge	(351.69)	
Total Disbursements				(22,137.24)
BALANCE AS OF 10/23/2024				\$518.44

Balance Sheet

As of September 30, 2024

Sep 30, 24

ASSETS

Current Assets	
Checking/Savings	
%& 'HM Uj 7 U]H U' C dYfU]b[6,656
%& 'HM Uj 7 U]H U' A cbYm A f_h	976,931
%& 'HM 'Dcc' '57 '+' & \$\$\$%	285,063
Total Checking/Savings	<u>1,268,650</u>
Total Current Assets	<u>1,268,650</u>
TOTAL ASSETS	<u><u>1,268,650</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
%& '5W i b h j D h t W Y	21,786
Total Accounts Payable	<u>21,786</u>
Total Current Liabilities	<u>21,786</u>
Total Liabilities	<u>21,786</u>
Equity	
'- \$\$\$ ' i : i b X ' 6 U U b W	1,895,747
Net Income	(648,883)
Total Equity	<u>1,246,864</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,268,650</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of September 30, 2024

	<u>Sep 30, 24</u>	<u>Sep 30, 23</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
11102 · Texas Capital Operating	6,655.68	13,642.34	-6,986.66	-51.2%
11201 · Texas Capital Money Mrkt	976,931.07	496,421.19	480,509.88	96.8%
11202 · Tex Pool AC 7932300001	285,062.75	270,292.83	14,769.92	5.5%
Total Checking/Savings	<u>1,268,649.50</u>	<u>780,356.36</u>	<u>488,293.14</u>	<u>62.6%</u>
Total Current Assets	<u>1,268,649.50</u>	<u>780,356.36</u>	<u>488,293.14</u>	<u>62.6%</u>
TOTAL ASSETS	<u>1,268,649.50</u>	<u>780,356.36</u>	<u>488,293.14</u>	<u>62.6%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	21,785.55	33,756.70	-11,971.15	-35.5%
Total Accounts Payable	<u>21,785.55</u>	<u>33,756.70</u>	<u>-11,971.15</u>	<u>-35.5%</u>
Total Current Liabilities	<u>21,785.55</u>	<u>33,756.70</u>	<u>-11,971.15</u>	<u>-35.5%</u>
Total Liabilities	<u>21,785.55</u>	<u>33,756.70</u>	<u>-11,971.15</u>	<u>-35.5%</u>
Equity				
3900 · *Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-648,882.55	-492,239.75	-156,642.80	-31.8%
Total Equity	<u>1,246,863.95</u>	<u>746,599.66</u>	<u>500,264.29</u>	<u>67.0%</u>
TOTAL LIABILITIES & EQUITY	<u>1,268,649.50</u>	<u>780,356.36</u>	<u>488,293.14</u>	<u>62.6%</u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss

July through September 2024

	<u>Jul - Sep 24</u>
Ordinary Income/Expense	
Income	
Interest Income	14,829.69
Total Income	14,829.69
Cost of Goods Sold	
Capital Improvement Plan	
T-2105 Pickney St Hike & Bike	1,723.05
Total Capital Improvement Plan	1,723.05
Total COGS	1,723.05
Gross Profit	13,106.64
Expense	
Developer Reimbursement	
Hardy Yards/Cypress - Offsite	606,955.00
Total Developer Reimbursement	606,955.00
Program and Project Consultants	
Engineering Consultation	1,628.60
Legal Consultants	7,808.50
Total Program and Project Consultants	9,437.10
TIRZ Administration Overhead	
Tax Consultants	13,651.20
Accounting Services	13,572.79
Audit Services	16,250.00
Bank Charges	935.10
5580 - Office Expense	1,188.00
Total TIRZ Administration Overhead	45,597.09
Total Expense	661,989.19
Net Ordinary Income	-648,882.55
Net Income	<u><u>-648,882.55</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21 Profit & Loss Budget vs. Actual

July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Grant Income - Construction	0.00	456,000.00	-456,000.00	0.0%
Interest Income	14,829.69	7,000.00	7,829.69	211.9%
Interest on TIRZ revenue	0.00	0.00	0.00	0.0%
Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
Total Income	14,829.69	1,930,774.00	-1,915,944.31	0.8%
Cost of Goods Sold				
Capital Improvement Plan				
T-2110 - Burnett Street	0.00	75,000.00	-75,000.00	0.0%
T-2109 - Street Trees	0.00	100,000.00	-100,000.00	0.0%
T-2199 - Concrete Panel & Side	0.00	25,000.00	-25,000.00	0.0%
T-2107 - Hogan/Lorraine Corr	0.00	372,000.00	-372,000.00	0.0%
T-2105 Pickney St Hike & Bike	1,723.05	700,000.00	-698,276.95	0.2%
Total Capital Improvement Plan	1,723.05	1,272,000.00	-1,270,276.95	0.1%
Total COGS	1,723.05	1,272,000.00	-1,270,276.95	0.1%
Gross Profit	13,106.64	658,774.00	-645,667.36	2.0%
Expense				
Developer Reimbursement				
Hardy Yards/Cypress - Offsite	606,955.00	260,544.00	346,411.00	233.0%
Hardy Yards/Cypress - Onsite	0.00	82,277.00	-82,277.00	0.0%
Total Developer Reimbursement	606,955.00	342,821.00	264,134.00	177.0%
Program and Project Consultants				
Planning Consultants	0.00	50,000.00	-50,000.00	0.0%
Engineering Consultation	1,628.60	50,000.00	-48,371.40	3.3%
Legal Consultants	7,808.50	40,000.00	-32,191.50	19.5%
Total Program and Project Consultants	9,437.10	140,000.00	-130,562.90	6.7%
TIRZ Administration Overhead				
Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
Accounting Services	13,572.79	25,000.00	-11,427.21	54.3%
Administrative Services	0.00	55,000.00	-55,000.00	0.0%
Audit Services	16,250.00	18,000.00	-1,750.00	90.3%
Bank Charges	1,286.79			
Insurance - Liability	0.00	2,500.00	-2,500.00	0.0%
5580 - Office Expense	1,188.00	5,000.00	-3,812.00	23.8%
Total TIRZ Administration Overhead	45,948.78	120,500.00	-74,551.22	38.1%
Total Expense	662,340.88	603,321.00	59,019.88	109.8%
Net Ordinary Income	-649,234.24	55,453.00	-704,687.24	-1,170.8%
Net Income	-649,234.24	55,453.00	-704,687.24	-1,170.8%

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense							
Income							
Interest Income							
General Journal	07/01/2024	Int		Interest Earned on Money Market		1,222.92	1,222.92
General Journal	07/31/2024	Int		Interest Earned on Money Market		1,648.50	2,871.42
General Journal	07/31/2024	Int		Interest Earned on Money Market		1,270.43	4,141.85
General Journal	08/31/2024	Int		Interest Earned on Money Market		4,176.56	8,318.41
General Journal	08/31/2024	Int		Interest Earned on Money Market		1,271.46	9,589.87
General Journal	09/30/2024	Int		Interest Earned on Money Market		4,035.11	13,624.98
General Journal	09/30/2024	Int		Interest Earned on Money Market		1,204.71	14,829.69
Total Interest Income					0.00	14,829.69	14,829.69
Total Income					0.00	14,829.69	14,829.69
Cost of Goods Sold							
Capital Improvement Plan							
T-2105 Pickney St Hike & Bike							
Bill	07/31/2024	3435	Gauge Engineering LLC	Project 1136 TO #4 - Pinckney Trail	1,723.05		1,723.05
Total T-2105 Pickney St Hike & Bike					1,723.05	0.00	1,723.05
Total Capital Improvement Plan					1,723.05	0.00	1,723.05
Total COGS					1,723.05	0.00	1,723.05
Gross Profit					1,723.05	14,829.69	13,106.64
Expense							
Developer Reimbursement							
Hardy Yards/Cypress - Offsite							
Bill	09/30/2024	Devel...	CRV Hardy Yards, L. P.	Developer Reimbursement	606,955.00		606,955.00
Total Hardy Yards/Cypress - Offsite					606,955.00	0.00	606,955.00
Total Developer Reimbursement					606,955.00	0.00	606,955.00
Program and Project Consultants							
Engineering Consultation							
Bill	09/30/2024	3587	Gauge Engineering LLC	Project 1081 TO#1 - TIRZ 21 On-Call Services	1,628.60		1,628.60
Total Engineering Consultation					1,628.60	0.00	1,628.60
Legal Consultants							
Bill	07/31/2024	2198...	Bracewell LLP	Legal Fees	250.00		250.00
Bill	07/31/2024	2198...	Bracewell LLP	Legal Fees	53.00		303.00
Bill	09/30/2024	2198...	Bracewell LLP	Legal Fees - Meeting Services	3,255.50		3,558.50
Bill	09/30/2024	2198...	Bracewell LLP	Legal Fees	4,250.00		7,808.50
Total Legal Consultants					7,808.50	0.00	7,808.50
Total Program and Project Consultants					9,437.10	0.00	9,437.10
TIRZ Administration Overhead							
Tax Consultants							
General Journal	07/01/2024	JE		To Reclass prepaid to expense Tax Expense i...	13,651.20		13,651.20
Total Tax Consultants					13,651.20	0.00	13,651.20
Accounting Services							
Bill	07/31/2024	106219	Municipal Accounts & Consulting,...	Bookkeeping Fees	4,949.04		4,949.04
Bill	08/31/2024	106876	Municipal Accounts & Consulting,...	Bookkeeping Fees	4,998.35		9,947.39
Bill	09/30/2024	107542	Municipal Accounts & Consulting,...	Bookkeeping Fees	3,625.40		13,572.79
Total Accounting Services					13,572.79	0.00	13,572.79
Audit Services							
Bill	08/31/2024	2024 ...	McCall Gibson Swedlund Barfoot...	FYE 06.30.24 Audit - Interim Billing	9,000.00		9,000.00
Bill	09/30/2024	FY24...	Burton Accounting, PLLC	FY23 Agreed Upon Procedures Report	2,500.00		11,500.00
Bill	09/30/2024	2024 ...	McCall Gibson Swedlund Barfoot...	FYE 06.30.24 Audit - Final Billing	4,750.00		16,250.00
Total Audit Services					16,250.00	0.00	16,250.00
Bank Charges							
General Journal	07/10/2024	Bank ...	Texas Capital	Monthly Service Charge	351.86		351.86
General Journal	08/12/2024	Bank ...	Texas Capital	Monthly Service Charge	308.44		660.30
General Journal	09/10/2024	Bank ...	Texas Capital	Monthly Service Charge	274.80		935.10
General Journal	10/23/2024	Bank ...	Texas Capital	Monthly Service Charge	351.69		1,286.79
Total Bank Charges					1,286.79	0.00	1,286.79
5580 · Office Expense							
Bill	07/31/2024	63200	Squidz Ink Design	Website Design/Hosting - 1 year	1,188.00		1,188.00
Total 5580 · Office Expense					1,188.00	0.00	1,188.00
Total TIRZ Administration Overhead					45,948.78	0.00	45,948.78
Total Expense					662,340.88	0.00	662,340.88
Net Ordinary Income					664,063.93	14,829.69	-649,234.24
Net Income					664,063.93	14,829.69	-649,234.24

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Burton Accounting P.L.L.C.
1281 Brittmoore Road
Houston, TX 77043

August 06, 2024
Invoice: 21982805
BA: 04674 Clark Stockton Lord

Our Matter: **0037619.000001** General Counsel
For Services Through July 31, 2024

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
07/24/24	Prepare June meeting minutes	Mary Buzak	0.50	500.00	250.00
Total Fees					\$ 250.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	0.50	500.00	250.00
Total Summary of Fees			0.50	\$ 250.00

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
06/25/24	Delivery Services/Messenger	3rd Party Courier 2024-06-25 Clark Stockton Lord #473439	19.00
07/01/24	Delivery Services/Messenger	3rd Party Courier 2024-07-01 Clark Stockton Lord #473689	34.00
Total Expenses			\$ 53.00

Total Fees, Expenses and Charges on This Invoice **\$ 303.00**

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21982805

Matter No: 0037619.000001

Total Fees	\$ 250.00
Total Expenses	\$ 53.00
Total Fees, Expenses and Charges for this Invoice	\$ 303.00
Total Current Billing on this Invoice	\$ 303.00
Balance Forward	\$ 1,250.00
Please Remit Total Balance Due on this Invoice	\$ 1,553.00

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:**21982805**

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

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: Meeting Services

Invoice: 21986211

Matter No: 0037619.000003

Total Fees	\$ 3,255.50
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 3,255.50
Total Current Billing on this Invoice	\$ 3,255.50
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 3,255.50

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:**21986211**

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

REMITTANCE PAGE

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

Invoice: 21986212

Matter No: 0037619.000001

Total Fees	\$ 4,250.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges for this Invoice	\$ 4,250.00
Total Current Billing on this Invoice	\$ 4,250.00
Balance Forward	\$ 53.00
Please Remit Total Balance Due on this Invoice	\$ 4,303.00

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:**21986212**

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Dallas, TX 75320-7486

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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/>



BURTON ACCOUNTING, P.L.L.C.
 Certified Public Accountants

1281 Brittmoore Rd
 Houston, TX 77043

Phone: 713-366-3111
 Fax: 281-597-0184

Date: 09/30/24 Due Date: Due upon receipt Invoice: 11596 Amount: \$2,500.00

Hardy Near Northside RA - TIRZ 21
 Hawes Hill & Associates LLP
 P.O. Box 22167
 Houston, TX 77227-2167

Beginning Balance	\$ 0.00
Invoices	2,500.00
Receipts	0.00
Adjustments	0.00
Service Charges	0.00
Amount Due	\$2,500.00

For professional services rendered as follows:

In preparation of Agreed Upon Procedures report for fiscal year 2024

Billed Amount \$2,500.00

Invoice Total \$2,500.00



www.mburtoncpa.com



info@mburtoncpa.com



Please return this portion with payment. Thank you for your prompt payment.

Invoice: 11596	Amount Due: \$2,500.00	ID: 4316
Date: 09/30/2024	Payment Amount: \$_____	Hardy Near Northside RA - TIRZ 21
Due Date: Due upon receipt		281-416-8571

Please make checks payable to Burton Accounting, P.L.L.C., 1281 Brittmoore Rd, Houston, TX 77043

A FINANCE CHARGE OF 18% PER YEAR, OR 1 1/2 % PER MONTH, WILL BE CHARGED ON ALL BALANCES OVER 30 DAYS OLD.

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

September 30, 2024

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, 2024, 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	\$ 11,000.00
Preparation of the Financial Statements	2,500.00
Postage, delivery and report production	250.00
Less Interim Billing	<u>9,000.00</u>
Balance Due	<u>\$ 4,750.00</u>

We appreciate your business!

Chris Swedlund

Please remit to:

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

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants



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

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

Invoice No: 107542

Professional Services from August 12, 2024 to September 08, 2024

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	
Manager	2.50	\$625.00	
Total Preparation of Financial Report			\$625.00

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	13.25	\$2,650.00	
Sr. Consultant	1.33	299.99	
Regional Manager	0.08	22.91	
Total Preparation of Budget/Audit			\$2,972.90

Total Professional Services \$3,597.90

Expenses and Other Items	Amount	
Electronic Data Storage	\$27.50	
Total Expenses and Other Items	\$27.50	

Total Professional Services \$3,597.90

Total Expenses and Other Items 27.50

Total Amount Due \$3,625.40

Gauge Engineering

11750 Katy Freeway, Suite 400
Houston, TX 77079

Hardy/Near Northside Redevelopment Authority/TIRZ 21
c/o Bracewll, LP and Tifworks
711 Louisiana Street, Suite 2300
Houston, TX 77002

Invoice number 3435
Date 08/15/2024

Project 1136 TO #4 - PINCKNEY TRAIL

Professional Services Provided Through July 31, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Design Phase 90%, Final						
General Plan Sheets	5,622.50	100.00	5,622.50	5,622.50	0.00	0.00
Storm Sewer Design	45,275.00	100.00	45,275.00	45,275.00	0.00	0.00
Trial Design	30,210.00	100.00	30,210.00	30,210.00	0.00	0.00
Proj Mgmt/Specs/Agencies & Team Coordination/Qualities/Misc	23,130.00	100.00	23,130.00	23,130.00	0.00	0.00
Quality Assurance/Quality Control	3,525.00	100.00	3,525.00	3,525.00	0.00	0.00
Subtotal	107,762.50	100.00	107,762.50	107,762.50	0.00	0.00
Subcontracted/Additional Engineering Services						
Topo Survey Update (Plan & Profile) - Kuo	12,109.90	100.00	12,109.90	12,109.90	0.00	0.00
Geotechnical Investigation Addendum - Aviles	1,760.00	100.00	1,760.00	1,760.00	0.00	0.00
Structural design - Retaining Wall Design - Kuo	11,550.00	100.00	11,550.00	11,550.00	0.00	0.00
Tree Inventory/Protection - CN Koehl	3,080.00	100.00	3,080.00	3,080.00	0.00	0.00
TDLR Inspection - Accessibility Check	1,100.00	100.00	1,100.00	1,100.00	0.00	0.00
Utility Coordination	10,070.00	100.00	10,070.00	10,070.00	0.00	0.00
Supplemental No. 2 - Requested Design Revisions	19,145.00	61.50	10,051.13	11,774.18	7,370.82	1,723.05
Subtotal	58,814.90	87.47	49,721.03	51,444.08	7,370.82	1,723.05
Expenses	350.00	100.00	350.00	350.00	0.00	0.00
Construction Phase Services	19,620.00	0.00	0.00	0.00	19,620.00	0.00
Total	186,547.40	85.53	157,833.53	159,556.58	26,990.82	1,723.05

Invoice total 1,723.05

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3275	06/17/2024	6,605.03		6,605.03			
3355	07/15/2024	191.45		191.45			
3435	08/15/2024	1,723.05	1,723.05				
Total		8,519.53	1,723.05	6,796.48	0.00	0.00	0.00

Please note new mailing address

Please make checks payable to:

Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

Hardy/Near Northside Redevelopment Authority/TIRZ 21
 c/o Bracewll, LP and Tifworks
 711 Louisiana Street, Suite 2300
 Houston, TX 77002

Invoice number 3587
 Date 10/15/2024

Project **1081 TO #1 - TIRZ 21 On-Call Services**

Professional Services Provided Through September 30, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
ON-CALL ENGINEERING SERVICES	8,073.77	8,073.77	8,073.77	0.00	0.00
ON-CALL ENGINEERING - 2023	10,000.00	10,001.18	10,001.18	-1.18	0.00
ON-CALL ENGINEERING - 2024	10,000.00	225.00	1,853.60	8,146.40	1,628.60
LABOR ADJUSTMENT	0.00	-1.18	-1.18	1.18	0.00
Total	28,073.77	18,298.77	19,927.37	8,146.40	1,628.60

Professional Fees

	Hours	Rate	Billed Amount
Director of Utility Services Lydia Mares	7.00	225.00	1,575.00

Reimbursables

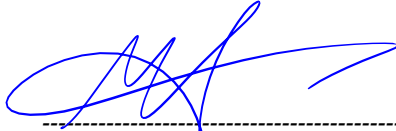
	Date	Units	Rate	Billed Amount
2024 Mileage Rate Lydia Mares				
	08/16/2024	26.00	0.67	17.42
	09/20/2024	30.00	0.67	20.10
	09/25/2024	24.00	0.67	16.08
	Subtotal			53.60
	Reimbursables subtotal			53.60

Invoice total **1,628.60**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3587	10/15/2024	1,628.60	1,628.60				
	Total	1,628.60	1,628.60	0.00	0.00	0.00	0.00

I certify the above to be true and correct



Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services
On-Call Engineering Services

Phase Status: Work Hold

Billing Cutoff: 09/30/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal	0.00
total	0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	8,073.77	7,805.00	97	268.77	3
Expense		268.77		-268.77	
Total	8,073.77	8,073.77	100		

On-Call Engineering - 2023

Phase Status: Work Hold

Billing Cutoff: 09/30/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal	0.00
total	0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	9,815.00	98	185.00	2
Expense		186.18		-186.18	
Total	10,000.00	10,001.18	100	-1.18	0

On-Call Engineering - 2024

Phase Status: Active

Billing Cutoff: 09/30/2024

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Director of Utility Services

Lydia Mares

Meetings 08/16/2024 2.50 225.00 562.50

Monthly infrastructure mtg

Meetings 09/20/2024 2.50 225.00 562.50

Monthly infrastructure Mtg

Meetings 09/25/2024 2.00 225.00 450.00

Monthly BOD Meeting

Subtotal	7.00	1,575.00
Labor total	7.00	1,575.00

Expense

WIP Status: Billable

Lydia Mares

Expense Report

2024 Mileage Rate 08/16/2024 26.00 0.67 17.42

Invoice Supporting Detail

1081 TO #1 - TIRZ 21 On-Call Services
On-Call Engineering - 2024

Phase Status: Active

Billing Cutoff: 09/30/2024

Date	Units	Rate	Amount
------	-------	------	--------

Expense

WIP Status: Billable

Lydia Mares

Expense Report

2024 Mileage Rate	09/20/2024	30.00	0.67	20.10
2024 Mileage Rate	09/25/2024	24.00	0.67	16.08
Subtotal		80.00		53.60
Expense total		80.00		53.60

Phase Summary

	Contract	Billed	%	Remaining	%
Labor	10,000.00	1,800.00	18	8,200.00	82
Expense		53.60		-53.60	
Total	10,000.00	1,853.60	19	8,146.40	81

Labor Adjustment

Phase Status: Active

Billing Cutoff: 09/30/2024

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

Phase Summary

	Contract	Billed	%	Remaining	%
Labor		-1.18			
Total		-1.18			

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	28,073.77	19,418.82	69	8,654.95	31
Expense		508.55		-508.55	
Consultant					
Total	28,073.77	19,927.37	71	8,146.40	29



AGENDA MEMORANDUM

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

5. Receive and consider FY2025 Budget.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2024):	\$ 1,095,903,192
	Current Taxable Value (TY2023):	\$ 1,053,753,069
	Acres:	1,492.11
	Administrator (Contact):	Hawes Hill and Associates
	Contact Number:	(713) 595-1209

N A R R A T I V E	Zone Purpose:
	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.

	Total Plan	Cumulative Expenses (to 6/30/23)	Variance	
P R O J E C T	Capital Projects:			
	Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,290,467	\$ 84,401,533
	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
		-	-	-
	-	-	-	
Total Capital Projects	\$ 534,724,000	\$ 13,290,467	\$ 521,433,533	
P L A N	Affordable Housing	32,920,000	3,085,417	29,834,583
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	1,700,000	-	1,700,000
	Administration Costs/ Professional Services	5,200,000	1,604,259	3,595,741
	Creation Costs	-	-	-
Total Project Plan	\$ 574,544,000	\$ 17,980,143	\$ 556,563,857	

	Additional Financial Data	FY2024 Budget	FY2024 Estimates	FY2025 Budget
D E B T	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/23	Projected Balance as of 6/30/24	Projected Balance as of 6/30/25
	<u>Year End Outstanding (Principal)</u>	\$ -	\$ -	\$ -
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,105,008	\$ 3,859,824	\$ 3,777,547
	Developer Agreement - Offsite Improvements	\$ 1,119,415	\$ 909,765	\$ 649,221
Other	\$ -	\$ -	\$ -	

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,300,920	\$ 1,238,840	\$ 1,895,747
Beginning Balance	\$ 1,300,920	1,238,840	1,895,747
City tax revenue	\$ 2,333,633	\$ 2,334,770	\$ 2,380,175
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 2,333,633	2,334,770	2,380,175
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 7,000	\$ 39,717	\$ 10,000
Other Interest Income	\$ 7,000	\$ 39,717	\$ 10,000
Harris County Joint Participation - Hogan Street Study	\$ -	\$ -	\$ 181,000
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ 456,000	\$ -	\$ 275,000
Grant Proceeds	\$ 456,000	\$ -	\$ 456,000
	\$ 500,000	\$ -	\$ -
Proceeds from Bank Loan	\$ 500,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 4,597,553	3,613,327	4,741,922

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
EXPENDITURES			
Accounting	\$ 12,000	\$ 22,025	\$ 25,000
Administration Salaries & Benefits	\$ 55,000	\$ 42,000	\$ 55,000
Auditor	\$ 11,000	\$ 17,750	\$ 18,000
Tax Advisor	\$ 15,000	\$ 13,129	\$ 15,000
Insurance	\$ 1,300	\$ 2,426	\$ 2,500
Office Expense	\$ 4,000	\$ 3,619	\$ 5,000
TIRZ Administration and Overhead	\$ 98,300	100,949	120,500
Engineering Consultants	\$ 50,000	\$ 10,225	\$ 50,000
Legal	\$ 35,000	\$ 33,916	\$ 40,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
Program and Project Consultants	\$ 135,000	\$ 64,141	\$ 140,000
Management consulting services	\$ 233,300	165,090	260,500
Capital Expenditures (See CIP Schedule)	\$ 1,554,000	202,661	1,316,000
TIRZ Capital Expenditures	\$ 1,554,000	202,661	1,316,000
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Hardy Yards/Cypress - OnSite	\$ 95,785	245,184	82,277
Hardy Yards/Cypress - OffSite	\$ 502,869	209,650	260,544
Developer / Project Reimbursements	\$ 598,654	\$ 454,834	\$ 342,821
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 2,385,954	822,585	1,919,321
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 116,682	\$ 116,738	\$ 119,009
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 777,878	\$ 778,257	\$ 793,392
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 894,560	894,995	912,401
Total Budget	\$ 3,280,514	1,717,580	2,831,722
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 1,317,039	1,895,747	1,910,200
Ending Fund Balance	\$ 1,317,039	1,895,747	1,910,200
Total Budget & Ending Fund Balance	\$ 4,597,553	\$ 3,613,327	\$ 4,741,922

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)	
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total		
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 4,995	-	-	-	-	-	-	-	-	4,995
H	T-2105	Pickney Street Hike and Bike Trail	\$ 106,861	16,161	700,000	-	-	-	-	-	700,000	823,022
H	T-2106	Sidewalk Replacement & Improvements	\$ -	-	100,000	550,000	-	-	-	-	650,000	650,000
B, H	T-2107	Hogan/Lorraine Corridor Schematic Design	\$ -	181,000	191,000	-	-	-	-	-	191,000	372,000
B, H	T-2109	Parks and Greenspace Improvements	\$ -	5,500	150,000	25,000	25,000	25,000	25,000	25,000	250,000	255,500
H	T-2110	Burnett Street Dedicated Bike Lane PER	\$ -	-	75,000	-	-	-	-	-	75,000	75,000
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	-	100,000	550,000	-	-	-	-	650,000	650,000
H	T-2112	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-	-
Totals			\$ 126,856	202,661	1,316,000	\$ 1,125,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 2,516,000	\$ 2,845,517	

* NOTE:

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY25 - FY29 Total	Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029			
TIRZ Funds	126,856	202,661	860,000	1,125,000	25,000	25,000	25,000	2,060,000	2,389,517	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	456,000	-	-	-	-	456,000	456,000	
Other	-	-	-	-	-	-	-	-	-	
Project Total	126,856	202,661	1,316,000	1,125,000	25,000	25,000	25,000	2,516,000	2,845,517	

\$ 126,856 \$ 202,661 \$ 1,316,000 \$ 1,125,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 2,516,000 \$ 2,845,517

Check - - - - - - - - - -

Project: Pickney Street Hike and Bike Trail	City Council District		Key Map:		WBS.:	T-2105	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems.	Operating and Maintenance Costs: (\$ Thousands)						
		2025	2026	2027	2028	2029	Total
Justification: Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	106,861	-	16,161	-	-	-	-	-	\$ -	\$ 123,022
4	Construction	-	640,000	-	640,000	-	-	-	-	\$ 640,000	\$ 640,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
Total Allocations		\$ 106,861	\$ 700,000	\$ 16,161	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 823,022
Source of Funds											
TIRZ Funds		106,861	425,000	16,161	425,000	-	-	-	-	\$ 425,000	\$ 548,022
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	275,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 106,861	\$ 700,000	\$ 16,161	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 823,022

Project: Sidewalk Replacement & Improvements				City Council District		Key Map:				WBS.:		T-2106									
				Location: H		Geo. Ref.:															
				Served: H		Neighborhood:															
Description: Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases.				Operating and Maintenance Costs: (\$ Thousands)																	
						2025		2026		2027		2028		2029		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification: Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/23		2024 Budget		2024 Estimate		2025		2026		2027		2028		2029		FY25 - FY29 Total		Cumulative Total (To Date)	
Phase																					
1	Planning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
3	Design	-	17,000	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
4	Construction	-	55,000	-	-	-	500,000	-	-	-	-	-	-	-	-	-	-	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
7	Other	-	3,000	-	-	-	50,000	-	-	-	-	-	-	-	-	-	-	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Other Sub-Total:		-	3,000	-	-	-	50,000	-	-	-	-	-	-	-	-	-	-	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Total Allocations		\$ -	\$ 75,000	\$ -	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Source of Funds																					
TIRZ Funds		-	75,000	-	-	100,000	550,000	-	-	-	-	-	-	-	-	-	-	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
City of Houston		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Total Funds		\$ -	\$ 75,000	\$ -	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000

Project: Hogan/Lorraine Corridor Schematic Design		City Council District		Key Map:				WBS.:		T-2107											
		Location: B, H		Geo. Ref.:																	
		Served: B, H		Neighborhood:																	
Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment.		Operating and Maintenance Costs: (\$ Thousands)																			
				2025		2026		2027		2028		2029		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: 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		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/23		2024 Budget		2024 Estimate		2025		2026		2027		2028		2029		FY25 - FY29 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		362,000		181,000		181,000		-		-		-		-		\$ 181,000		\$ 362,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		10,000		-		10,000		-		-		-		-		\$ 10,000		\$ 10,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		10,000		-		10,000		-		-		-		-		\$ 10,000		\$ 10,000	
Total Allocations		\$ -		\$ 372,000		\$ 181,000		\$ 191,000		\$ -		\$ -		\$ -		\$ -		\$ 191,000		\$ 372,000	
Source of Funds																					
TIRZ Funds		-		191,000		181,000		10,000		-		-		-		-		\$ 10,000		\$ 191,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		181,000		-		181,000		-		-		-		-		\$ 181,000		\$ 181,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ 372,000		\$ 181,000		\$ 191,000		\$ -		\$ -		\$ -		\$ -		\$ 191,000		\$ 372,000	

Project: Parks and Greenspace Improvements	City Council District	Key Map:		WBS.:	T-2109		
	Location: B, H	Geo. Ref.:					
	Served: B, H	Neighborhood:					
Description: The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside.	Operating and Maintenance Costs: (\$ Thousands)						
		2023	2024	2025	2026	2027	Total
Justification: Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	5,500	-	-	-	-	-	\$ -	\$ 5,500
4	Construction	-	100,000	-	100,000	25,000	25,000	25,000	25,000	\$ 200,000	\$ 200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 100,000	\$ 5,500	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 250,000	\$ 255,500
Source of Funds											
TIRZ Funds		-	100,000	5,500	150,000	25,000	25,000	25,000	25,000	\$ 250,000	\$ 255,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 5,500	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 250,000	\$ 255,500

Project: Burnett Street Dedicated Bike Lane PER	City Council District	Key Map:		WBS.:	T-2110		
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Dedicated east/west bicycle connection between Main Street and Elysian Street needed to better connect Hardy Yards to the METRO light rail and adjacent hike/bike trail alignments.	Operating and Maintenance Costs: (\$ Thousands)						
		2014	2015	2016	2017	2018	Total
Justification: Current roadway configuration encourages drag-racing resulting in unsafe conditions. Dedicated bike lane to be configured within the existing roadway cross section to provide projected pathway for bicyclists.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
Source of Funds											
TIRZ Funds		-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000

Project:	Multi-Street Mobility Improvements	City Council District		Key Map:		WBS.:	T-2111	
		Location:	B, H	Geo. Ref.:				
		Served:	B, H	Neighborhood:				
Description:	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.	Operating and Maintenance Costs: (\$ Thousands)						
			2014	2015	2016	2017	2018	Total
Justification:	Many of the streets throughout each of the development corridors are in need of repair or replacement.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	550,000	-	-	-	\$ 650,000	\$ 650,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000

Project:	FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-2112	
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:		Operating and Maintenance Costs: (\$ Thousands)						
			2014	2015	2016	2017	2018	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*NOTE:

Project: Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-2199	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Street maintenance program.	Operating and Maintenance Costs: (\$ Thousands)						
		2025	2026	2027	2028	2029	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification: Mobility improvements to extend the life of roads. Leverage City of Houston participation.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	25,000	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	25,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
TIRZ PROGRAM TAX YEAR

FISCAL YEAR 2015 - 2019
EIVE YEAR PLAN
2027 2028

	2023	2024	2025	2026	2027	2028
TIRZ 21	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
City	\$ 2,334,770	\$ 2,380,175	\$ 2,579,007	\$ 2,785,792	\$ 3,000,848	\$ 3,224,506
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 2,334,770	\$ 2,380,175	\$ 2,579,007	\$ 2,785,792	\$ 3,000,848	\$ 3,224,506
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ 456,000	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 10,000	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 2,374,487	\$ 2,846,175	\$ 2,579,007	\$ 2,785,792	\$ 3,000,848	\$ 3,224,506
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 778,257	\$ 793,392	\$ 859,669	\$ 928,597	\$ 1,000,283	\$ 1,074,835
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Fees						
City	\$ 116,739	\$ 119,009	\$ 128,950	\$ 139,290	\$ 150,042	\$ 161,225
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 894,996	\$ 912,401	\$ 988,619	\$ 1,067,887	\$ 1,150,325	\$ 1,236,060
Management Consulting Services	\$ 165,090	\$ 260,500	\$ 260,500	\$ 260,500	\$ 260,500	\$ 260,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 165,090	\$ 260,500	\$ 260,500	\$ 260,500	\$ 260,500	\$ 260,500
CASH FLOW FROM OPERATIONS	\$ 1,314,401	\$ 1,673,274	\$ 1,329,888	\$ 1,457,405	\$ 1,590,023	\$ 1,727,946
BEGINNING FUND BALANCE (7)	\$ 1,238,839	\$ 1,895,745	\$ 1,910,198	\$ 2,028,547	\$ 3,369,301	\$ 4,842,673
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 2,553,240	\$ 3,569,019	\$ 3,240,086	\$ 3,485,952	\$ 4,959,324	\$ 6,570,619
Projects						
Hardy Yards/Cypress Development	\$ 454,834	\$ 342,821	\$ 86,539	\$ 91,651	\$ 91,651	\$ 91,651
DEVELOPER AGREEMENTS	\$ 454,834	\$ 342,821	\$ 86,539	\$ 91,651	\$ 91,651	\$ 91,651
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2105 Pickney Street Hike and Bike Trail	\$ 16,161	\$ 700,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Schematic Design	\$ 181,000	\$ 191,000	\$ -	\$ -	\$ -	\$ -
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 5,500	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ -	\$ 100,000	\$ 550,000	\$ -	\$ -	\$ -
T-2112 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2199 Concrete Panel Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 202,661	\$ 1,316,000	\$ 1,125,000	\$ 25,000	\$ 25,000	\$ 25,000
TOTAL PROJECTS	\$ 657,495	\$ 1,658,821	\$ 1,211,539	\$ 116,651	\$ 116,651	\$ 116,651
RESTRICTED Funds - Planning and Development	\$ 1,895,745	\$ 1,910,198	\$ 2,028,547	\$ 3,369,301	\$ 4,842,673	\$ 6,453,968
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 1,895,745	\$ 1,910,198	\$ 2,028,547	\$ 3,369,301	\$ 4,842,673	\$ 6,453,968



AGENDA MEMORANDUM

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

6. Discuss renewal of TML Insurance; and take appropriate action.





LIABILITY DECLARATIONS OF COVERAGE

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2024 to 12/01/2025

GENERAL LIABILITY

Limits of Liability	:	\$	1,000,000	Each Occurrence
Sudden Events Involving Pollution	:	\$	1,000,000	Each Occurrence
			2,000,000	Annual Aggregate
Deductible	:	\$	0	Each Occurrence
Billable Contribution	:	\$	650	Effective: 12/01/2024
				Anniversary: 12/01/2025

LAW ENFORCEMENT LIABILITY

* * * * Coverage Not Selected * * * *

ERRORS & OMISSIONS LIABILITY

Limits of Liability	:	\$	1,000,000	Each Wrongful Act
			2,000,000	Annual Aggregate
Deductible	:	\$	1,000	Each Wrongful Act
Billable Contribution	:	\$	1,059	Effective: 12/01/2024
				Anniversary: 12/01/2025
				Retroactive date: 11/20/2009

TOTAL CONTRIBUTION

Total Billable Contribution	:	\$	1,709	Contract Effective: 12/01/2024
				Contract Anniversary: 12/01/2025

Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.



AUTOMOBILE DECLARATIONS OF COVERAGE

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2024 to 12/01/2025

AUTOMOBILE LIABILITY

Limits of Liability	:	\$	1,000,000	Each Occurrence
Medical Payments Limit	:	\$	25,000	Each person
Deductible	:	\$	0	Each Occurrence
Billable Contribution	:	\$	568	Effective : 12/01/2024 Anniversary : 12/01/2025

AUTOMOBILE PHYSICAL DAMAGE

*** Coverage Not Selected ***

AUTOMOBILE CATASTROPHE

*** Coverage Not Selected ***

TOTAL CONTRIBUTION

Total Billable Contribution	:	\$	568	Contract Effective: 12/01/2024 Contract Anniversary: 12/01/2025
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Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.

* Automobile Physical Damage Each Occurrence Deductible does not apply to hail.



Schedule of Applicable Documents

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Coverage Period: 12/01/2024 to 12/01/2025 Shown As of 10/08/2024
 Transaction Number: 0075496714

ID	Document Name	Revision Date
L201	Liability Declarations of Coverage	03/11/2004
L209	Automobile Declarations of Coverage	06/08/2006
X150	Schedule of Applicable Documents	06/01/2008
L105	Liability Schedule	01/02/2007
EL237	Prior Acts Coverage (entities without previous coverage)	08/31/2004
EL260	Liability Fund Concurrent Effective Date	10/31/2001
EL268	Hired & Nonowned Automobiles - Limitation of Coverage	11/06/2003
EL287	Hired Automobiles – Auto Physical Damage	04/29/2014
L200	Liability Coverage Document	10/01/2024

Important Notice – Liability Coverage

Please include information below for any items that will be added to Member operations during the upcoming year **or** are currently in place **but not shown** on either the previous listing of exposures or the current Liability Schedule.

The operations shown below are **excluded** from Liability Coverage if not reported. Please enter the projected exposure information for all that apply.

<i>Description</i>	<i>Projected Exposure</i>
<ul style="list-style-type: none"> ◆ Amusement Parks - Total Revenue _____ <i>Note: This includes facilities with motor-driven rides or amusements, including water parks.</i> ◆ Amusement Devices <u>not</u> associated with an Amusement Park - Provide Description: _____ <i>Note: This includes mechanical amusements such as trains, roller coasters, etc.</i> ◆ Dams or Water Reservoirs - Total Acre Feet Capacity _____ ◆ Day Care Operations - Average Daily Attendance _____ Operated by Member _____ <i>Other than temporary recreation programs</i> Leased to Operator _____ ◆ Electric Utility Operations - Annual Electric Utility Payroll Excluding Clerical _____ ◆ Gas Utility Operations - Annual Gas Utility Payroll Excluding Clerical _____ ◆ Nursing Homes - Number of Facilities _____ ◆ Water or Sewage Treatment Facilities Yes No _____ ◆ Skateboard Facilities - Number of Facilities _____ ◆ Wharves, piers, docks or other boat/vessel facilities - Total Revenue _____ 	

Law Enforcement Liability: If you have added any of the following personnel not shown on the previous listing of exposures, please update the information below:

◆ Police Officers - Total Number	Full Time	_____	Part Time	_____
◆ Police Reserves - Total Number	Full Time	_____	Part Time	_____
◆ Police Clerical - Total Number	Full Time	_____	Part Time	_____
◆ Jails, Holding Facilities or Prisons Used to detain those under legal process			Square Feet <i>(Area of all holding facilities)</i>	_____
◆ Animals (Dogs or Horses)			Number	_____
◆ New or expanded Citizens on Patrol Program			Number of Participants	_____



Liability Schedule

Member Name: Hardy/Near Northside RDA/TIRZ #21
Member ID: 6754
Contract Type: Liability
Coverage Period: 12/01/2024 to 12/01/2025
Population:

General Liability Line

Class Code	Classification Description	Reported Exposure
44101S	Special District (2,501-250,000 Pop.) - Budget	32,392

Errors and Omissions Liability Line

Class Code	Classification Description	Reported Exposure
00018	E & O Liability - All Other	221

Notes Applicable to Fireworks and Special Events:

Sponsored Only: The actual operation or display is performed by independent contractors.

Primary Coverage: The actual operation or display is performed by your own employees or volunteers.

PRIOR ACTS COVERAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

ERRORS & OMISSIONS LIABILITY

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2024

In accordance with Section V RETROACTIVE DATE, coverage is extended to apply to **wrongful acts** which occurred on or after the Retroactive Date of 11/20/2009, but before 12/01/2009, the initial effective date of uninterrupted Errors & Omissions Liability Coverage. The retroactive coverage provided by this endorsement does not apply to **wrongful acts** which, at the time of the initial coverage effective date shown above, were known to the **member** and likely to give rise to a **claim**.

Coverage provided by this endorsement shall be considered excess over any other valid and collectible insurance.

LIABILITY FUND CONCURRENT EFFECTIVE DATE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2024

This declaration page has been issued with a term other than the Fund Year (10-01 to 10-01) as defined in the Interlocal Agreement.

At the end of this term the Declarations of Coverage may be extended to the next 10-01 Fund Year date at the same rates as provided in this document, or lower, should the Fund Board of Directors approve a rate reduction.

Thereafter your Declarations of Coverage will have the same annual coverage dates as the Fund Year (10-01 to 10-01) at the rates in effect at that time.

HIRED & NONOWNED AUTOMOBILES – LIMITATION OF COVERAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

AUTOMOBILE LIABILITY COVERAGE

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2024

It is agreed that coverage applies only to **bodily injury** or **property damage** arising out of the operation, use, loading or unloading or maintenance of **hired automobiles** and **non-owned automobiles**.

HIRED AUTOMOBILES – AUTO PHYSICAL DAMAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

AUTOMOBILE LIABILITY

Member Name : Hardy/Near Northside RDA/TIRZ #21
Member ID : 6754
Effective Date : 12/01/2024

Hired Automobiles covered under the Automobile Liability coverage shall also be covered under the Automobile Physical Damage coverage, subject to a deductible of \$500 per occurrence.



General Liability Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2024 to 12/01/2025

Limit Each Occurrence	Deductible per Occurrence							
	\$0	\$500	\$1,000	\$2,500	\$5,000	\$10,000	\$25,000	\$50,000
\$300,000	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
\$500,000	\$594	\$565	\$550	\$550	\$550	\$550	\$550	\$550
\$1,000,000	\$644	\$615	\$598	\$566	\$550	\$550	\$550	\$550
\$2,000,000	\$694	\$665	\$648	\$616	\$581	\$550	\$550	\$550
\$3,000,000	\$744	\$715	\$698	\$666	\$631	\$587	\$550	\$550
\$5,000,000	\$844	\$815	\$798	\$766	\$731	\$687	\$614	\$550
\$10,000,000	\$1,094	\$1,065	\$1,048	\$1,016	\$981	\$937	\$864	\$799

Limit shown is each occurrence. Unless otherwise noted, annual aggregate limit is twice the each occurrence limit except limits over 5 million. 10 million aggregate applies to all occurrence limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.



Errors & Omissions Liability Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2024 to 12/01/2025

Limit Each Occurrence	Deductible per Occurrence						
	\$1,000	\$2,500	\$5,000	\$10,000	\$25,000	\$50,000	\$100,000
\$300,000	\$759	\$716	\$666	\$599	\$482	\$377	\$265
\$500,000	\$909	\$866	\$816	\$749	\$632	\$527	\$415
\$1,000,000	\$1,059	\$1,016	\$966	\$899	\$782	\$677	\$565
\$2,000,000	\$1,209	\$1,166	\$1,116	\$1,049	\$932	\$827	\$715
\$3,000,000	\$1,359	\$1,316	\$1,266	\$1,199	\$1,082	\$977	\$865
\$5,000,000	\$1,659	\$1,616	\$1,566	\$1,499	\$1,382	\$1,277	\$1,165
\$10,000,000	\$2,409	\$2,366	\$2,316	\$2,249	\$2,132	\$2,027	\$1,915

Limit shown is each wrongful act. Unless otherwise noted, annual aggregate limit is twice the each wrongful act limit except limits over 5 million. 10 million aggregate limit applies to all wrongful act limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.

Texas Municipal League Intergovernmental Risk Pool
 1821 Rutherford Lane, First Floor, Austin, Texas 78754
 (512) 491-2300 | (800) 537-6655



Automobile Hired & Non-Owned Limit & Deductible Options

Member Name: Hardy/Near Northside RDA/TIRZ #21
 Member ID: 6754
 Contract Type: Liability
 Coverage Period: 12/01/2024 to 12/01/2025

Limit Each Occurrence	Deductible per Occurrence					
	\$0	\$1,000	\$2,500	\$5,000	\$10,000	\$25,000
\$300,000	\$545	\$497	\$463	\$427	\$383	\$309
\$500,000	\$562	\$514	\$480	\$444	\$400	\$326
\$1,000,000	\$568	\$520	\$486	\$450	\$406	\$332
\$2,000,000	\$585	\$537	\$503	\$467	\$423	\$349

Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.



AGENDA MEMORANDUM

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

7. Consider Funding Agreement with Avenue Community Development Corporation.



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

8. Receive update from SWA.

SWA Houston

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

PROJECT STATUS REPORT BY SWA

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

PROJECTS: TIRZ #21 CIP

DATE: October 23, 2024

CURRENT PROJECTS STATUS

1. ZONE URBAN DESIGN GUIDELINES – PHASE 2 (WO#2)
 - Task 1: Streetscape Character: Cut Sheets – 90% Complete
 - Task 2: Board Workshop – Urban Design Character and Cut Sheets Review – 0% Complete
 - Task 3: Final Plans & Guidelines: Cut Sheets – 33% Complete
2. MISCELLANEOUS DRAWINGS & VISUALIZATION (WO#3)
 - No Current Open Authorized Tasks
3. TREE PLANTING PHASE 2 (WO#4)
 - Tree Planting Plans – 100% Complete (January 2024).

END OF REPORT



AGENDA MEMORANDUM

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

9. Receive update from Gauge Engineering.



AGENDA MEMORANDUM

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

10. Receive Administrator's Report.



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney with regard to pending or contemplated litigation.
12. Reconvene in Open Session and take appropriate actions with regard to private consultation with regard to pending litigation regarding Development Agreement with CR V Hardy Yards, L.P.
 - a. Consider Termination of Development Agreement with CR V Hardy Yards, L.P.; and
 - b. Consider Settlement Agreement with CR V Hardy Yards, L.P.



AGENDA MEMORANDUM

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

13. Next meeting – Wednesday, November 20, 2024, at 9:00 a.m.