

**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**

NOVEMBER 20, 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, November 20, 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 October 23, 2024, meeting.
4. Receive Bookkeeper's Report and approve payment of invoices.
5. Receive update from SWA.
6. Receive update from Gauge Engineering.
 - a. Authorize pursuit for flood mitigation grant
7. Receive Administrator's Report.
8. Next meeting – Wednesday, January 22, 2025, at 9:00 a.m.
9. Adjourn.



Hawes Hill & Associates LLP - 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 October 23, 2024, meeting.

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

October 23, 2024

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the Hardy Near Northside Redevelopment Authority and Reinvestment Zone Number Twenty-One, City of Houston, Texas, held a regular joint meeting on Monday, October 23, 2024, at 9:00 a.m., at 218 Joyce Street, Houston, Texas 77009, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1:	Fernando Zamarripa	Position 5:	Daniel Ortiz, <i>Treasurer</i>
Position 2:	Jorge B. Bustamante, <i>Vice-Chair</i>	Position 6:	Monte Large
Position 3:	Ed Reyes, <i>Chairman</i>	Position 7:	Elia Quiles, <i>Asst. Secretary</i>
Position 4:	Sylvia Cavazos, <i>Secretary</i>		

and all of the above were present, with the exception of Directors Zamarripa, Cavazos and Large, thus constituting a quorum. Also present were Naina Magon, Don Huml, and Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Christopher Palis, Municipal Accounts & Consulting LP; and Brandon Walwyn, COH – Economic Development. Others attending the meeting were Sabrina Salts, District H; Derek St. John and Lydia Mares, Gauge Engineering; Michael Robinson, SWA; Randy and Cheryl Baxley; Luis Garcia, METRO; and Rebecca Reyna. Chairman Reyes called the meeting to order at 9:01 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Louis Garcia and Chaquisha Mosley with METRO.

APPROVE MINUTES OF THE SEPTEMBER 25, 2024, MEETING.

Upon a motion made by Director Ortiz, and seconded by Director Bustamante, the Board voted unanimously to approve the Minutes of the September 25, 2024, Board meeting, as presented.

RECEIVE BOOKKEEPER'S REPORT AND APPROVE PAYMENT OF INVOICES.

Mr. Palis presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials. Upon a motion made by Director Bustamante, and seconded by Director Quiles, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

RECEIVE AND CONSIDER FY2025 BUDGET.

Ms. Magon presented the Administrative portion of the proposed FY2025 Budget and answered questions. She reported an item for the \$500,000 line of credit is not included in the budget. Mr. Humm presented the Capital Improvements proposed budget. The proposed FY2025 Budget is included in the Board materials. Mr. Huml reviewed T-2106, Sidewalk Replacement and Improvements and reported the project name was changed to be broader and flexible for projects. He reviewed T-2109, Parks and Greenspace Improvements, and reported the name change for flexibility for projects. He reviewed T-2111 Name change to Multi-Street Mobility Improvements to include ADA ramps, concrete panel replacements, etc. After full review by the Board, and upon a

motion made by Director Bustamante, and seconded by Director Ortiz, the Board voted unanimously to approve the FY2025 Budget.

DISCUSS RENEWAL OF TML INSURANCE; AND TAKE APPROPRIATE ACTION.

Ms. Clayton reviewed the TML Insurance renewal documents, included in the Board materials. Upon a motion made by Director Ortiz, and seconded by Director Quiles, the Board voted unanimously to authorize the renewal of the TML Insurance policies for the Authority.

CONSIDER FUNDING AGREEMENT WITH AVENUE COMMUNITY DEVELOPMENT CORPORATION.

This item was tabled.

RECEIVE UPDATE FROM SWA.

Mr. Robinson presented the status report from SWA, a copy is included in the Board materials. He answered questions regarding tree plantings and reported phase 2 tree planting plans were finalized. There was discussion regarding funding partnerships with the County and Management District. No action from the Board was required.

RECEIVE UPDATE FROM GAUGE ENGINEERING.

Ms. Mares reported the start date for Pinkney Trail is to be determined. Mr. St. John provided a presentation on FEMA Flood Mitigation Assistance Grant Opportunities, a copy of the presentation is attached hereto as Exhibit A. He reported the funding pool is \$800 Million and the application timeline is from November to January with funding in January 2026. He reported TIRZ#21 qualifies for the 90/10 local match – being a 10% match for the TIRZ. He reported the applications are submitted through the City of Houston and include projects for drainage studies and drainage projects. There was discussion regarding a study/survey of foundations in the zone for slab elevations. He identified possible projects for the grant (1) Cavalcade System; (2) Bigelow System; and (3) Hogan/Lorraine System. The board discussed applying for a phase project under the grant. The board was in consensus to discuss at the CIP Committee and for the committee to provide the Board its recommendation for consideration. No action from the Board was required.

RECEIVE ADMINISTRATOR'S REPORT.

Ms. Magon reported staff did a site tour of the zone yesterday. No action from the Board was required.

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.

The Board convened in Executive Session at 9:58 a.m.

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, LP.

The Board reconvened in Open Session at 10:00 a.m. Upon reconvening, the Board took the following actions on:

- 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.**

Upon a motion made by Director Ortiz, and seconded by Director Quiles, the Board voted unanimously to authorize execution of the documents discussed, in substantial form.

ADJOURN.

There being no further business to come before the Board, Chairman Reyes adjourned the meeting at 10:09 a.m.

Secretary

List of Exhibits:

- A. FEMA Flood Mitigation Assistance Grant Opportunity Presentation



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

November 20, 2024

Hardy Near Northside Redevelopment Authority

Account Balances

As of November 20, 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%	950,497.08	
TEXPOOL (XXXX0001)	12/01/2022		4.78%	286,252.24	
Checking Account(s)					
TEXAS CAPITAL BANK (XXXX4302)			0.00%	1,384.12	Texas Capital Operating
Totals for Operating Fund:				\$1,238,133.44	
Grand total for Hardy Near Northside Redevelopment Authority:				\$1,238,133.44	

Cash Flow Report - Texas Capital Operating Account

As of November 20, 2024

Num	Name	Memo	Amount	Balance
BALANCE AS OF 10/24/2024				\$518.44
Receipts				
	Funds Transfer		13,000.00	
Total Receipts				13,000.00
Disbursements				
ACH	Bracewell LLP	Legal Fees	(7,180.75)	
ACH	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(4,599.55)	
Bank Chg	Texas Capital	Monthly Service Charge	(354.02)	
Total Disbursements				(12,134.32)
BALANCE AS OF 11/20/2024				\$1,384.12

Balance Sheet

As of October 31, 2024

Oct 31, 24

ASSETS

Current Assets

Checking/Savings

~~\$\$\$~~ HM Uj 7 U]HU' C dYfU]b[518

~~\$\$\$~~ HM Uj 7 U]HU' A cbYm A f_h 963,497

~~\$\$\$~~ HM 'Dcc' '57 '+' & '\$\$\$\$' 286,252

Total Checking/Savings

1,250,268

Total Current Assets

1,250,268

TOTAL ASSETS

1,250,268

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

~~\$\$\$~~ '5W' i bhjDUhtWY 11,780

Total Accounts Payable

11,780

Total Current Liabilities

11,780

Total Liabilities

11,780

Equity

~~-\$~~ ' i bX'6UUbW 1,895,747

Net Income

(657,259)

Total Equity

1,238,487

TOTAL LIABILITIES & EQUITY

1,250,268

HARDY/NEAR NORTHSIDE TIRZ # 21
Balance Sheet Prev Year Comparison
As of October 31, 2024

	<u>Oct 31, 24</u>	<u>Oct 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
11102 · Texas Capital Operating	518.44	625.61	-107.17	-17.1%
11201 · Texas Capital Money Mrkt	963,497.08	295,615.78	667,881.30	225.9%
11202 · Tex Pool AC 7932300001	286,252.24	271,522.96	14,729.28	5.4%
Total Checking/Savings	<u>1,250,267.76</u>	<u>567,764.35</u>	<u>682,503.41</u>	<u>120.2%</u>
Total Current Assets	<u>1,250,267.76</u>	<u>567,764.35</u>	<u>682,503.41</u>	<u>120.2%</u>
TOTAL ASSETS	<u>1,250,267.76</u>	<u>567,764.35</u>	<u>682,503.41</u>	<u>120.2%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	11,780.30	14,248.16	-2,467.86	-17.3%
Total Accounts Payable	<u>11,780.30</u>	<u>14,248.16</u>	<u>-2,467.86</u>	<u>-17.3%</u>
Total Current Liabilities	<u>11,780.30</u>	<u>14,248.16</u>	<u>-2,467.86</u>	<u>-17.3%</u>
Total Liabilities	<u>11,780.30</u>	<u>14,248.16</u>	<u>-2,467.86</u>	<u>-17.3%</u>
Equity				
3900 · *Fund Balance	1,895,746.50	1,238,839.41	656,907.09	53.0%
Net Income	-657,259.04	-685,323.22	28,064.18	4.1%
Total Equity	<u>1,238,487.46</u>	<u>553,516.19</u>	<u>684,971.27</u>	<u>123.8%</u>
TOTAL LIABILITIES & EQUITY	<u>1,250,267.76</u>	<u>567,764.35</u>	<u>682,503.41</u>	<u>120.2%</u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss

July through October 2024

	<u>Jul - Oct 24</u>
Ordinary Income/Expense	
Income	
Interest Income	18,585.19
Total Income	18,585.19
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	16,862.14
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	14,989.25
Total Program and Project Consultants	16,617.85
TIRZ Administration Overhead	
Tax Consultants	13,651.20
Accounting Services	18,172.34
Audit Services	16,250.00
Bank Charges	1,286.79
5580 - Office Expense	1,188.00
Total TIRZ Administration Overhead	50,548.33
Total Expense	674,121.18
Net Ordinary Income	-657,259.04
Net Income	<u><u>-657,259.04</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	18,585.19	7,000.00	11,585.19	265.5%
Tax increments	0.00	1,467,774.00	-1,467,774.00	0.0%
Total Income	<u>18,585.19</u>	<u>1,930,774.00</u>	<u>-1,912,188.81</u>	<u>1.0%</u>
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	8,519.53	700,000.00	-691,480.47	1.2%
Total Capital Improvement Plan	<u>8,519.53</u>	<u>1,272,000.00</u>	<u>-1,263,480.47</u>	<u>0.7%</u>
Total COGS	<u>8,519.53</u>	<u>1,272,000.00</u>	<u>-1,263,480.47</u>	<u>0.7%</u>
Gross Profit	<u>10,065.66</u>	<u>658,774.00</u>	<u>-648,708.34</u>	<u>1.5%</u>
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	<u>606,955.00</u>	<u>342,821.00</u>	<u>264,134.00</u>	<u>177.0%</u>
Program and Project Consultants				
Planning Consultants	0.00	50,000.00	-50,000.00	0.0%
Engineering Consultation	1,853.60	50,000.00	-48,146.40	3.7%
Legal Consultants	16,239.25	40,000.00	-23,760.75	40.6%
Total Program and Project Consultants	<u>18,092.85</u>	<u>140,000.00</u>	<u>-121,907.15</u>	<u>12.9%</u>
TIRZ Administration Overhead				
Tax Consultants	13,651.20	15,000.00	-1,348.80	91.0%
Accounting Services	22,192.03	25,000.00	-2,807.97	88.8%
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	1,640.81			
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	<u>54,922.04</u>	<u>120,500.00</u>	<u>-65,577.96</u>	<u>45.6%</u>
Total Expense	<u>679,969.89</u>	<u>603,321.00</u>	<u>76,648.89</u>	<u>112.7%</u>
Net Ordinary Income	<u>-669,904.23</u>	<u>55,453.00</u>	<u>-725,357.23</u>	<u>-1,208.1%</u>
Net Income	<u><u>-669,904.23</u></u>	<u><u>55,453.00</u></u>	<u><u>-725,357.23</u></u>	<u><u>-1,208.1%</u></u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance	
Ordinary Income/Expense										
Income										
Interest Income										
General Journal	07/01/2024	Int		Interest Earne...		11202 · Tex Po...		1,222.92	1,222.92	
General Journal	07/31/2024	Int		Interest Earne...		11201 · Texas ...	1,648.50		2,871.42	
General Journal	07/31/2024	Int		Interest Earne...		11201 · Texas ...	1,270.43		4,141.85	
General Journal	08/31/2024	Int		Interest Earne...		11201 · Texas ...	4,176.56		8,318.41	
General Journal	08/31/2024	Int		Interest Earne...		11201 · Texas ...	1,271.46		9,589.87	
General Journal	09/30/2024	Int		Interest Earne...		11201 · Texas ...	4,035.11		13,624.98	
General Journal	09/30/2024	Int		Interest Earne...		11201 · Texas ...	1,204.71		14,829.69	
General Journal	10/31/2024	Int		Interest Earne...		11201 · Texas ...	2,566.01		17,395.70	
General Journal	10/31/2024	Int		Interest Earne...		11201 · Texas ...	1,189.49		18,585.19	
	Total Interest Income							0.00	18,585.19	18,585.19
	Total Income							0.00	18,585.19	18,585.19
Cost of Goods Sold										
Capital Improvement Plan										
T-2105 Pickney St Hike & Bike										
Bill	07/31/2024	3435	Gauge Engineering ...	Project 1136 T...		12000 · Accoun...	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	18,585.19	16,862.14
Expense										
Developer Reimbursement										
Hardy Yards/Cypress - Offsite										
Bill	09/30/2024	Devel...	CRV Hardy Yards, L....	Developer Rei...		12000 · Accoun...	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 ...	Project 1081 T...		12000 · Accoun...	1,628.60		1,628.60	
	Total Engineering Consultation							1,628.60	0.00	1,628.60
Legal Consultants										
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees		12000 · Accoun...	250.00		250.00	
Bill	07/31/2024	21982...	Bracewell LLP	Legal Fees		12000 · Accoun...	53.00		303.00	
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees - ...		12000 · Accoun...	3,255.50		3,558.50	
Bill	09/30/2024	21986...	Bracewell LLP	Legal Fees		12000 · Accoun...	4,250.00		7,808.50	
Bill	10/31/2024	21987...	Bracewell LLP	Legal Fees		12000 · Accoun...	7,180.75		14,989.25	
	Total Legal Consultants							14,989.25	0.00	14,989.25
	Total Program and Project Consultants							16,617.85	0.00	16,617.85
TIRZ Administration Overhead										
Tax Consultants										
General Journal	07/01/2024	JE		To Reclass pr...		Prepaid Expen...	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 ...	Bookkeeping ...		12000 · Accoun...	4,949.04		4,949.04	
Bill	08/31/2024	106876	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,998.35		9,947.39	
Bill	09/30/2024	107542	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	3,625.40		13,572.79	
Bill	10/31/2024	108210	Municipal Accounts ...	Bookkeeping ...		12000 · Accoun...	4,599.55		18,172.34	
	Total Accounting Services							18,172.34	0.00	18,172.34
Audit Services										
Bill	08/31/2024	2024 ...	McCall Gibson Swed...	FYE 06.30.24 ...		12000 · Accoun...	9,000.00		9,000.00	
Bill	09/30/2024	11596	Burton Accounting, P...	FY23 Agreed ...		12000 · Accoun...	2,500.00		11,500.00	
Bill	09/30/2024	2024 ...	McCall Gibson Swed...	FYE 06.30.24 ...		12000 · Accoun...	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 Servi...		11102 · Texas ...	351.86		351.86	
General Journal	08/12/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	308.44		660.30	
General Journal	09/10/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	274.80		935.10	
General Journal	10/23/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	351.69		1,286.79	
General Journal	11/12/2024	Bank ...	Texas Capital	Monthly Servi...		11102 · Texas ...	354.02		1,640.81	
	Total Bank Charges							1,640.81	0.00	1,640.81

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July 2024 through June 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
5580 · Office Expense									
Bill	07/31/2024	63200	Squidz Ink Design	Website Desig...		12000 · Accoun...	1,188.00		1,188.00
Total 5580 · Office Expense							1,188.00	0.00	1,188.00
Total TIRZ Administration Overhead							50,902.35	0.00	50,902.35
Total Expense							674,475.20	0.00	674,475.20
Net Ordinary Income							676,198.25	18,585.19	-657,613.06
Net Income							676,198.25	18,585.19	-657,613.06

BRACEWELL

REMITTANCE PAGE

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

Invoice: 21987886

Matter No: 0037619.000001

Total Fees	\$ 7,149.00
Total Expenses	\$ 31.75
Total Fees, Expenses and Charges for this Invoice	\$ 7,180.75
Total Current Billing on this Invoice	\$ 7,180.75
Balance Forward	\$ 0.00
Please Remit Total Balance Due on this Invoice	\$ 7,180.75

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:**21987886**

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/>



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

Hardy Near Northside RA
1281 Brittmoore Rd
Houston, TX 77043

Invoice No: 108210

Professional Services from September 09, 2024 to October 06, 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
Consultant	13.88	\$2,775.02
Sr. Consultant	0.50	112.50
Manager	6.50	1,625.00
Total Preparation of Financial Report		\$4,512.52

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	0.25	\$50.00
Total Preparation of Budget/Audit		\$50.00

Total Professional Services **\$4,562.52**

Expenses and Other Items	Amount
Copy Charges	\$8.15
Electronic Data Storage	27.50
Postage Charges	1.38
Total Expenses and Other Items	\$37.03

Total Professional Services **\$4,562.52**

Total Expenses and Other Items **37.03**

Total Amount Due **\$4,599.55**



INVOICE

BILL TO
Hardy/Near Northside RA TIRZ 21

INVOICE 2203
DATE 11/14/2024

DESCRIPTION	AMOUNT
Professional Consulting and Management Services: October 2024	4,500.00

Wiring Instructions:
Bank: Central Bank Houston, 11201 Clay Road, Houston, TX 77041
Routing #: 113001077
Account #: 345057
Acct name: Hawes Hill & Associates LLP

BALANCE DUE

\$4,500.00

Please reference Invoice No.2203 when wiring funds.



AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

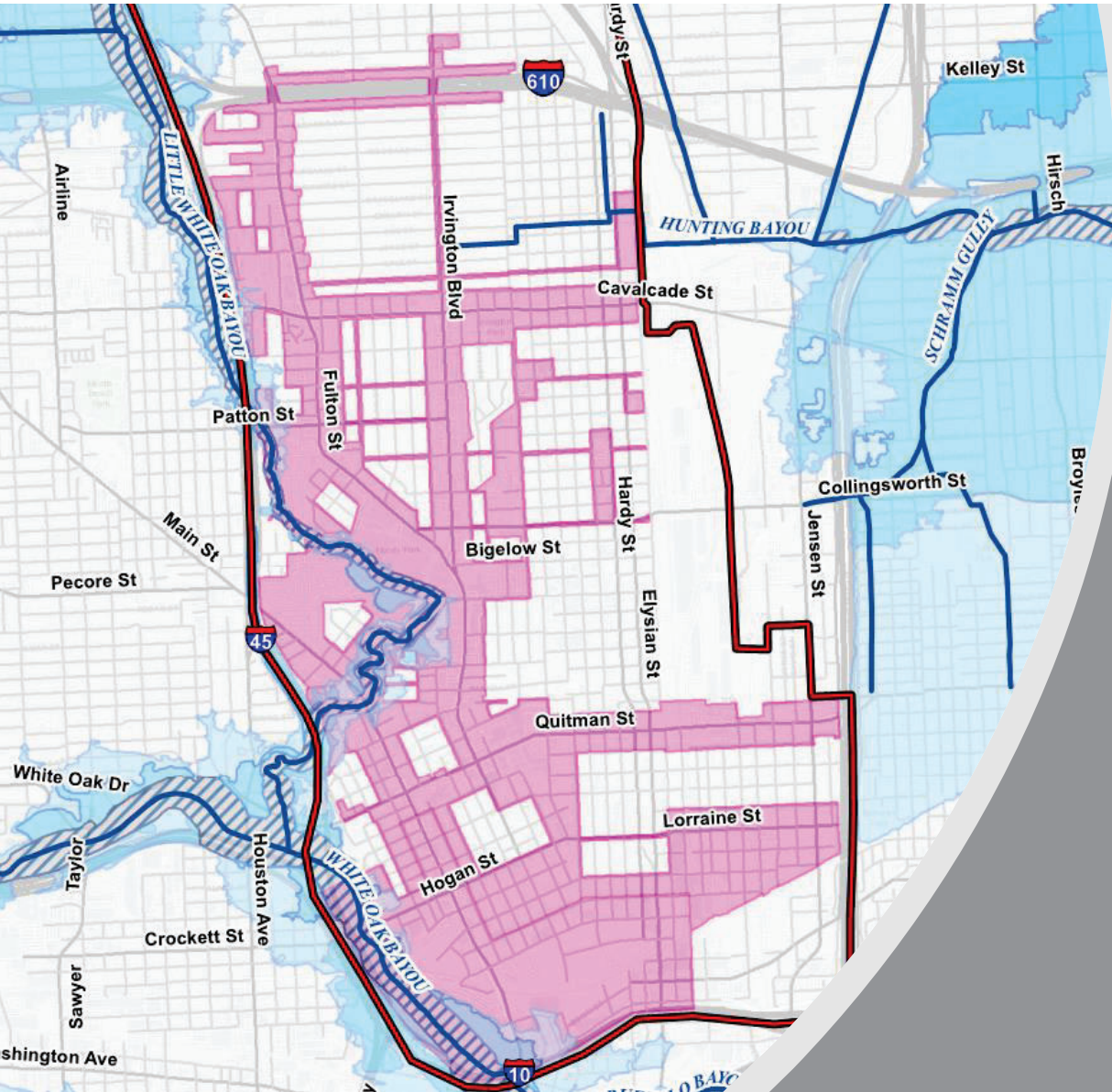
5. Receive update from SWA.



AGENDA MEMORANDUM

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

6. Receive update from Gauge Engineering.
 - a. Authorize pursuit for flood mitigation grant



NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

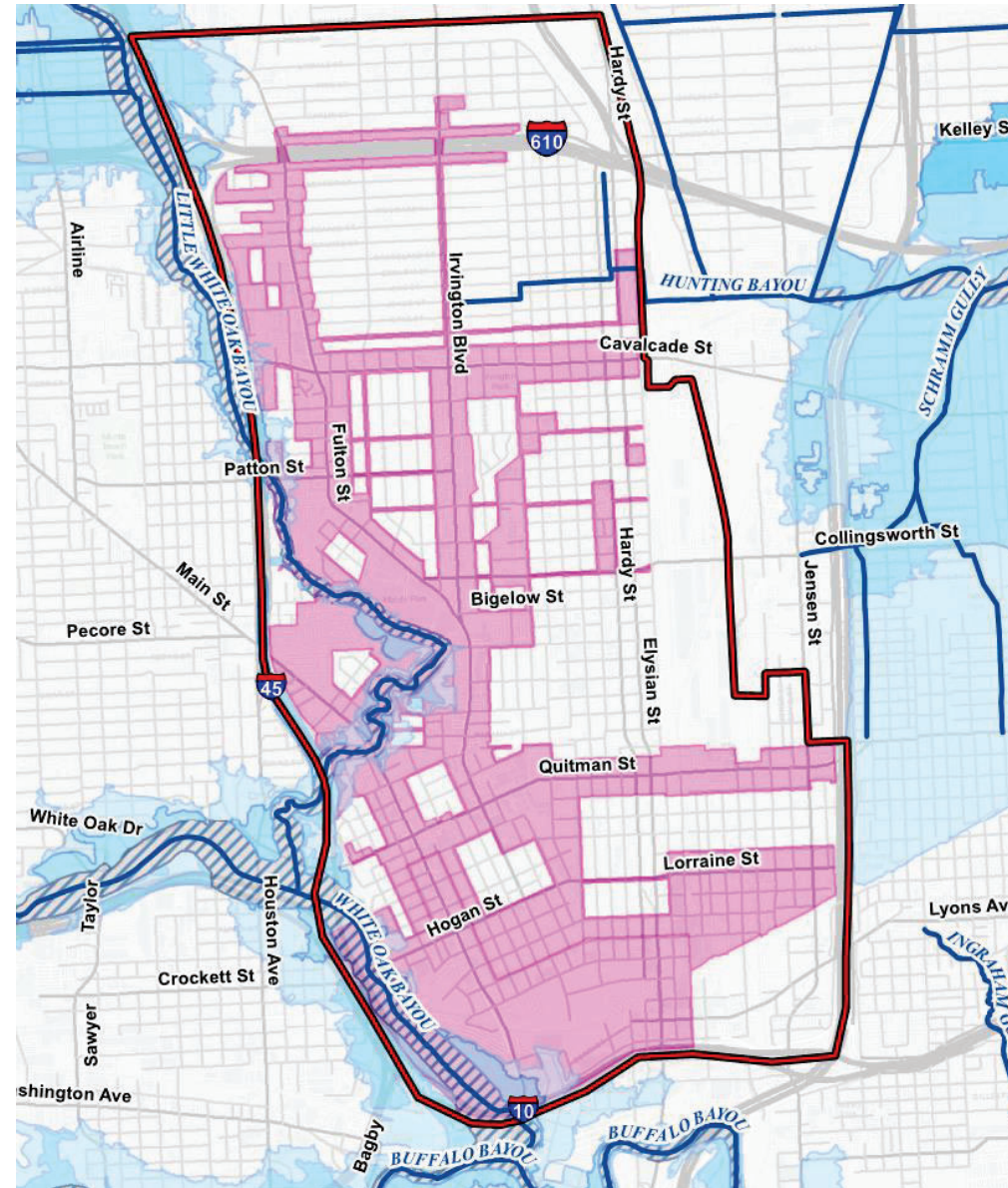
**FEMA FLOOD MITIGATION
ASSISTANCE (FMA) GRANT
OPPORTUNITY**

November 15, 2024

Gauge
ENGINEERING

FMA Grant Opportunity

- Funding Pool: \$800M
- Local Match: 90/10 or 75/25
- Timeline:
 - Application window: December to March
 - Award: April 2026
 - Funding: August 2026
- Process: Submit Through City
- Project Types:
 - Drainage Studies
 - Drainage Projects: Full and Phased
 - Elevation and Buyout



TIRZ 21 Drainage Study

Prepared for:



Tax Increment Reinvestment Zone 21

Prepared By:



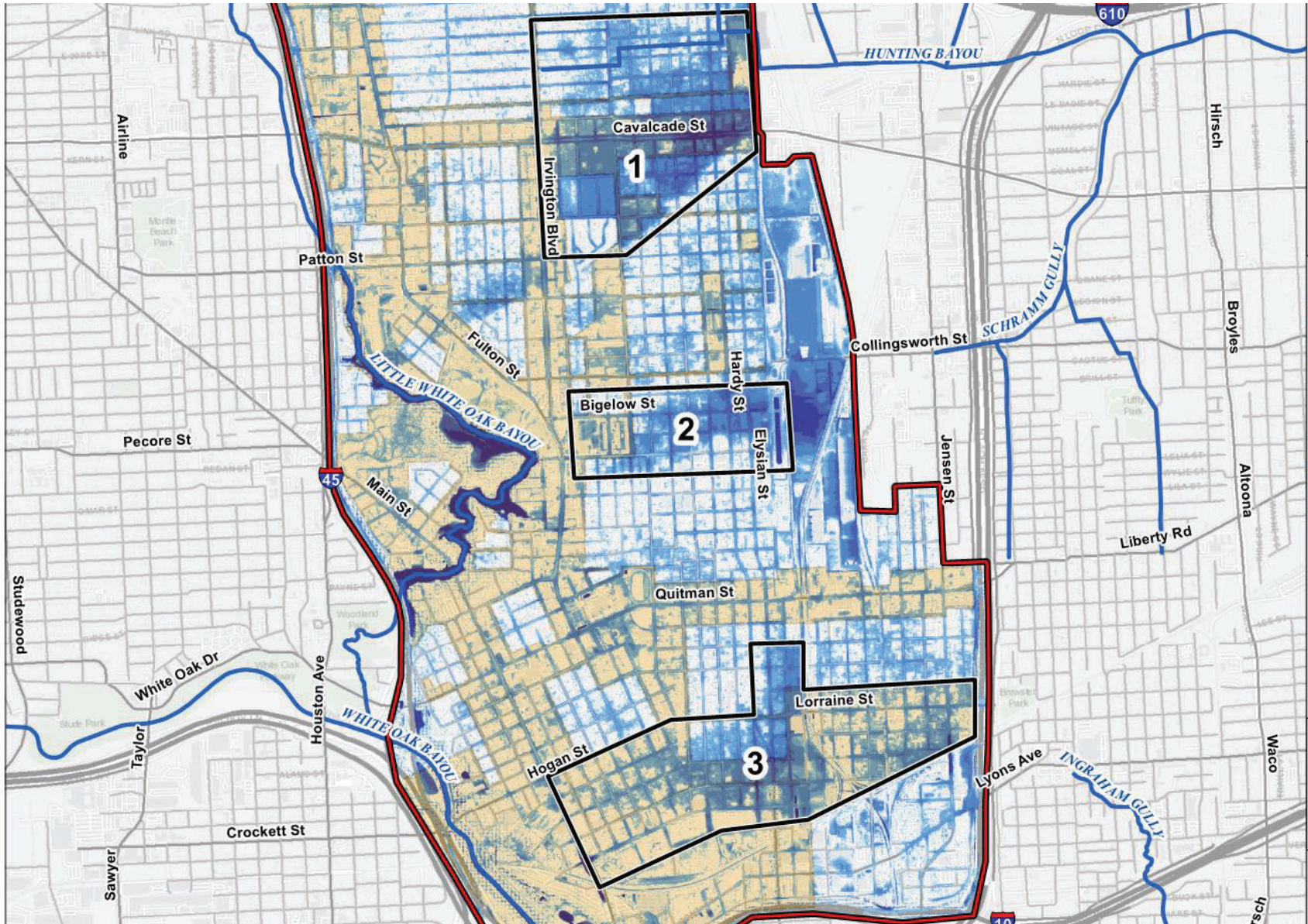
Gauge Engineering, LLC (F-20017)

3200 Wilcrest Drive, Suite 220 • Houston, TX 77042



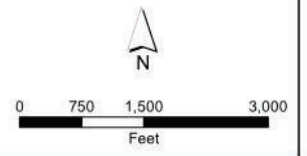
12/20/2021

December 2021






TIRZ-21
EXHIBIT 3
Problem Areas
Existing 100-Yr Inundation

- Legend**
- 2D Model Boundary
 - Problem Areas
 - TIRZ 21 Boundary
 - Channel
- Existing 100-Yr Inundation**
Depth (ft)
- 0 - 0.25
 - 0.25 - 0.5
 - 0.50 - 1
 - 1.00 - 2
 - 2.00 - 3
 - 3.00 - 4









TIRZ-21
EXHIBIT 4
Flood Structure Density Map
Existing 100-Yr Inundation







Legend

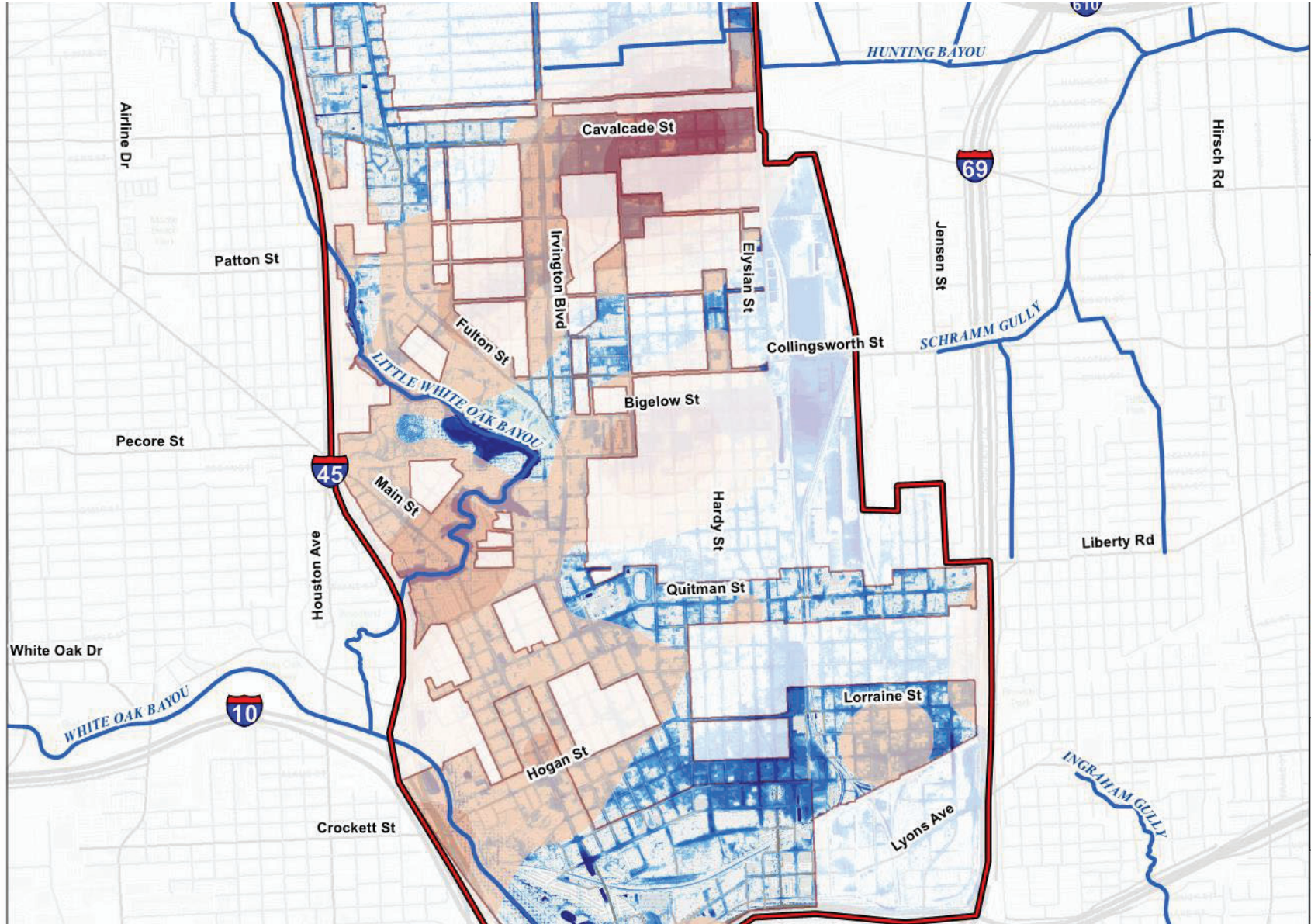
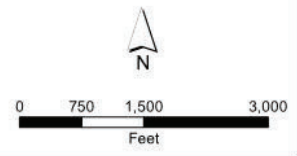
-  2D Model Boundary
-  TIRZ 21 Boundary
-  Channel

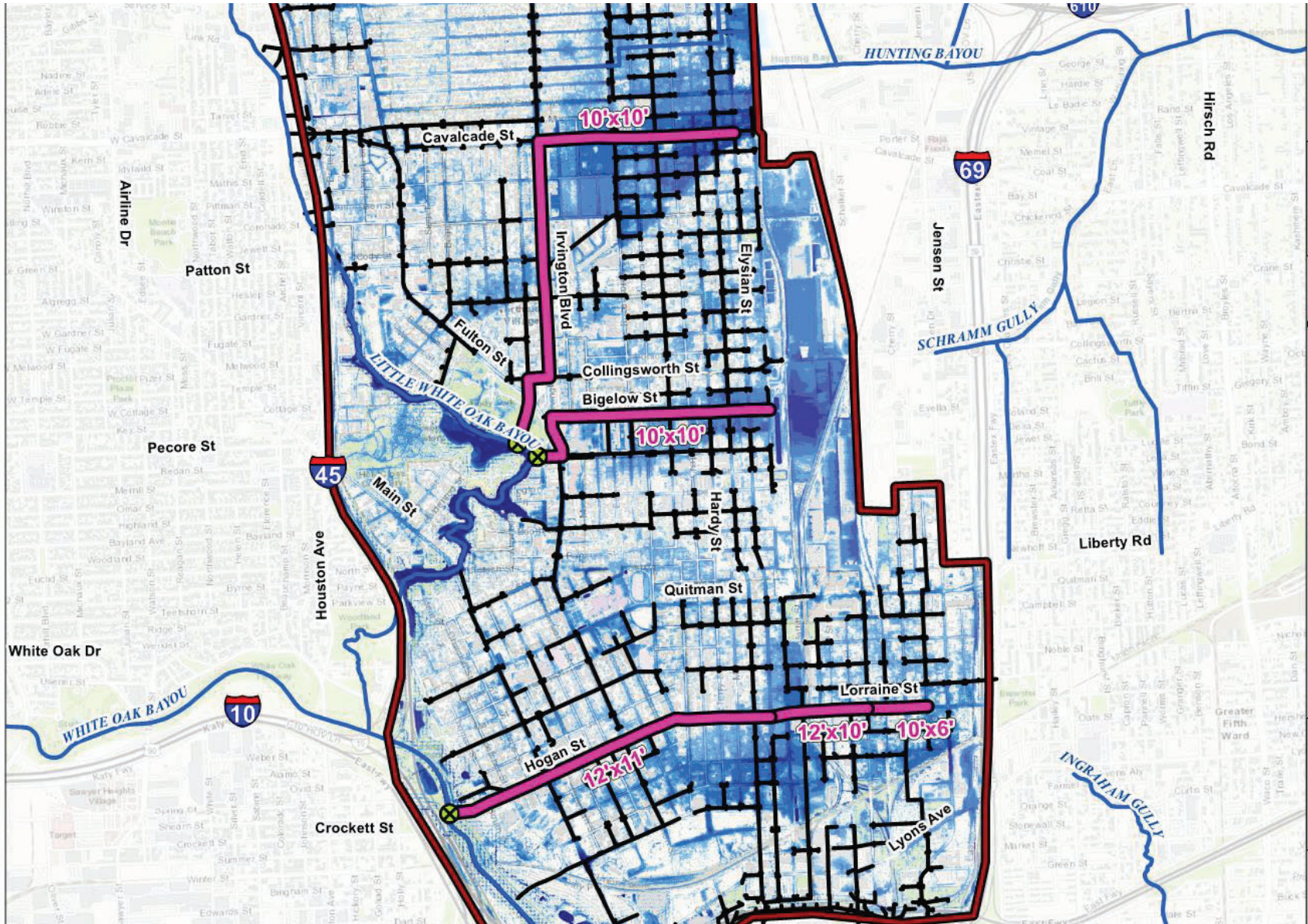
Existing 100-Yr Inundation Depth (ft)

-  0 - 0.25
-  0.25 - 0.5
-  0.50 - 1
-  1.00 - 2
-  2.00 - 3
-  3.00 - 4

Flooded Structure Heat Map

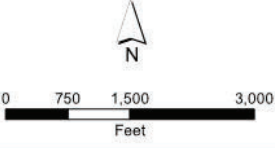
-  0
-  0.25
-  0.50
-  1.00
-  1.50
-  2.00





TIRZ-21
EXHIBIT 5
 Option 1A Proposed Improvements
 Existing 100-Yr Inundation

- Legend**
- 2D Model Boundary
 - Proposed Trunk Line
 - Existing Conduit
 - Channel
 - X Outfall
- Existing 100-Yr Inundation Depth (ft)**
- 0 - 0.25
 - 0.25 - 0.5
 - 0.50 - 1
 - 1.00 - 2
 - 2.00 - 3
 - 3.00 - 4












TIRZ-21
EXHIBIT 9
Option 2A
100-Yr Inundation Difference



Legend

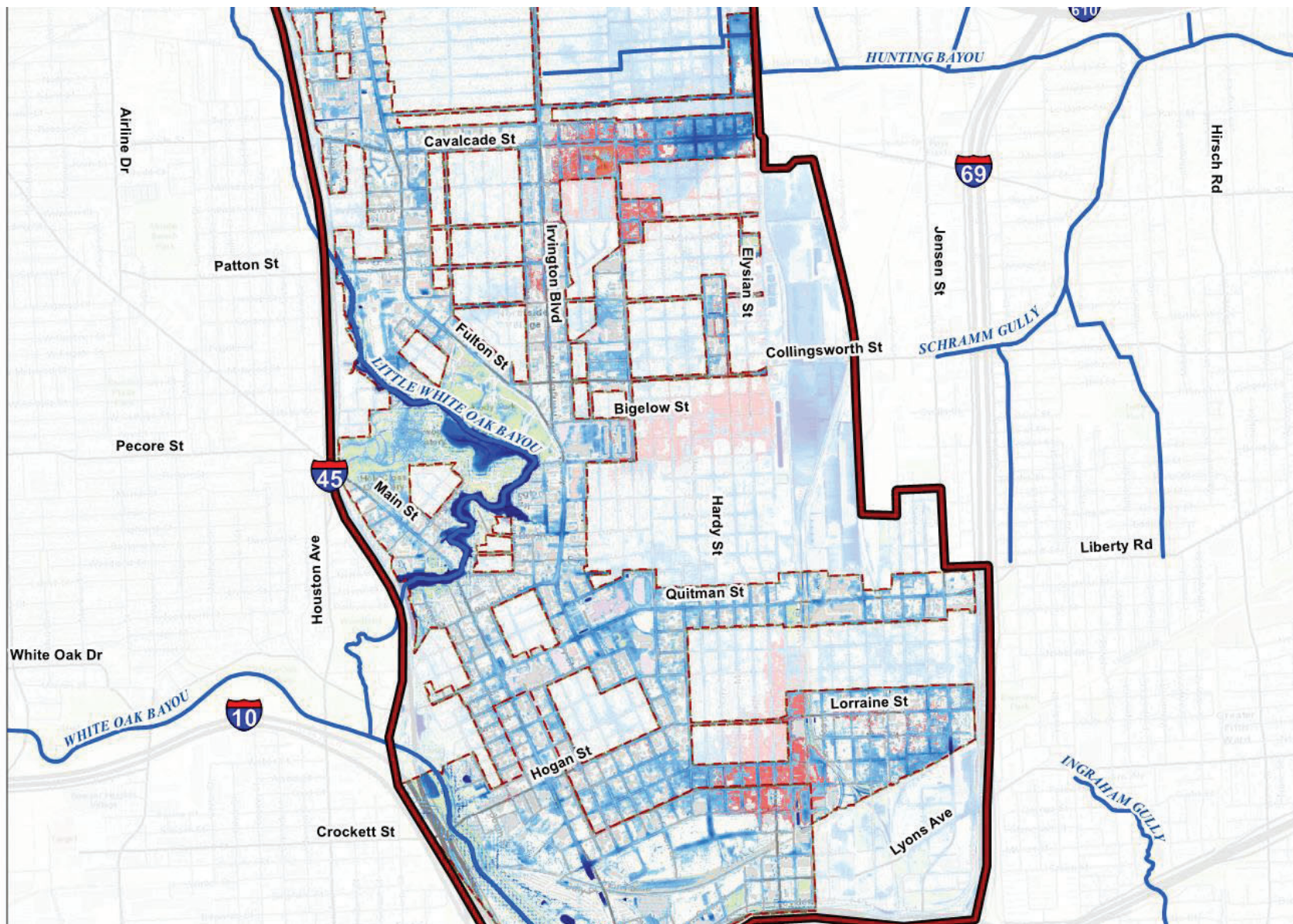
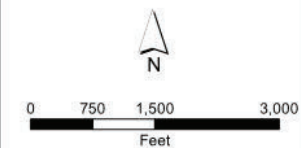
-  2D Model Boundary
-  TIRZ 21 Boundary
-  Channel

**Option 2A 100-Yr Inundation
Depth (ft)**

-  0.00 - 0.25
-  0.25 - 0.5
-  0.5 - 1
-  1.00 - 1.5
-  1.50 - 2
-  2.00 - 3
-  3.00 - 4
-  4.00 - 5
-  5.00 - 25.8

**Existing 100-Yr Inundation
Depth (ft)**

-  0.0 - 0.5
-  > 0.5



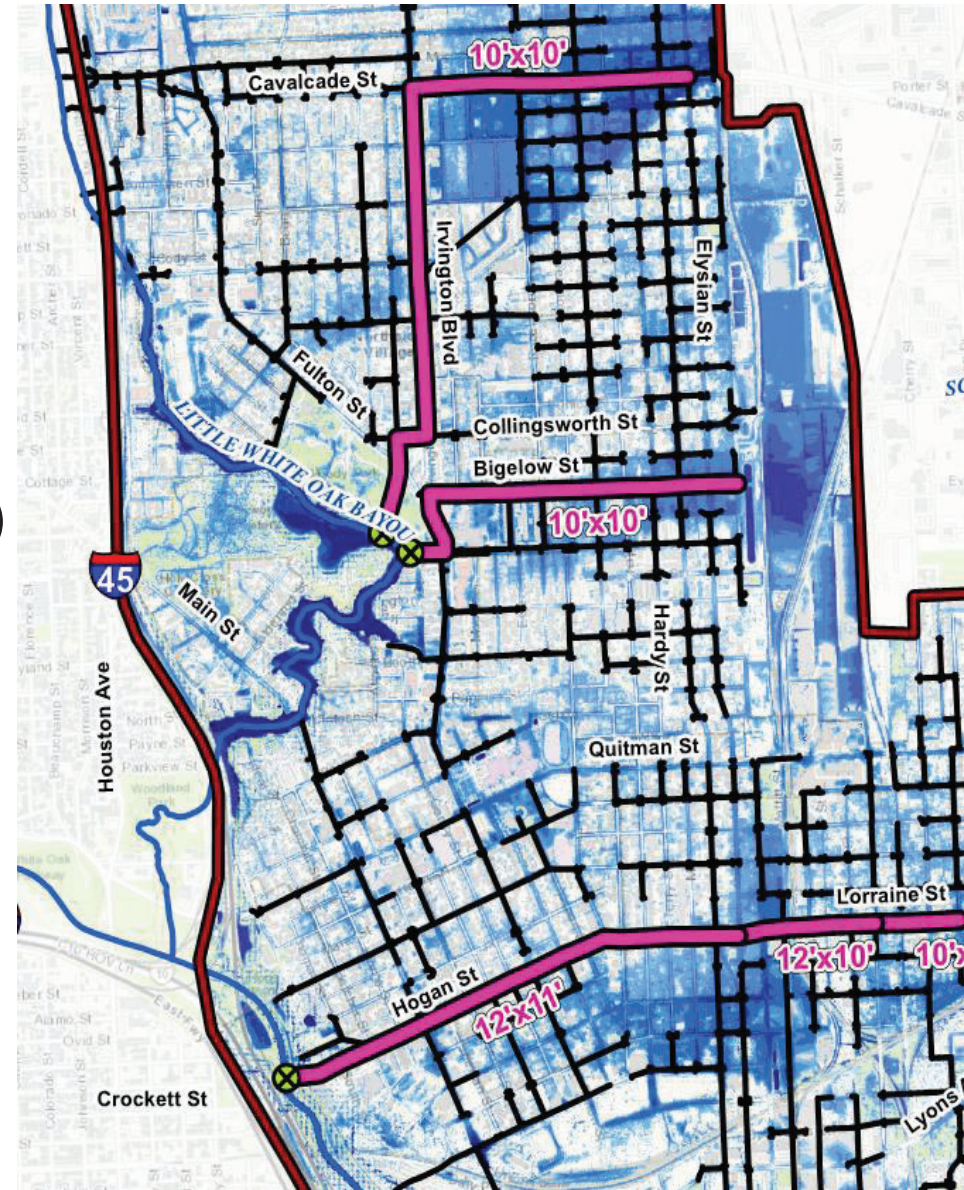
Grant Opportunity Summary

Phased Project Options:

1. Cavalcade System: \$16M (2021) - **\$19M** (2027)
2. Bigelow System: \$10M (2021) - **\$12M** (2027)
3. Hogan/Lorraine System: \$16M (2021) - **\$19M** (2027)

Study Update Option (400K):

1. Survey Finished Floor Elevations
2. Refine Project Alternatives
3. Develop Grant Ready Projects (B/C Ratios)



Next Steps

- Select Project(s) to Advance as a Grant Candidate
- Initiate Coordination Effort with City of Houston
 - TIRZ Recommended Responsibilities:
 - Grant Application Material Development
 - Grant and Project Management (Interlocal)
- Grant Application Fee Estimate
 - Phased Project Area: \$35K
 - Project Scoping (Study): \$15K





QUESTIONS

FEMA FMA GRANT OPPORTUNITY



NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY





AGENDA MEMORANDUM

TO: Hardy Near Northside Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

7. Receive Administrator's Report.



AGENDA MEMORANDUM

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

8. Next meeting – Wednesday, January 22, 2025, at 9:00 a.m.