

**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 Wednesday, 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. Huml 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



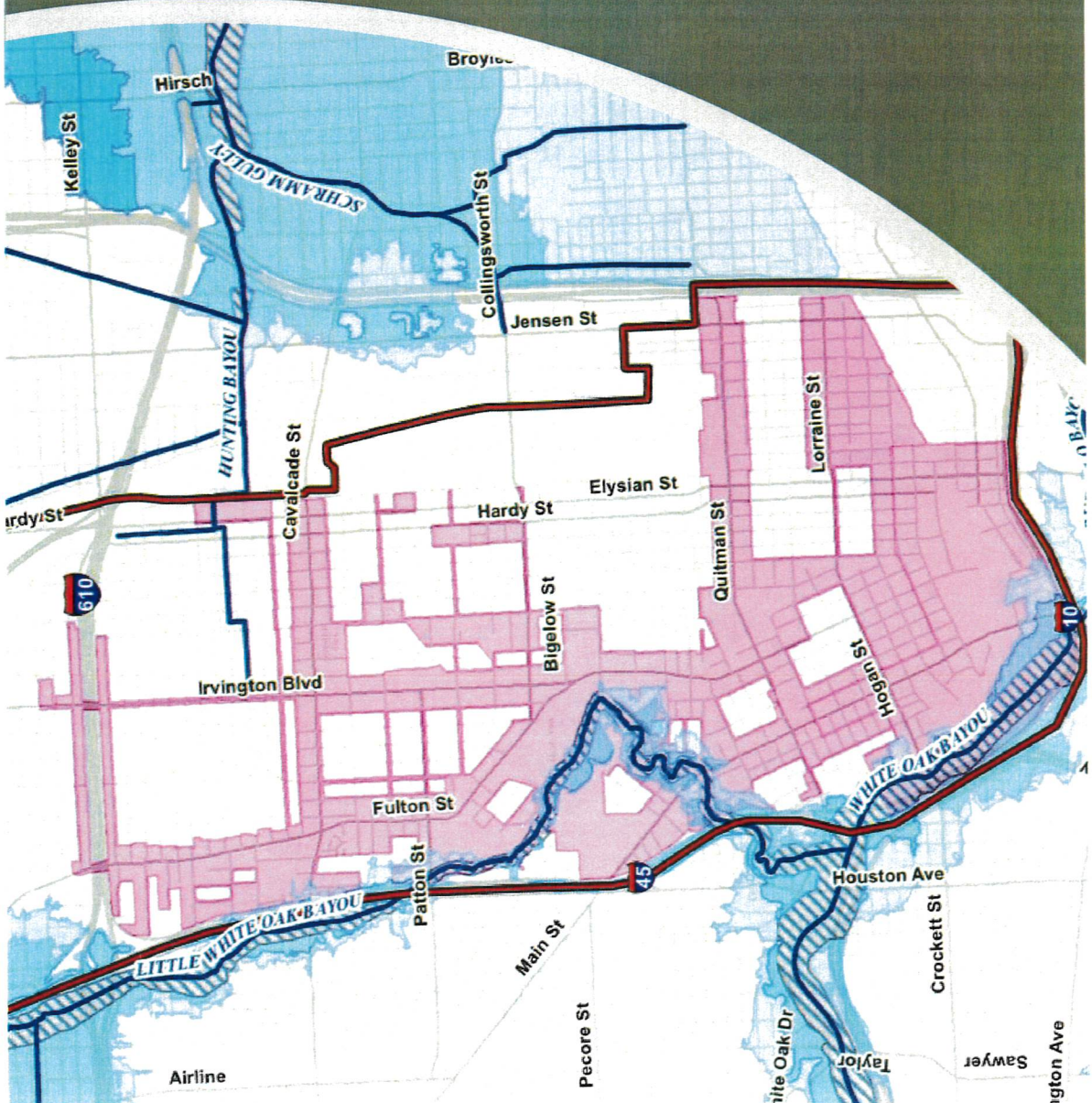
NEAR NORTHSIDE
REDEVELOPMENT AUTHORITY

FEMA FLOOD MITIGATION
ASSISTANCE (FMA) GRANT
OPPORTUNITY

October 23, 2024

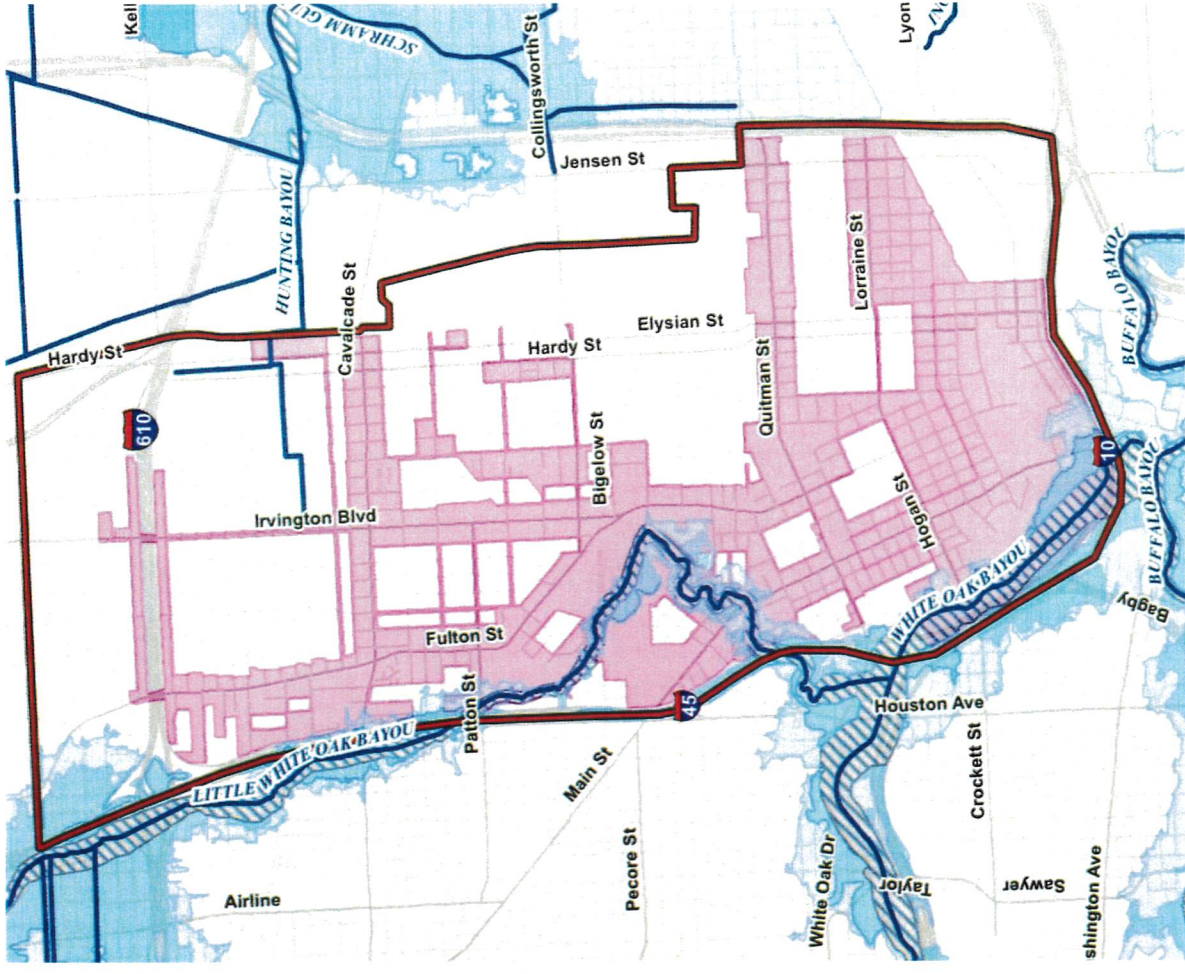


Ex. A

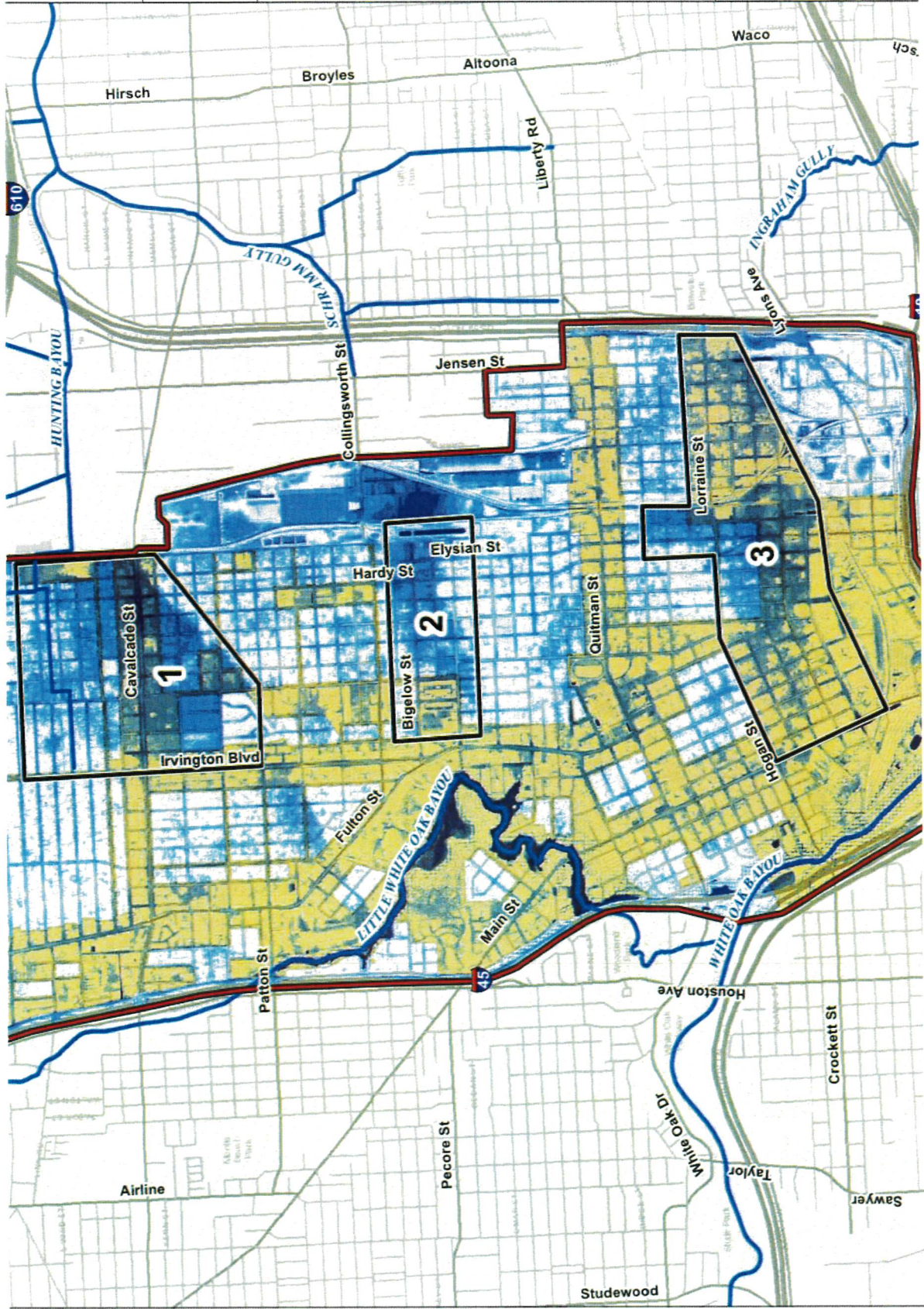
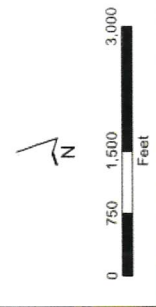
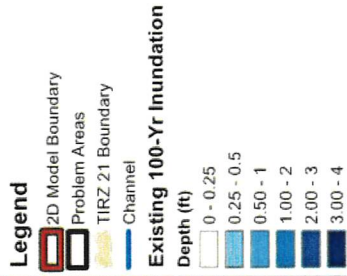


FMA Grant Opportunity

- Funding Pool: \$800M
- Local Match: 90/10 or 75/25
- Timeline:
 - Application window: November to January
 - Project Funding: January 2026
- Process: Submit Through City
- Project Types:
 - Drainage Studies
 - *Drainage Projects*



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





TIRZ-21

EXHIBIT 4

Flood Structure Density Map
Existing 100-Yr Inundation

Legend

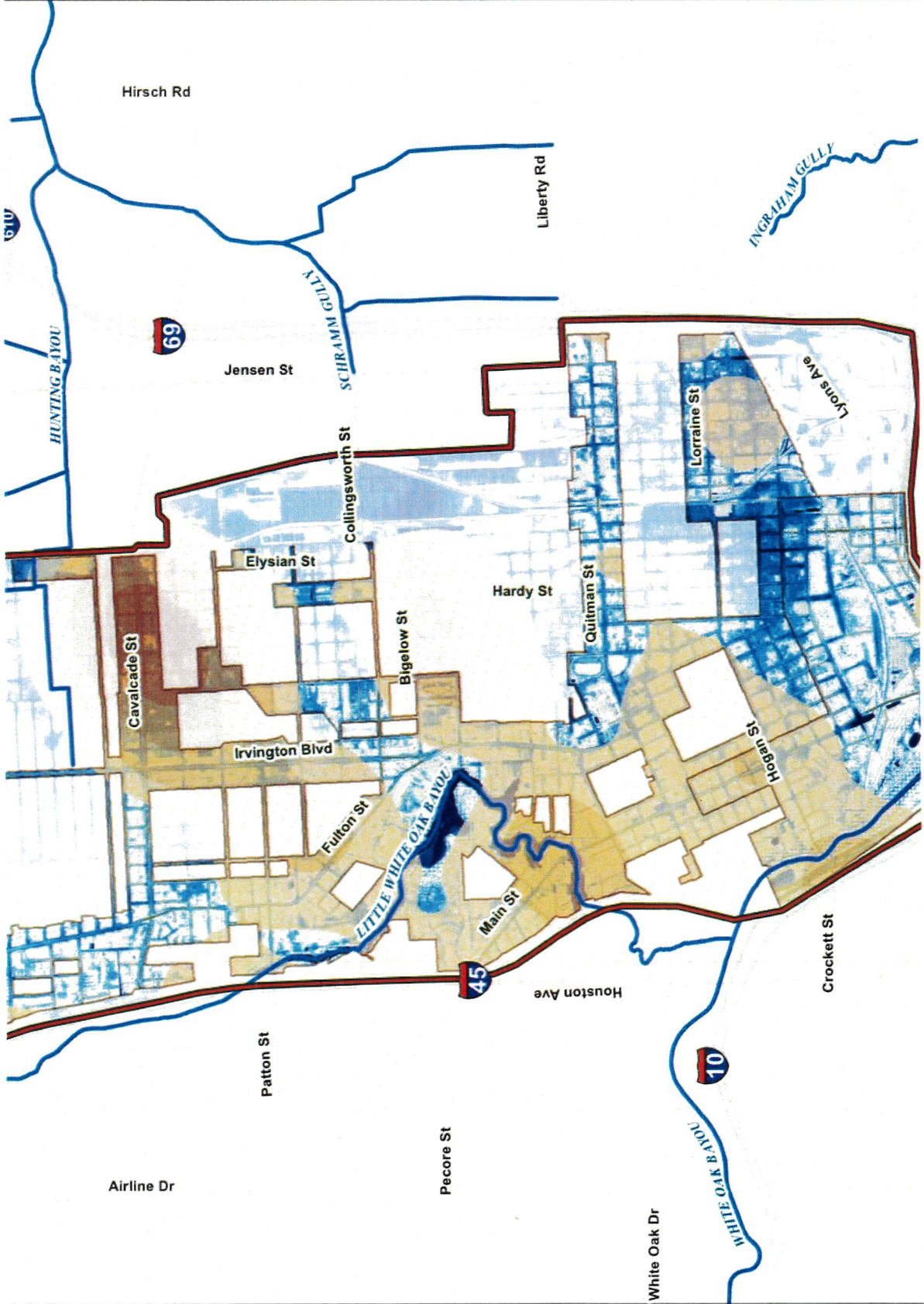
- 2D Model Boundary
- TIRZ 21 Boundary
- Channel

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

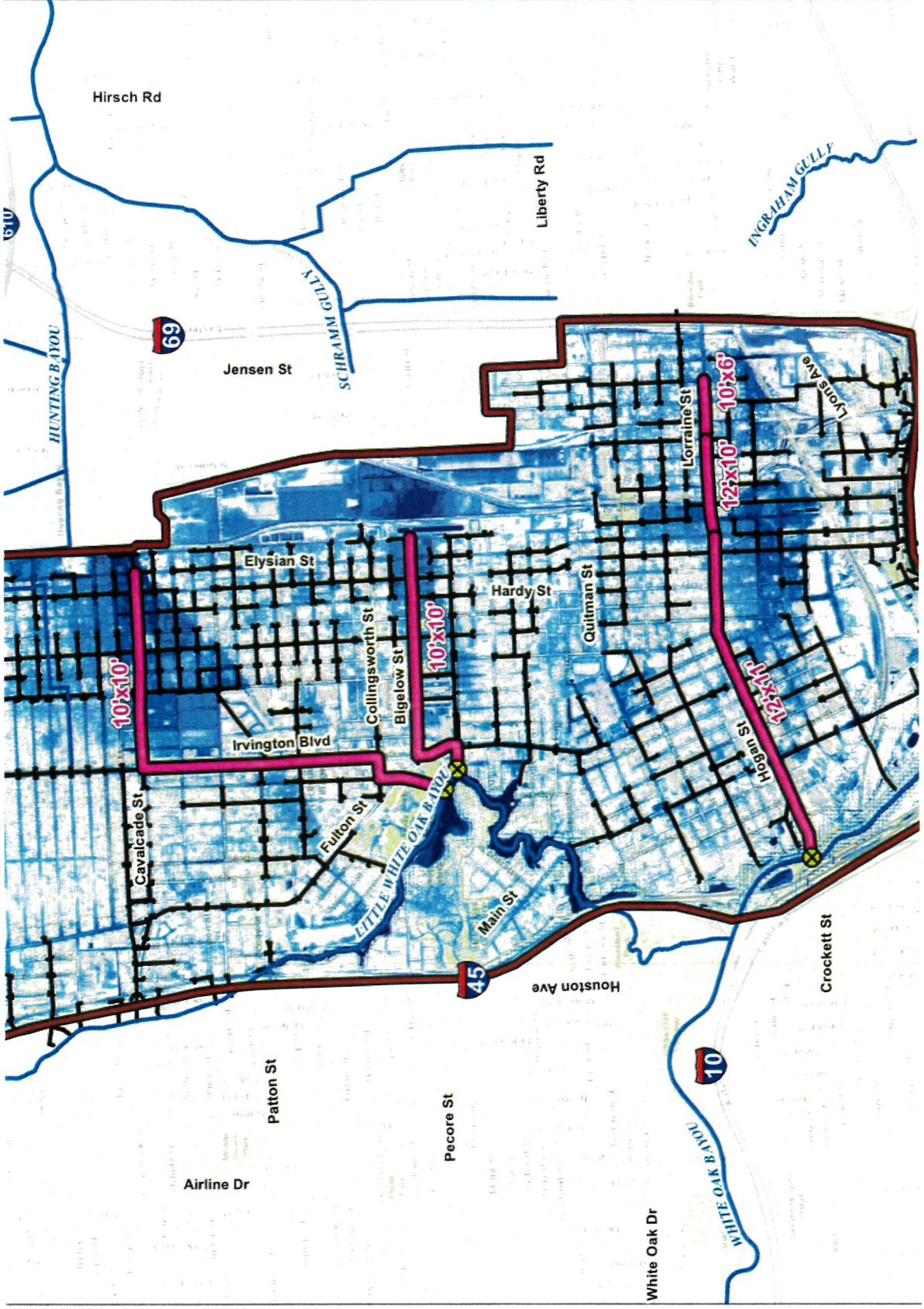


Legend

-  2D Model Boundary
-  Proposed Trunk Line
-  Existing Conduit
-  Channel
-  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

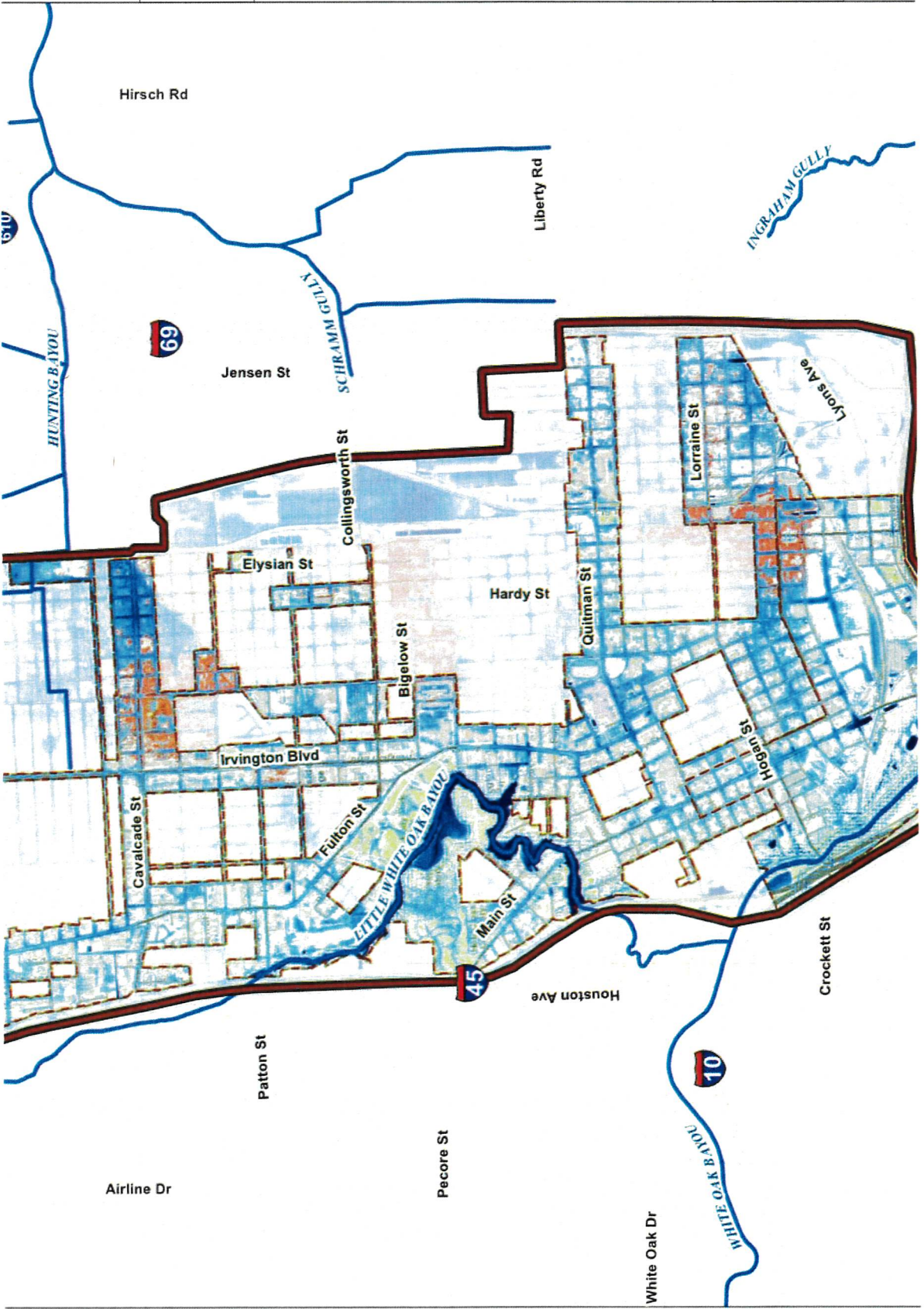
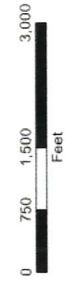
- 2D Model Boundary
- TIRZ 21 Boundary
- Channel

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 color swatch"/> > 0.5

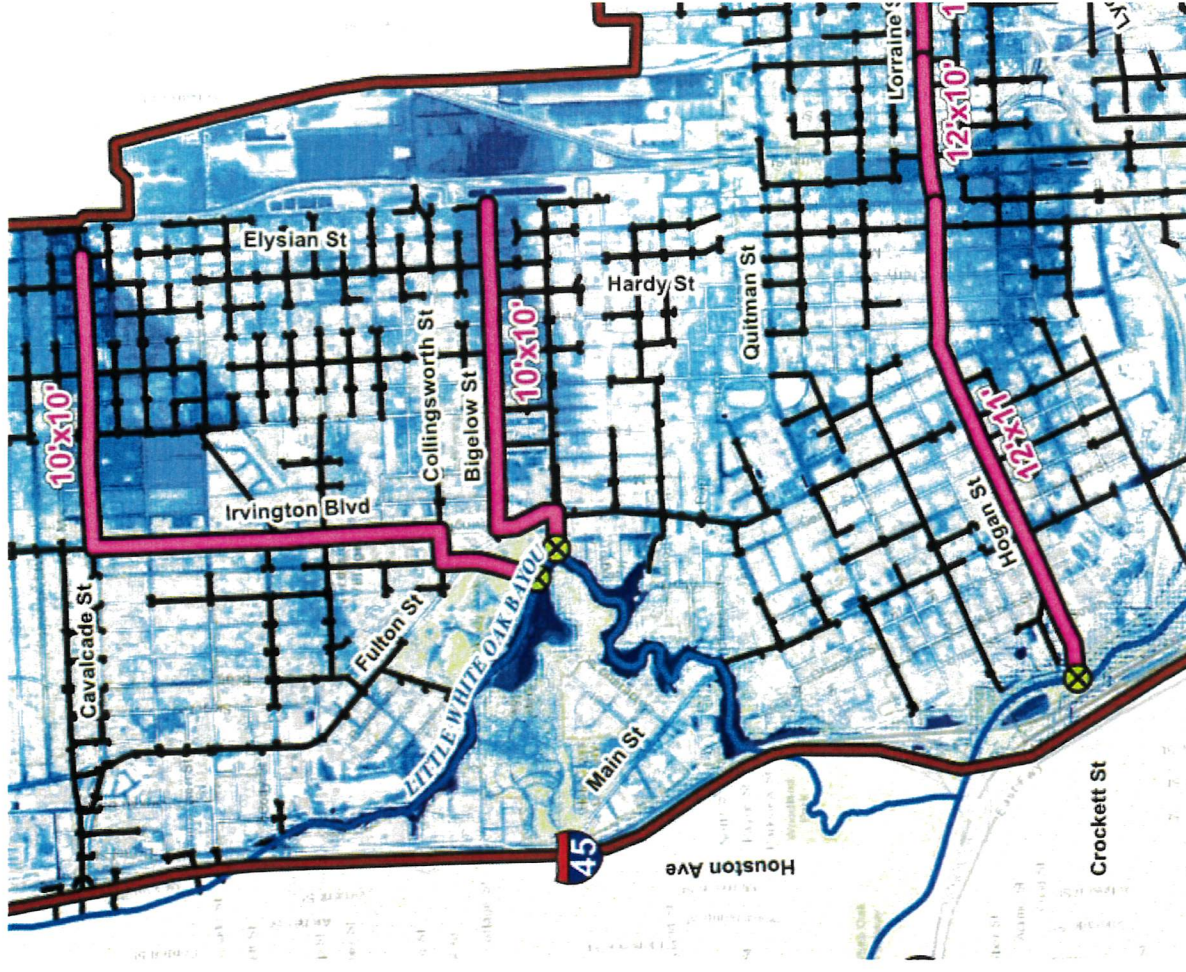


Project Opportunity Summary

Unmitigated Project Cost:

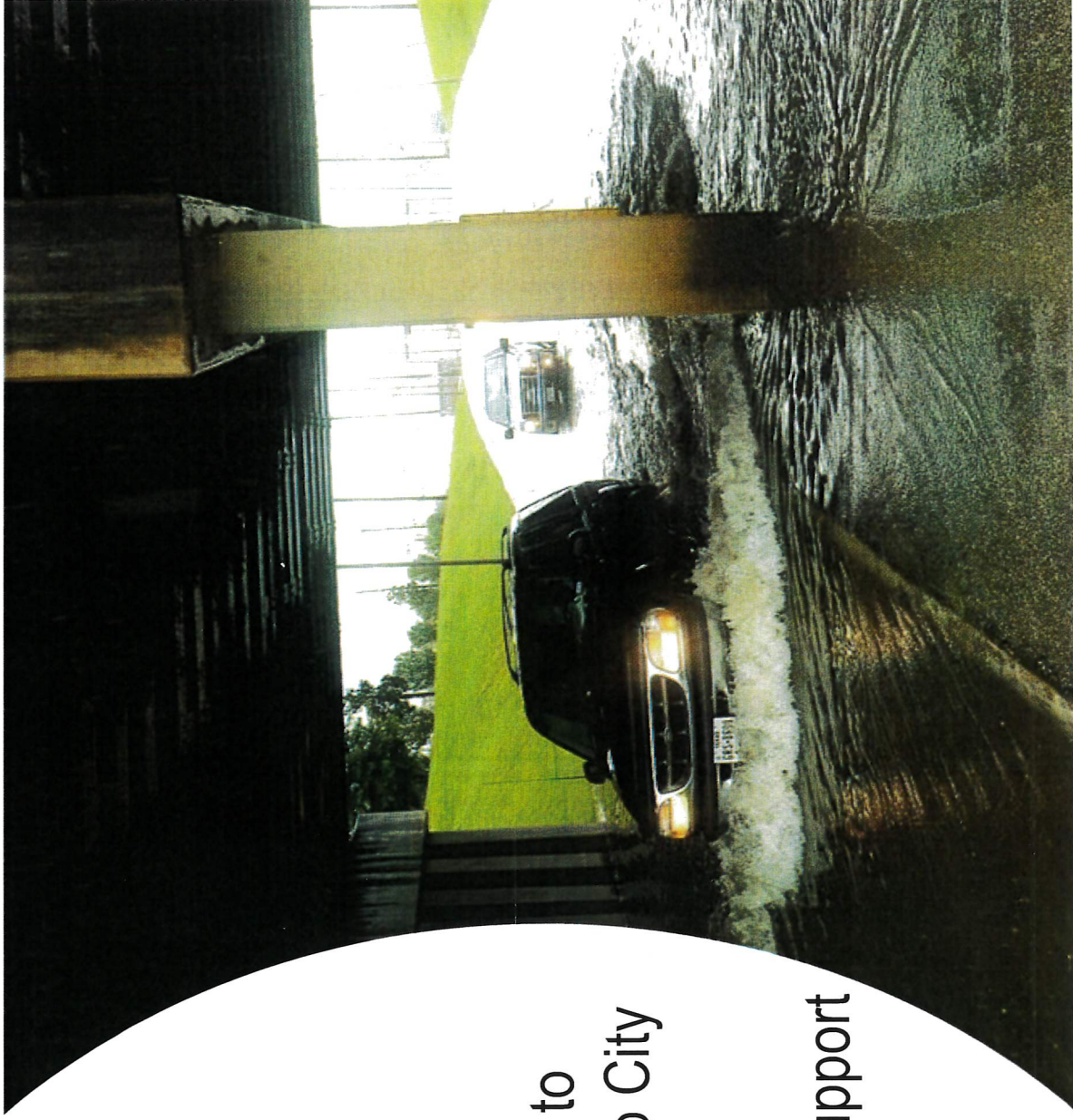
1. Cavalcade System: \$16M
2. Bigelow System: \$10M
3. Hogan/Lorraine System: \$16M

Mitigation Doubles Project Cost



Next Steps

- Finalize Project Selection
- Develop Project Cut Sheets to Communicate Project Info to City
- Application Development Support





QUESTIONS

FEMA FMA GRANT OPPORTUNITY

