

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

February 20, 2013

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 20th day of February 2013, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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|-----------------|---------------------|
| Claude Anello | Chair |
| Steve Kirkland | Vice Chair |
| Larissa Lindsay | Secretary |
| Cynthia Card | Assistant Secretary |
| Patricia Garza | Director |
| Monica Savino | Director |
| Alice Valdez | Director |
| Ann Guercio | Director |

and all of said persons were present except Directors Garza and Savino, thus constituting a quorum.

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Ralph De Leon of the City of Houston; Laura Thorp of Council Member Gonzalez’s office; Melissa Morton of The Morton Accounting Services; Alex Cass of Better Houston; and Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”).

DETERMINE QUORUM; CALL TO ORDER

Director Anello noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board considered approving the minutes of October 10, 2012. Following discussion, upon a motion made by Director Lindsay and seconded by Director Guercio, the Board voted unanimously to approve the minutes of October 10, 2012.

FINANCIAL REPORT

Ms. Morton presented the financial report, including the profit and loss budget to actual, balance sheet, unpaid bills detail, general operating fund, and profit and loss detail reports. A copy of the financial report is attached to these minutes. Ms. Morton requested that Equi-Tax be asked to bill the Authority on an annual basis. The Board concurred with the request.

Following discussion on the financial report, upon a motion made by Director Lindsay and seconded by Director Card, the Board voted to approve the financial report, including the payment of invoices, unanimously.

ENGINEERING SERVICES, PLANS, WORK ORDERS AND CHANGE ORDERS RELATED TO INFRASTRUCTURE IMPROVEMENTS IN THE OLD SIXTH WARD

Mr. McGregor presented the engineer's report, a copy of which is attached to these minutes.

Design, construction and installation of entry monument signage

Mr. McGregor reported that Neon Electric Corporation ("NEC") has completed the signage installation. He then presented and recommended for payment Pay Request No. 4 in the amount of \$25,466.40 and Pay Request No. 5 and Final in the amount of \$11,621.00. Mr. McGregor noted that the final payment to NEC will not be released until 30 days after the final completion of the project which is March 2, 2013.

The Board next discussed procedures for improving the appearance of the street signs in the Authority. Mr. De Leon recommended that the Board work with the City of Houston on rehabilitating the signs. He stated that he would create a CIP for same.

After discussion, Director Lindsay moved that the Board approve Pay Request Nos. 4 and 5 as presented. Director Card seconded the motion and it carried by unanimous vote.

Substitute sanitary sewer service and sidewalk improvements Phase 2A

Mr. McGregor reported that the project is complete and retainage was released to Millis Development & Construction.

Mr. McGregor next presented and recommended for payment Pay Request Nos. 4 and 5 to Tolunay and Wong in the amounts of \$636.00 and \$474.00.

After discussion, Director Guercio moved that the Board approve Pay Request Nos. 4 and 5 as presented. Director Savino seconded the motion and it passed by unanimous vote.

Connections from private sanitary sewers to the public sanitary sewers Phase 1B

Mr. McGregor next reported that 76 houses have been connected to the public sewer line by T-Construction. He then presented and recommended for payment Pay Request No. 3 in the amount of \$145,530.00 in connection with same.

After discussion, Director Lindsay moved that the Board approve Pay Request No. 3 as presented. Director Card seconded the motion and it carried unanimously.

Connections from private sanitary sewers to the public sanitary sewers Phase 2B

Mr. McGregor then reported that EHRA has collected 75 Right of Entry forms from the 84 properties included in Phase 2B. He stated that a topographic survey has been conducted on each of the properties from which an executed form has been received. Mr. McGregor noted that they will continue to try and contact the remaining property owners.

CenterPoint Power Pole Evaluation

Mr. McGregor reported that EHRA is working with CenterPoint Energy to have an evaluation conducted of the power poles in the Authority to determine whether any of the poles are unsafe and should be repaired. He noted that if CenterPoint does not deem a pole to be unsafe, they will provide an estimate for straightening the pole.

Mr. De Leon reported that the granite curbs that are currently being replaced in East Downtown Redevelopment Authority will be recycled and installed on Sabine.

ATTORNEY'S REPORT

Mr. Lord had no report for the month.

PROJECTS REPORT

Committee for Design of Dow Park

Director Anello questioned the status of improvements to Dow Park. Mr. De Leon reported that Ms. Johnson is working on the project.

The Board also discussed whether to continue the changing of the seasonal attachments to the signage in the Authority. Director Anello stated that NEC has to change out the attachments each season. After discussion, the Board concurred to continue with the seasonal change out of the sign attachments.

Recommendations for Livable Study Proposals

Ms. Cass reported that discussions are ongoing regarding a branding strategy for the Authority and surrounding area. She reported on plans for a concert to be called Houston Rocks.

The Board discussed installing a sign in the park next to the new apartment building stating that the area is a public park.

The Board then discussed plans for Sawyer Park. Director Anello stated that he would contact KGS Architects regarding the project to see if they have an interest in designing.

MECA'S REPORT

Director Valdez reported on damage to MECA's phone system by a CenterPoint Energy issue.

Community Outreach Program

Ms. Cass presented a printout illustrating changes to the website for the Authority.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

The Board discussed concurred to hold a workshop in April and the next Board meeting in May. The Board requested that an agenda item be included to discuss the status of the bike trail.

PUBLIC COMMENTS

There were no comments from the public.

Secretary

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