

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

August 14, 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 14th day of August 2013, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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 Director Garza, thus constituting a quorum.

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Melissa Morton of The Morton Accounting Services; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”) and Ralph De Leon of the City of Houston.

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 June 12, 2013. Director Kirkland moved that the Board approve the minutes of June 12, 2013. Director Guercio seconded the motion and it passed by unanimous vote.

AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2013

The Board discussed approval of the audit for the fiscal year ending June 30, 2013. After discussion, Director Kirkland moved that the Board delegate to Director Anello acceptance of the audit and the authority to file it with the City. Director Lindsay seconded the motion and it carried unanimously.

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.

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

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 change out of the seasonal symbols on the signage in the Authority. He then reported that NEC had performed a survey of all of the street signs in the Authority and provided recommendations for rehabilitation of same. Mr. McGregor stated that he will try and meet with Director Anello before the next meeting regarding same.

The Board then discussed the possible fabrication of sign medallions to be installed for the Houston Marathon and for other unique events throughout the year. After discussion, Director Kirkland moved that the Board delegate the sign design to Directors Anello, Card and Sabino at a cost not to exceed \$5,000. Director Card seconded the motion and it carried with a vote of 6 – 0 with Director Valdez abstaining from the vote.

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

Mr. McGregor next reported that all 92 houses have been connected to the public sewer line by T-Construction. He noted that the contractor is still working to gather the remaining restoration letters from the residents and will submit their final pay estimate at that time.

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

Mr. McGregor then reported that EHRA has collected 68 Right of Entry forms from the 74 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.

Coordination with the Bayou Preservation Association (“BPA”) on Clean Water Act Grant

Mr. McGregor reported that BPA has received a Phase I Grant to demonstrate Low-Impact Development Technologies in Urban Street Right-of-Way in the Galveston Bay Watershed. He stated that Phase I included Stakeholder Engagement and Preconstruction Monitoring. Mr. McGregor stated that he is working with BPA on behalf of the Authority on a preliminary plan to the Authority be the Stakeholder for the project.

Sawyer Park Driveway Removal

Mr. McGregor reported that the plans for the removal of the Sawyer Park driveway were submitted to the City of Houston for review on August 8, 2013. He then presented a work order in connection with same in an amount not to exceed \$18,000. Mr. De Leon reported on the status of the leasing of the apartments next to the park. He stated that the tenants want a place for their dogs. The Board discussed asking the developer to contribute additional funds and amend the development agreement that is currently in place for the project.

After discussion, Director Kirkland moved that the Board approve the work order from the engineer for the Sawyer Park Driveway Removal project in an amount not to exceed \$18,000. Director Guercio seconded the motion and it carried by unanimous vote.

Director Anello then presented a proposal from Asakura Robinson Company (“Asakura”) to design Dow and Sawyer Park. After further discussion, Director Kirkland moved that the Board accept the proposal from Asakura, subject to approval of a master contract that meets all legal requirements. Director Card seconded the motion and it carried by unanimous vote.

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. McGregor noted due to a change in personnel at CenterPoint, he is starting the evaluation process over again.

ATTORNEY'S REPORT

Development Agreement with MMP 2411 Washington LLC

The Board discussed amending the Development Agreement with MMP 2411 Washington LLC to provide for an additional contribution and reimbursement for Sawyer Park. Upon a motion made by Director Kirkland and seconded by Director Sabino, the Board voted unanimously to authorize the Authority's attorney to finalize an amendment to the agreement for implementation of the park in an amount not to exceed \$120,000 and authorized the Chair to sign the agreement.

PROJECTS REPORT

Liveable Study Proposal

Director Anello then presented a proposal in the amount of \$14,000 from Asakura for an Urban Realm Pattern Book which would compliment the existing design guidelines for the Authority. He stated that this book would give the Planning Commission more control over design for projects in the Authority. After discussion, Director Lindsay moved that the Board accept the proposal from Asakura for the Urban Realm Pattern Book as presented. Director Kirkland seconded the motion and it carried unanimously.

Director Anello requested that Ms. Russell transmit an electronic copy of the Livable Study Guidelines to the Board.

MECA Meeting Room Restoration

The Board discussed a request from the neighborhood association to refurbish a room in MECA to be used as a meeting room with some of the improvements to be new floors, paint, a quiet air conditioning unit and better lighting. Mr. Lord stated that the Authority can use funds for tenant improvements. The Board authorized the Authority's attorney to prepare a lease between the Authority and MECA to grant the Authority the ability to make the tenant improvements. Director Anello stated that an initial design for the room is underway.

Design of Bike Trail

Director Sabino reported that the City would not seriously consider the Authority's suggestion for the design of the trail without an illustration or a survey of same. After discussion, the Board directed the Authority's engineer to prepare a simple illustration of the Authority's suggested design for the trail.

Memorial-Houston Avenue Multi-Family Housing Feedback

The Board next discussed the new development to be constructed on Memorial Way and Houston Avenue. Director Anello reported that the City of Houston required

the developer to implement all of the improvements that had been requested by the Authority. He noted that the City cannot require the use of the impervious pavers.

Community Outreach Program

Director Anello stated that he had talked to the representative from Better Houston regarding the website design for the Authority. Mr. McGregor noted that he had provided some photographs of the sidewalk replacement project for addition to the site.

MECA'S REPORT

Director Valdez reported that 140 children were enrolled in the summer day program at MECA. She stated that the United Way had funded a project for the children and planned to feature their work at an upcoming event.

OTHER MATTERS

The Board next discussed the variance request in connection with the potential development of the triangle of land located on Washington Avenue. The Board discussed the potential impact to property in the Authority if the request is granted. After further discussion, Director Kirkland moved that the Board authorize a letter to the Planning Director opposing the variance based on the following: (i) loss of sidewalks, (ii) lost parking for the Parking District, (iii) inadequate setback line on Union and (iv) curb cuts. Director Guercio seconded the motion and it passed by unanimous vote.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

No items were discussed

PUBLIC COMMENTS

Mr. McGregor reported that he had investigated the problem presented by Manuela Silva at the last Board meeting regarding plumbing problems at her residence at 2218 Kane Street. He stated that a break was found in her line and it has been repaired.

Secretary

LIST OF ATTACHMENTS

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