

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

June 13, 2012

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 13th day of June 2012, 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 Directors Lindsay and Valdez, thus constituting a quorum.

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

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 April 11, 2012. Following discussion, upon a motion made by Director Savino and seconded by Director Guercio, the Board voted unanimously to approve the minutes of April 11, 2012, as revised.

INSURANCE RENEWAL FROM TML INTERGOVERNMENTAL RISK POOL

The Board discussed the renewal of the Authority’s insurance from TML. Following discussion, upon a motion made by Director Guercio and seconded by Director Kirkland, the Board voted unanimously to approve the renewal of the policy with TML and authorized payment of the annual premium.

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. The Board discussed the invoices for legal services. Mr. Lord explained that there were invoices from Vinson & Elkins (“VE”) because the paralegal services continued at VE after his move to Bracewell & Guiliani. He also explained that the fees relating to meeting services were segregated because those services used to be provided by a vendor and that the Board had decided to see if the services could be provided by legal counsel more economically. The Board agreed to review the comparison of fees provided by each at the August meeting. 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 voted to approve the financial report, including the payment of invoices with a vote of five for the motion. Director Garza abstained from voting on the matter.

LEGAL ADMINISTRATIVE SERVICES

Mr. Lord explained that he had reduced his hourly rate to \$365.00/hour for general administrative services. He noted that for more complicated legal issues, he would approach the Board for approval of a higher rate for such services.

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 the notice to proceed was issued to Neon Electric on May 7, 2012 and that the signage should be installed by the end of July.

Substitute sanitary sewer service and sidewalk improvements Phase 2A

Mr. McGregor reported that Pay Request No. 5 to Millis Development & Construction in the amount of \$330,380.71 was approved by the Pay Estimate Committee. He stated that the project should be complete by the end of June.

Mr. McGregor next presented and recommended for payment Pay Request Nos. 2, 3 and 4 to Tolunay-Wong Engineers, Inc., in the amounts of \$2,268.00, \$1,332.00 and \$636.00 for construction materials and testing services.

After discussion, Director Kirkland moved that the Board approve the pay requests as presented. Director Guercio 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 the construction of the private sanitary sewer connections to the public sanitary sewers in Phase 1B has been bid and a contractor selected. He noted that the contracts will be executed once the Interlocal Agreement with the City of Houston has been executed. Mr. McGregor stated that homeowners will be notified two weeks in advance of the date that entry will be made onto their property to commence the construction.

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

Mr. McGregor then reported that EHRA has collected 64 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.

Request for additional contribution for the Memorial Silver Triangle Park

Director Anello reported that the Authority had received a request from the Houston Parks Board for an additional commitment of \$13,915 for the completion of Phase 1 of the Memorial Silver Triangle Park. After discussion, Director Kirkland moved that the Board approve the commitment requested by the Houston Parks Board. Director Guercio seconded the motion and it carried unanimously.

MECA'S REPORT

The Board discussed commemorating the founders of the neighborhood. Director Card stated that she would coordinate the effort.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

There were no matters discussed for the next meeting.

PUBLIC COMMENTS

Prior to the Public Comments, Mr. Anello explained to members of the public that the Authority's Bylaws provide for each member of the public to have no more than three (3) minutes to address the Board. Mr. Raia began and addressed the Board regarding his property located at 2019 Washington Avenue. He stated that when the TIRZ was

installing the sidewalk adjacent to his property, they did not replace his curb-cuts. Mr. De Leon stated that he has been working with Mr. Raia on this matter for some time and had instructed him to contact the Department of Public Works. Mr. De Leon added that it was inappropriate to bring this matter before the Board as it was not within the Board's power to grant the relief Mr Raia is requesting. Mr. De Leon asked if Mr. Raia had contacted Public Works Department as he had been requested to do so, but Mr. Raia declined to answer the question and continued his arguments for the TIRZ to replace his curb-cuts. When Mr. Raia exceeded the three (3) minute time-frame, Mr. Anello reminded him of the time limit. After Mr. Raia continued to address the Board for an extended time period, Mr. Anello requested several times that Mr. Raia terminate his comments due to time limitations. Mr. Raia ignored each of the requests and continued his arguments for an additional extended time period. Mr. Anello repeatedly threatened to call the police to regain order in the meeting, and Mr. Raia then stopped talking. The Board took no action on the matter.

Ms. Silva next addressed the Board regarding damage to her property at 2218 Kane Street due to drainage from recent rains. The Board requested that Mr. McGregor inspect the property and make a recommendation to the Board at the next meeting.

Secretary

LIST OF ATTACHMENTS

financial report 2
engineer's report 2