

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

November 8, 2017

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 8th day of November 2017, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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|-----------------|---------------------|
| Claude Anello | Chair |
| Jason Johnson | Vice Chair |
| Larissa Lindsay | Secretary |
| Cynthia Card | Assistant Secretary |
| Patricia Garza | Director |
| Alice Valdez | Director |
| Ann Guercio | Director |
| Chris Silkwood | Director |

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

Also present were: Clark Lord and Debbie Russell of Bracewell LLP; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”); Joel Alba of the City of Houston; and Cassandra Bacon of The Morton Accounting Services.

DETERMINE QUORUM; CALL TO ORDER

Director Anello noted that a quorum was present and called the meeting to order. He requested that the attendees introduce themselves.

APPROVE MINUTES

The Board considered approving the minutes of September 13, 2017. Director Card moved that the Board approve the minutes of September 13, 2017. Director Guercio seconded the motion and it passed 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.

Entry Monument Disks and Concrete Street Signs

Mr. McGregor reported that Williams Architectural Signage Design and Consulting (“Williams”) will change the seasonal disks to fall.

Connections from Private Sanitary Sewers to the Public sewers – Phase 2B

Mr. McGregor stated that construction of the Phase 2B sanitary sewer replacement is approximately 90% complete.

Dow School Park

Mr. McGregor reported that Asakura Robinson (“AR”) submitted the 100% plans to the Houston Parks and Recreation Department (“HPRD”) and review comments are being worked on. He stated that he will start the bidding process for the park once the plans are approved by City Council.

Traffic Sign Replacement

Mr. McGregor then reported that Williams has surveyed the remainder of the residential area and proposes an estimate of \$52,703 to perform Phase 3. He stated that this estimate is below budget and finishes out the residential side of Washington Avenue. Upon a motion made by Director Lindsay and seconded by Director Card, the Board voted unanimously to accept the proposal from Williams as presented.

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 includes Stakeholder Engagement and Preconstruction Monitoring. Mr. McGregor stated that he is working with BPA on behalf of the Authority on a preliminary plan to have the Authority be the Stakeholder for the project. He stated that BPA has chosen Hemphill as one of its project locations. He noted that BPA plans for construction to commence in 2019 and the current plans for Hemphill will have to be revised accordingly to meet the anticipated construction start date.

Design of HAWK Pedestrian Crossing

Mr. McGregor reported that he advertised for bids for the construction of the HAWK crossing and received one bid on the project in the amount of \$190,559.25 from Reliable Signal & Lighting Solutions, LLC (“Reliable”). The Board discussed whether to proceed with the project, but agreed that public safety concerns dictate that the project should proceed. After review and discussion, Director Lindsay moved that the Board accept the proposal from Reliable due to public safety concerns at the intersection. Director Anello seconded the motion and it carried by unanimous vote.

Washington Avenue Sidewalk, Curb and METRO Bus Stop Improvements

Mr. McGregor reported that he has also stopped production on the construction plans for the Washington Avenue improvements as requested by the Board.

Sabine Street Reconstruction

Mr. McGregor presented the bid tabulation for the Sabine Street reconstruction project and stated that Millis Equipment, LLC (“Millis”) submitted the best and most economical bid in the amount of \$1,549,196.80 and recommended award of same to Millis. Director Valdez stated that she is concerned the Authority does not get enough minority owners for construction projects. Mr. McGregor stated that 50% of the owners of the company are minority owners. Mr. Lord stated that the Board is required to award the contract to the best and most qualified bidder. The Board then discussed an additional cost of \$12,000 to be added to the contract to require the contractor to comply with the City’s MWE requirements. After additional discussion, Director Lindsay moved that the Board accept the bid from Millis with the MWE requirements in the total amount of \$1,561,840.20, based on the recommendation of the Authority’s engineer. Director Anello seconded the motion and it carried by unanimous vote.

After discussion, Director Guercio moved that the Board accept the engineer’s report. Director Anello seconded the motion and it carried by unanimous vote.

FINANCIAL REPORT

Ms. Bacon reviewed 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 Card and seconded by Director Guercio, the Board voted to approve the financial report, as presented, and the payment of invoices.

ATTORNEY’S REPORT

Reimbursement Agreement with Frank Liu

Director Anello reported that negotiations are ongoing with Frank Liu, but he noted that each phase of the proposed development will be considered separately. He noted currently the Authority has an agreement to agree to consider reimbursement for the new development. The Board took no action on the matter.

Amendment of Agreement with Vossos Landscape Designs

Mr. Lord reported that a contract amendment was prepared between the Authority and Vossos Landscape Designs to add the installation of additional trees as discussed at the previous meeting. Upon a motion made by Director Card and seconded by Director

Anello, the Board voted unanimously to approve the amendment to the contract as presented.

PROJECTS REPORT

Maintenance of Dog Park

Director Card stated that she is continuing her meetings with Greystar regarding maintenance of the Park for Humans and Dogs. Director Anello stated that he met with the metal works contractor regarding the paint on the fence around the park. Director Card reported that the residents in the apartments have requested the installation of benches in the park.

MECA'S REPORT

Director Valdez reported on damage from the hurricane and presented a report from Metalab regarding same. She stated that the estimated damage is one million dollars. She noted that the roof replacement alone is \$180,000.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

Director Anello stated the contract for the Sabine Street project will be approved at the December meeting.

PUBLIC COMMENTS

There were no comments from the public.

Secretary

LIST OF ATTACHMENTS

engineer's report 1
financial report 3