

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

March 14, 2018

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 March 2018, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were present except Director Johnson, thus constituting a quorum.

Also present were: Clark Lord and Mona Cannon of Bracewell LLP; Blake McGregor and Kyle Macy of Edminster Hinshaw Russ & Associates (“EHRA”); Joel Alba and Gary Hill 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 December 13, 2017. The board requested revisions to the minutes. Director Lindsay moved that the Board approve the minutes of December 13, 2017, as revised. Director Card seconded the motion and it passed unanimously.

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 Lindsay and seconded by Director Guercio, the Board voted to approve the financial report, as presented, and the payment of invoices. Director Garza abstained from voting.

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 summer soon.

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 95% complete. He then presented and recommended for payment Pay Estimate Numbers Four, Five and Six from Texas Pride Utilities, LLC in the amounts of \$13,200, \$23,760 and \$10,260. Mr. McGregor also presented Change Order Nos. One and Two adding \$38,300 and \$8,800 to the contract for additional properties that needed to be removed from the community line.

Dow School Park

Mr. McGregor reported that Asakura Robinson ("AR") submitted the final permit approval to the Houston Parks and Recreation Department ("HPRD"). Director Anello stated that funding has not been received from HPRD and that typically the project would not be bid until same is received. Director Lindsay stated that the park should be complete by October 1st. Mr. McGregor stated that there could be two contract times to allow for completion of the big ticket items. Director Valdez requested a sketch of the proposed park showing the placement of the various improvements.

Traffic Sign Replacement

Mr. McGregor reported that Debbie Russell is working on getting the contract executed.

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 the issue with the non-City-standard pole has not been resolved. Director Lindsay stated that the crossing is needed. Director Anello suggested that the City be given another two weeks and then have a push to get approval.

Washington Avenue Sidewalk, Curb and METRO Bus Stop Improvements

Director Anello discussed the development of two to three blocks of Washington Avenue. He requested that the Board authorize the finance committee to approve a contract for same in an amount not to exceed \$60,000.

Sabine Street Reconstruction

Mr. McGregor reported that he made changes to the storm sewer but noted that there is no increase in costs. Director Valdez reported on the strong smell of sewer in the building. Mr. Lord stated that the Authority may have to bid the contract for connections to the public sanitary sewers, Phase B.

Engineering-Additional Services

Mr. McGregor stated that he has sent out letters to the residents on Sabine asking them for a right of entry. Once those are obtained, he will solicit bids from Texas Pride and Millis to construct new sanitary sewer to the new sanitary sewer leads. He presented a proposal for Additional Services for same.

After discussion, Director Lindsay moved that the Board accept the engineer's report and approve Pay Estimate Nos. Four, Five and Six and Change Order Nos. One and Two to Texas Pride Utilities. Director Guercio seconded the motion and it carried by unanimous vote. Director Garza abstained from voting.

Director Lindsay moved that the Board authorize the finance committee to approve the contract for Washington Avenue improvements in an amount not to exceed \$60,000. Director Card seconded the motion and it carried unanimously.

Director Anello moved that the Board authorize the engineer to bid the Private Sanitary Sewer project, Phase 3, if necessary, and approve the additional services proposal from the engineer. Director Card seconded the motion and it carried unanimously.

ATTORNEY'S REPORT

Reimbursement Agreement with Frank Liu

The Board discussed the proposed agreement with Frank Liu. The Board requested that Mr. Liu be invited to attend the next meeting to discuss proposed phase one of the development.

Park for Humans and Dogs

Director Card reported that residents have requested the installation of benches in the park. Director Anello stated that his concern has been that people are not following the rules of the park. The Board discussed sending out information to the residents about the usage of the park. After further discussion, Director Anello moved that the Board approve up to \$2,500 for park benches subject to Director Card's approval. Director Lindsay seconded the motion and it passed by unanimous vote.

MECA'S REPORT

Director Valdez reported that Cullen has said that they would like to offer MECA a \$500,000 grant, but does not have the of the details of the grant. She stated that the initial estimate for the roof replacement is \$900,000. Director Valdez stated that she is going to start sending out grants to foundations. She also reported that the back door to the building will not close properly so homeless people are entering the building.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

There were no items for the next meeting.

PUBLIC COMMENTS

There were no comments from the public.

Secretary

LIST OF ATTACHMENTS

financial report 1
engineer's report 2