

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

April 13, 2016

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 April 2016, 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
Chris Silkwood	Director

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

Also present were: Clark Lord and Debbie Russell of Bracewell LLP; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”); Gary Hill of the City of Houston; Suzanna Mitchell of the Sawyer Heights Arts District; 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 February 10, 2016. Director Anello moved that the Board approve the minutes of February 10, 2016. 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 Card and seconded by Director Lindsay, the Board voted to approve the financial report, as presented, and the payment of invoices.

PRESENTATION FROM SAWYER HEIGHTS ART DISTRICT

Ms. Mitchell addressed the Board to report on development in the Sawyer Heights Art District. She stated that the Silos project received a certificate of occupancy and is leasing studio space to local artists. Ms. Mitchell also reported that the Houston Fine Arts Fair will be moving to Silver Street this year which is a significant achievement for the District. She then noted that \$10,000,000 will be available to cultural districts and upon application funding can be granted for signage in the District.

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.

Sabine Street Reconstruction

Mr. McGregor reported that the contract for the reconstruction of Sabine Street will have to be re-bid at such time as the Authority can afford to proceed with the project. He stated that once the draft budget is provided by the City, a determination can be made of when the project can be re-bid.

Entry Monument Disks and Concrete Street Signs

The Board discussed changing some of the seasonal disks on the Authority signs, including the possibility of creating an Arts District disk. The Board requested that the engineer get an estimate for same. After further discussion, the Board directed the engineer to keep the spring disks through the summer instead of changing to the summer disks.

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

Mr. McGregor stated that the Phase 2B sanitary sewer replacement has been put on hold until the interlocal agreement with the City has been amended.

Park for Humans and Dogs

Mr. McGregor stated that Jerdon is about 80% complete with the brick sidewalk repairs. He stated that he is soliciting a bid for the cost to place riprap under the Sawyer Street bridge to discourage loitering.

Mr. McGregor then presented and recommended for payment Pay Estimate No. 2 to Shamoradi & Associates in the amount of \$18,048.60. He stated that the landscape

and metalwork construction is about 50% complete. Mr. McGregor noted that the fence has been fabricated and the gazebo foundation construction is almost complete.

Based on the recommendations of the Authority's engineer and upon a motion made by Director Card and seconded by Director Guercio, the Board voted unanimously to approve Pay Estimate No. 2 to Shamoradi as presented.

Dow School Park

Mr. McGregor reported that he met with Joe Turner regarding funding for the park and stated that Authority may receive \$400,000 up from \$300,000. He stated that the construction plans for the drainage, grading and storm water pollution prevention were submitted to Asakura Robinson ("AR") for inclusion in the overall plan set. Mr. McGregor stated that AR submitted the 50% construction drawings to the City of Houston for review.

Mr. McGregor next reported that he is preparing to record the plat required by the City of Houston.

Traffic Sign Replacement

Mr. McGregor then reported that Williams Architectural Signage Design and Consulting ("Williams") has received approval of construction plans to perform the Traffic Sign Rehabilitation project and it is expected that construction will begin in early May. Mr. McGregor stated that Williams will perform the project at a price not to exceed \$3,000 over the previous bid. After discussion, Director Card moved that the Board approve the revised bid in an amount not to exceed \$3,000 over the previous bid. Director Guercio seconded the motion and it carried by unanimous vote.

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. Mr. McGregor stated that sampling and testing started in March. He noted that BPA plans for construction to commence in the winter of 2017 and the current plans for Hemphill will have to be revised accordingly to meet the anticipated construction start date.

General Engineering Services

Mr. McGregor reported that warrant analysis on the HAWK Pedestrian Crossing was approved by the City. He stated he has started the design of the construction plans.

Washington Avenue Sidewalk, Curb and METRO Bus Stop Improvements

Mr. McGregor stated that he had walked Washington Avenue and identified areas that need attention. He stated that plans are to fix broken curbs, sidewalks and wheelchair ramps, clean up dirt and weeds and add a bench at bus stops.

ATTORNEY'S REPORT

MECA Meeting Room

The Board next discussed the rehabilitation of the meeting room in MECA the lease proposed by MECA. Mr. Lord stated that he contacted the auditor and confirmed that a long term lease for the room will not affect the tax exempt status of MECA.

Community Outreach Program

There was no report for the month.

Boundary Expansion

Mr. Lord reported that plans for expansion are not being considered until the new administration is acclimated. The Board deferred action on the matter.

MECA'S REPORT

Director Valdez reported on activities at MECA and stated that a number of fun programs are planned for the summer.

The Board next discussed the condition of the park next to the Senior Center and the possible installation of art and tile on the bench. Director Garza expressed concern that the park is not being maintained properly.

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