

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

September 14, 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 14th day of September 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 Directors Johnson and Garza, 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; Melissa Morton and Cassandra Bacon of The Morton Accounting Services; Alyssa Hill of Carr Riggs and Ingram; Bob Card, Kelyne Reis and Tamra Pierce, residents of the Authority; Bill Baldwin of Buffalo Bayou Partnership and Susannah Mitchell of the Washington Avenue Arts District.

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.

PRESENTATION BY BILL BALDWIN

Mr. Baldwin reported on a meeting with TxDot regarding the bricks salvaged from the Yale Street Bridge that are to be used by TIRZ 5 for a bike trail. He stated that there are also 33,000 bricks remaining from the McKee Street Bridge. The Board then discussed Sabine Street and issues with the infrastructure. Mr. Hill requested that information on the proposed reconstruction of Sabine Street be forwarded to him.

AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2016

Ms. Hill presented the draft audit report for the fiscal year ending June 20, 2016, and reviewed it with the Board. After discussion, Director Lindsay moved that the Board approve the audit and authorize the filing of same with the City. Director Lindsay seconded the motion and it carried 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 Silkwood and seconded by Director Card, the Board voted to approve the financial report, as presented, and the payment of invoices.

PRESENTATION BY SUSANNAH MITCHELL

Ms. Mitchell reported on developments in the Washington Avenue Arts District, including the addition of an 800 foot mural. She also reported on the Second Saturday Arts Market.

APPROVE MINUTES

The Board considered approving the minutes of June 8, 2016. Director Lindsay moved that the Board approve the minutes of June 8, 2016. 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.

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 he has reached out to the City for a possible joint funding of the project. Director Anello stated that he sent a letter to the City regarding this matter. Mr. Hill stated that he still needs a few items to increase the "score" on the project. The Board discussed asking residents to prepare letters to the City to help on the score.

Entry Monument Disks and Concrete Street Signs

Mr. McGregor reported that Ed Williams sent the attached proposal for fabricating and installing new disks. Upon a motion made by Director Card and

seconded by Director Silkwood, the Board voted unanimously to approve the proposal from Ed Williams.

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

Director Anello reported that the park is now complete with the exception of the punch list items. He also reported that the trees still need to be planted.

Dow School Park

Mr. McGregor reported that Asakura Robinson (“AR”) has indicated that they are ready to move forward with the final plans. He stated that he would coordinate with them to get the civil site plans revised accordingly.

Traffic Sign Replacement

Mr. McGregor then reported that Williams Architectural Signage Design and Consulting (“Williams”) has started on the Traffic Sign Rehabilitation project.

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 the summer of 2018 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 had submitted the High Frequency Beacon Warrant Analysis to the City and it received approval. He noted that he has stopped production on the construction plans as requested by the Board.

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.

General Engineering Services

Mr. McGregor reported that he has created exhibits and cost summary as requested by the City for the amendment to the interlocal agreement for the private sanitary sewer connections.

Mr. McGregor then presented Work Order No. 23 for General Engineering Services for the Board's approval. Upon a motion made by Director Anello and seconded by Director Guercio, the Board voted unanimously to approve the work order as presented.

The Board next discussed the standards for development of Sawyer Street and listed several issues viewed as important: (i) facades, (ii) maximum height limits, (iii) front parking, (iv) fencing options, (v) issues relating to right-of-way and (vi) sidewalks.

Ms. Pierce then addressed the Board regarding the PIPA proposal. She stated that they are seeking a location to place the prototype table before they seek permits. After review, the Board requested that the matter be included on the agenda for the next meeting and deferred action on the matter.

ATTORNEY'S REPORT

Resolution Regarding Annual Review of Investment Policy

Mr. Lord presented the Resolution Regarding Annual Review of the Investment Policy and List of Broker/Dealers, a copy of which is attached to these minutes. He stated that the Authority is required to review its Investment Policy on an annual basis, but that no changes are necessary for the current year. Following discussion, upon a motion made by Director Lindsay and seconded by Director Guercio, the Board voted unanimously to approve the Resolution Regarding Annual Review of the Investment Policy and List of Broker/Dealers.

Disclosure Statement of Investment Officer and Bookkeeper

Mr. Lord next stated that the Board is also required annually to complete a disclosure statement of the investment officer and bookkeeper to note any conflicts with the investments of the Authority's funds. Following discussion, upon a motion made by Director Lindsay and seconded by Director Guercio, the Board voted unanimously to accept the annual disclosure statement of the bookkeeper and investment officer of the Authority, and authorize Bracewell LLP to file the statement with the Texas Ethics Commission. A copy of the annual disclosure statement of the bookkeeper and investment officer is attached to these minutes.

Community Outreach Program

There was no report for the month.

Boundary Expansion- First Ward

Director Anello reported that plans for expansion are not being considered by the City at this time. The Board deferred action on the matter.

MECA'S REPORT

Director Valdez reported on fundraising activities at MECA. She also reported that there have been no new incidents of burglary of the MECA building since the last meeting. Director Valdez noted that additional lighting had been added to the building.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

The Board requested that an item be added to the agenda to discuss the PIPA proposal.

PUBLIC COMMENTS

There were no comments from the public.

Secretary

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