

**MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

October 16, 2019

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 16th day of October, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Phil C. Neisel	Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Ann Guercio	Director
Claude Anello	Director
Brantly Minor, III	Director
Alison N. Maillet	Director

All members of the Board of Directors were present except Director Guercio, thus constituting a quorum.

Also present were: Anthony Lacsamana of Nightingale Interpreting Services; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”); Sherry Weesner of Principle Solutions, (“Administrator”); Cassandra Bacon of the Morton Accounting Services, (“Bookkeeper”). Members of the public were present and referenced on the attached sign in sheet, as Exhibit “A”.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “B”.

MEETING RULES

Director Neisel reviewed the rules for the proper conduct of the Board meeting.

DETERMINE QUORUM; CALL TO ORDER

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

PUBLIC COMMENT

The Board recognized Ms. Maddy Webster who works with Sawyer Yards and Mr. Henry Morris who works with Houston Bike Share (“BCycle”). Ms. Webster and Mr. Morris are working together to add more community biking stations and are interested in two locations to add biking stations within the boundaries of the Authority.

Mr. Morris stated that he would like to bring proposals for the Board's review and consideration at the next meeting.

The Board recognized Mr. Andoni Vossos who stated that the Garden Club would like to re-engage the Neighborhood Association related to projects that have been discussed in the past. He added that he will continue communication with both the Neighborhood Association and the Authority regarding upcoming projects and provide a proposal for future projects.

The Board recognized Ms. Danni Sabota who outlined her history with the Authority and current role as President for the Neighborhood Association. She added that the Neighborhood Association will have a meeting on November 18th and invite the Chair of the Authority to highlight current and future projects.

The Board recognized Ms. Shelly Anello who listed current completed and upcoming projects due to the Authority's efforts. She expressed her appreciation and encourage the Authority to continue their efforts within the community.

APPROVE MINUTES

The Board considered approving the minutes of September 25, 2019 Authority. Director Lindsay moved that the Board approve the minutes of September 25, 2019 Authority. Director Card seconded the motion and the motion failed.

Director Minor presented language he wished to include as amendments to the September 25, 2019 minutes, specifically on page four under the approval of the audit within the Financial Report section, a copy of which is attached hereto as Exhibit "C". Director Minor motioned to discuss the proposed amended language, seconded by Director Neisel. The motion carried to open the matter for discussion.

After discussion, Director Minor motioned to approve the recommended change of the proposed amended language that will be reflected in the September minutes, seconded by Director Neisel. Director Lindsay abstained, Director Anello opposed and the motion carried.

Director Minor presented language he wished to include as amendments to the September 25, 2019 minutes, specifically on page four under the motion to approve the Financial Report and the audit item within the Financial Report section. A copy of which is attached hereto as Exhibit "D". Director Minor motioned to discuss the proposed amended language, seconded by Director Neisel. The motion carried to open the matter for discussion.

Director Minor stated that he abstained on approving the Financial Report and motioned to include that change in the September 25, 2019 minutes. Director Neisel seconded the motion and the Board approved the proposed amendment.

After discussion, Director Minor motioned to approve the recommended change of the proposed amended language that will be reflected in the September minutes related

to the audit item under the Financial Report, seconded by Director Neisel. Director Anello abstained and the motion carried.

Director Minor presented language he wished to include as amendments to the September 25, 2019 minutes, specifically under the Public Comment section. A copy of which is attached hereto as Exhibit "E". Director Minor motioned to discuss the proposed amended language, seconded by Director Neisel. The motion carried to open the matter for discussion.

After discussion, Director Minor motioned to include the proposed amended language in the minutes as presented. Directors Lindsay, Neisel, Anello and Card opposed. Director Maillet abstained and the motion failed.

Director Minor also stated the following amendments be included for the September 25, 2019 minutes: (i) that he was not present for the approval of Resolutions of Appreciation and creation of committees; (ii) Director Valdez be removed as Director in the September minutes; and (iii) the Board deferred action on approving the Investment Policy so that the Finance Committee could review the Investment Policy. Director Anello added that he abstained approval of the Financial Report at the September meeting and the minutes should reflect that amendment as well.

Upon a motion brought by Director Card, seconded by Director Neisel, the Board approved the September 25, 2019 meeting minutes, as amended. Director Anello abstained and the motion carried.

ADMINISTRATOR REPORT

Update on Sawyer

The Board recognized Ms. Weesner who provided a general update related to activity on Sawyer.

Update on potential improvements for A/C Room 102

Ms. Weesner then provided an update regarding the A/C in the District's current meeting place.

No action was taken.

CONSIDER ADJUSTMENT TO MAXIMUM MONTHLY HOURS FOR ADMINISTRATOR

Director Card reported that the Finance Committee met and discussed Ms. Weesner's proposed maximum monthly hours. She reported that the Finance Committee reviewed the item recommended Ms. Weesner work on Authority business at an average of 50 hours per month, not to exceed 450 hours for the remainder of fiscal year 2020.

Upon a motion brought by Director Card, seconded by Director Minor the Board the Board unanimously voted to set Ms. Weesner's average monthly hours to work on Authority business at an average of 50 hours per month, not to exceed 450 hours for the remainder of fiscal year 2020.

FISCAL YEAR END 2020 BUDGET

Ms. Weesner reported that the Board previously approved the 2020 fiscal year end budget at the June 2019 meeting; however, in September the City of Houston allowed one month for the new Board members to review the budget. Ms. Weesner then reviewed the budget and answered the Board's questions, a copy of the budget is attached hereto as Exhibit "F".

After discussion, upon a motion brought by Director Neisel, seconded by Director Anello, the Board unanimously voted to approve (i) \$75,000 be added to the Sawyer Street project; and (ii) the fiscal year end 2020 budget to include the recommended change.

Director Minor motioned to close the discussion, seconded by Director Neisel, the Board unanimously voted to close discussion regarding the fiscal year end 2020 budget.

PROJECTS AND ENGINEERING

Mr. Macy presented the engineer's report, a copy of which is attached hereto as Exhibit "G".

Dow Elementary Park

Mr. Macy reported that the project is approximately 85% complete as of the date of the Authority's meeting and requested the Board consider approving Pay Application No. 4, included in invoices. He answered the Board's questions regarding the progression of the project.

Substitute Sanitary Sewer Connections, Phase 2B

Mr. Macy stated that he is coordinating with Texas Pride to confirm all work is complete.

Street Sign Rehabilitation, Phase 3

Mr. Macy then reported that the project was completed by Williams Architectural Signage and Consulting LLC and the Engineer has coordinated with the contractor and met on-site to confirm completion of the project. Mr. Macy requested the Board approve the related invoices to Williams Architectural Signage and Consulting, LLC in the amount of \$75,560.00.

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 hereto as Exhibit "H". Director Card reported that the finance committee reviewed the finance invoices and then confirmed the project committee recommended approval of the construction and engineering invoices. Director Neisel moved that the Board approve the financial report, payment of the invoices, including Pay Application No. 4 and Williams Architectural Signage and Consulting, LLC invoices requested by the Engineer. Director Card seconded the motion, Director Minor opposed and Director Anello abstained on the vote for the financial report. The motion carried.

Adopt Order Evidencing Review of Investment Policy and List of Qualified Brokers

Director Card reported that the Finance Committee reviewed the Investment Policy. Upon a motion brought by Director Card, seconded by Director Neisel, the Board unanimously voted to approve the Investment Policy, a copy of which is attached hereto as Exhibit "I".

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

There were no items mentioned for the next meeting.

Upon a motion brought by Director Card, seconded by Director Anello, the Board unanimously voted to adjourn the meeting.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Meeting minutes were approved and executed on December 18, 2019.


Secretary