

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

March 17, 2021

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on the 17th day of March, 2021, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

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

Also present were: Marie Bryant of CART Services; Jeff Carlton of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy and Ashley Soward of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of Principle Solutions, (“Administrator”); Melissa Morton of the Morton Accounting Services, (“Bookkeeper”).

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

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

No public comments were given.

APPROVE MINUTES

The Board considered approving the minutes of December 16, 2020. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the December 16, 2020.

ADMINISTRATOR REPORT

Old Sixth Ward Governance Guidelines

The Board recognized Ms. Weesner stated that she posted the Old Sixth Ward draft Governance Guidelines online and noted some comments were received, and is included as Exhibit "B". She stated the Board will discuss the matter further at the next Board meeting. Ms. Weesner requested all Board members send their comments to her by March 31st for the discussion at our April meeting.

Mobility Study Report

The Board recognized Mr. Carlton who gave a general updated report and reviewed the targeted locations for the project to the Board, a copy of which is attached hereto as Exhibit "B". He then answered the Board's questions.

Precinct 2 grant application

Ms. Weesner reported that recently a grant opportunity had developed and could fund two (2) locations within the TIRZ, an outline of which is attached hereto as Exhibit "C". She has been working with TEI to see if the locations could work well with the current mobility project at the following locations: (i) Washington Avenue to Memorial Drive/Buffalo Bayou Park; and (ii) Sawyer Street to Silver Street. Mr. Carlton then outlined the map of the mobility study project with the Board, a copy of which is attached hereto as Exhibit "D", and answered questions.

Ms. Weesner requested the Board ratify submission of grant application to include the two (2) additional locations as discussed, a copy of the grant application is attached hereto as Exhibit "E". After review, upon a motion brought by Director Lindsay, seconded by Director Card, the Board unanimously voted to approve the ratification for the grant application submission to include: (i) Washington Avenue to Memorial Drive/Buffalo Bayou Park; and (ii) Sawyer Street to Silver Street.

2022 Budget/Capital Improvements Plan ("CIP")

Ms. Weesner stated that there are two (2) copies of the CIP are included in the board book, attached hereto as Exhibits "F" and "G" respectively. The first is the CIP that the Board originally submitted to the City and that was approved. The second is the CIP the Board edited after the one-time payment for split parcels was made. The City had already passed the original CIP and did not see a reason to review an updated copy

because the TIRZ would be spending less. Ms. Weesner requested the Board review the edited CIP during before the April meeting. The Project Committee will suggest a draft CIP for the 2022 fiscal year at the upcoming April meeting.

PROJECTS AND ENGINEERING

Director Neisel stated that the Project Committee has met several times related to the upcoming agenda items during the remainder of this report

Discussion and possible action Potential Projects

Director Neisel reminded the Board that part of the annual process is to review the TIRZ Potential Projects list, which is attached hereto as Exhibit “H”. He reviewed the potential projects report and related comments. Comments of which are attached hereto as Exhibit “I”. Director Neisel stated that the comments received in 2020 and in 2021 suggest priorities for the Board to consider. The Project Committee recommends that the Board make no changes to the potential projects list as presented. Upon a motion brought by Director Card, seconded by Director Lindsay, the Board unanimously voted to approve the projects list as presented.

Discussion and possible action Dow School Inspection

Director Neisel reported that a copy of the Dow School Inspection and is included as Exhibit “J”. He reminded the Board of the TIRZ’s agreements with the City requires that the TIRZ perform regular inspections and provide a copy to the City. This copy of the report has been submitted to the City.

Discussion and possible action of Approval of the Lovett Design Submittals pertaining to Developer Agreement

Director Neisel stated that the TIRZ has not received additional submissions from Lovett.

Discussion and possible action Greystar Development

Director Neisel reminded the Board of past discussions related to potential public improvements and enter into a development agreement with Greystar. He reported that the Project Committee have had numerous discussions with the developer and recommend the Board approve the terms shown in Exhibit “K”. Director Neisel stated that a final agreement requires Board approval. At this time, the Project Committee recommends the approval of the term sheet and noted that if the term sheet is approve the agreement with the developer will be brought before the Board for review and consideration. After consideration, upon a motion brought by Director Lindsay, seconded by Director Card, the Board unanimously voted to approve the term sheet with Greystar, as presented.

Engineer's Report

Mr. Macy presented the engineer's report, including the following projects: (i) Substitute Sanitary Sewer Connections, Phase 2B; (ii) Hemphill Reconstruction; (iii) Update on Hemphill Project; (iv) General Engineering work authorizations, a copy of which is attached hereto as Exhibit "L". No Action was taken.

FINANCIAL REPORT

Finance Committee Report

Director Card requested Ms. Morton provide the Bookkeeper's report.

Receive Financial Report Summary, including account and fund activity statements, and investment report

Ms. Morton 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 "M".

Authorize payment of invoices

Director Neisel stated that the Project Committee reviewed related invoices and recommends approval for payment, the construction and engineering invoices. Director Card reported that the Finance Committee reviewed the finance invoices and recommends approval.

After discussion, Director Lindsay moved that the Board approve the financial report, payment of the invoices. Director Guerico seconded the motion, and the motion carried.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Communications and Public Engagement Committee Report

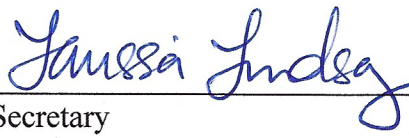
Director Guercio stated that the Communications Committee have been coordinating with the website contractor who is working on the website. She stated that the Communications Committee hopes to have a draft for the Board at the next meeting.

ITEMS FOR NEXT MEETING

No additional items were noted.

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Meeting minutes were approved and executed on _____, 2020.


Secretary