

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

October 21, 2020

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 21<sup>st</sup> day of October, 2020, 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
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Ann Guercio	Director
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

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

Also present were: Marie Bryant of CART Services; Betty McGinnis of Senator Carol Alvarado’s office, District Six of Harris County; Eleni Pappas, Nour Ghadafor and Sarah Westmore of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Lisa Duffy with the City of Houston; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); 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 September 16, 2020 Authority. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the September 16, 2020 meeting minutes.

## **ADMINISTRATOR REPORT**

### **CIP**

The Board recognized Ms. Weesner who reported the Board everyone that the CIP was passed but did not take into account the increment repayment to the City. She stated that the Authority will be taking the increment repayments into account throughout the year and will be making adjustments to the budget and CIP next year.

### **Old Sixth Ward Governance Guidelines**

Director Neisel reminded the Board of the discussion related to the draft governance guidelines and asked for community input. He stated that a fair amount of public input has been received, and the feedback revealed that the draft created duplicated a number of State laws. The public expressed that a need to keep the documents updated may be inefficient. Director Neisel noted that work on this matter has been delayed due to the pandemic, however, he expects a more simplified version may be prepared for the Board's review by the December meeting.

### **Mobility Study Report**

The Board recognized Ms. Pappas who gave a presentation to the Board, a copy of which is attached hereto as Exhibit "B". She then answered the Board's questions. Director Anello provided some historical background on some areas regarding sidewalks restraints, intersections, and light poles.

No action was taken on this matter.

## **PROJECTS AND ENGINEERING**

### **Project Committee Report**

Director Neisel reviewed the Project's Committee report, which is attached hereto as Exhibit "C".

### **Discuss 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.

## **Engineer's Report**

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

## **FINANCIAL REPORT**

### **Finance Committee Report**

Director Card presented the Finance Committee Report and is attached hereto as Exhibit "E".

### **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 "F".

Director Anello then inquired about the Equitax report related to the City tax increment adjustments discussed and requested at the previous meeting. Ms. Weesner reported that she was recently provided some information and currently reviewing.

### **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 Neisel moved that the Board approve the financial report, payment of the invoices. Director Anello seconded the motion, and the motion carried.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

Director Guercio presented the Communications Committee Report, a copy of which is attached hereto as Exhibit "G".

### Communications and Public Engagement Committee Report

Director Guercio reported that the Communications Committee did not meet this month, however, expect to start to work with the web design company in November.

### **EXECUTIVE SESSION**

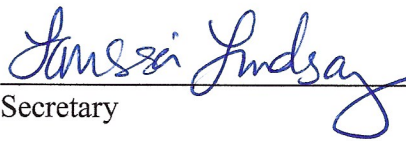
There was no executive session for the month.

### **ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved and executed on \_\_\_\_\_, 2020.

  
Secretary