

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JANUARY 5, 2022**

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**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF  
HOUSTON, TEXAS**

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**AND**  
**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS**

**NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO  
ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone") on **Wednesday, January 5, 2021 at 5:30 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2591 879 5730**, or **click on the following link** <https://bracewell.webex.com/bracewell/j.php?MTID=m3008f2491bc77d005451e775fbc0b68f> to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2591 879 5730** or **click on the following link** <https://bracewell.webex.com/bracewell/j.php?MTID=m3008f2491bc77d005451e775fbc0b68f>. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/d-s2d95485a99924b929d12a57da770f017>

**Introductions and Meeting Guidelines.**

1. Receive public comment.  
\*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email Sherry Weesner [sherry@old6wardtirz.org](mailto:sherry@old6wardtirz.org) and let us know before the meeting that you wish to speak.
2. Minutes of the previous meetings:
  - a. The Authority; and
  - b. The Zone.
3. Administrator Report, including:
4.
  - a. Ratify Grant project funding letter for Edwards Sawyer project; and
  - b. Consider approving invoice administration and payment procedures; and
  - c. Bank signatory and electronic payment authority.
5. Projects and Engineering:
  - a. Project Committee Report;
  - b. Potential Projects update
  - c. Discussion Lovett Development Agreement;
    - i. 1818 Washington Plan Approval;
    - ii. Amendment to agreement;
  - d. Engineering Consultant's Report;
    - i. Edwards and Sawyer Multimodal Improvements.
    - ii. Intersection at Washington and Silver and North Memorial Way and Silver.
    - iii. Update Substitute Sanitary Sewer Service.
  - e. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.

6. Financial Matters:
  - a. Finance Committee Report;
  - b. Receive Financial Report Summary, including account and fund activity statements, and investment report;
  - c. Authorize payment of invoices;
7. Communications and Public Engagement:
  - a. Story Map for website; and
  - b. Other matters, if any.
8. Items for next meeting.
9. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



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Clark Stockton Lord  
Attorney for the Authority and the Zone

**Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Bracewell LLP at (713) 221-3338 at least three business days prior to the meeting so that the appropriate arrangements can be made. For live closed captions of the meeting please refer to the following link <https://www.streamtext.net/player?event=TIRZ13>**

**TAB 2.a.**

**MINUTES OF AUTHORITY**

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

September 22, 2021

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in special session, open to the public, by telephonic or video conference, on the 22<sup>nd</sup> day of September, 2021. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, 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
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director
Patrick Hall	Director

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

Also present were: Andonni Vossos, Danni Sabota, Jack Valenski and Grace Zuniga, members of the public; Marie Bryant of CART Services; Jessica Ortiz of Carr Riggs and Ingram, LLC (“Auditor”); Eleni Pappas of TEI; Clark Lord, Mary Buzak and Tiffany Ehmke of Bracewell LLP, legal counsel; Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of SMW 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 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 Mr. Vossos expressed his concern about Silver Street traffic since Silver Street Phase I is a project the Board is currently discussing. He wanted to get a better idea on what the anticipatory traffic might be moving forward with this project.

## **APPROVE MINUTES**

The Board considered approving the minutes of September 22, 2021. Director Anello recommended a language change regarding the Trees for Houston on page two (2). Upon a motion brought by Director Anello, seconded by Director Lindsay, the Board approved the September 22, 2021, as amended.

## **RECONSTITUTE BOARD OF DIRECTORS**

Director Neisel reported that Director Card term has expired and her office has been filled by Patrick Hall. He stated that Ms. Card will receive a Certificate of Appreciation acknowledging her contribution to the community. Director Neisel stated that the City has recently re-appointed himself, Director Anello and newly appointed Patrick Hall.

Director Hall briefly introduced himself including his background and expressed his excitement on being a part of the Board.

## **COMMITTEE ASSIGNMENTS**

Director Neisel stated Director Hollins has been nominated to serve as Chair of the Finance Committee and nominated Director Hall to serve on the committee as well. Director Neisel requested a motion from the Board to ratify the nomination and appointments for Director Hollins as Chair of Finance Committee and Director Hall to serve on the Finance Committee. Upon a motion brought by Director Anello, seconded by Director Lindsay, the Board unanimously ratified the nomination and appointments as described.

## **ADMINISTRATOR REPORT**

Ms. Weesner stated that her items are being addressed elsewhere on the agenda for the meeting.

## **PROJECTS AND ENGINEERING**

### **Greystar Development (“Greystar”)**

Director Neisel reported that Greystar will not be able to comply with the MWBE requirements and the TIRZ will not continue to negotiate a development agreement with Greystar.

## **Engineer's Report**

Ms. Sowards presented the engineer's report, including the following projects: (i) Substitute Sanitary Sewer Connections, Phase 2B; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection; (iii) Hemphill Street Improvements; (iv) General Engineering work authorizations, a copy of which is attached hereto as Exhibit "B".

### **Edwards and Sawyer Multimodal Improvements**

Ms. Sowards reported that the project is ready for design phase and requested the Board to consider authorizing the Project's Committee to approve the Work Authorization, not to exceed \$208,266.

Ms. Weesner noted that the grant funds originally meant for another project has now been re-directed to re-stripe Edwards, add a sidewalk on Edwards, and improvements on Sawyer for better multi-modal accessibility.

After consideration, upon a motion brought by Director Anello, seconded by Director Lindsay, the Board unanimously voted to authorize the Project Committee to approve the Work Authorization, not to exceed \$208,266.

### **Intersection at Washington and Silver and North Memorial Way**

Ms. Sowards who reviewed the details of the project in a presentation, a copy of which is included with the Engineer's report. She then answered the Board's questions. No action was taken on this matter.

## **FINANCIAL REPORT**

### **Finance Committee Report**

Director Hollins 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 "C".

### **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

Maillet 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 Neisel seconded the motion, and the motion carried.

Adopt Order Evidencing Review of Investment Policy and List of Qualified Brokers and Disclosure Statement of Bookkeeper/Investment Officer

The Board recognized Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit “D”. He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated.

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, a copy of which is attached hereto as Exhibit “E”.

After discussion, Director Hollins moved that the Board adopt the Resolution as presented. Director Guercio seconded the motion and it carried unanimously.

Approve audit for fiscal year ending June 30, 2021 and authorize filing with the City of Houston

Ms. Ortiz presented the draft audit report for the fiscal year ending June 30, 2021, reviewed it with the Board and answered the Board’s questions. After discussion, Director Lindsay moved that the Board approve the audit and authorize the filing of the same with the City. Director Anello seconded the motion, and was approved by the Board unanimously, a copy of the draft audit is attached hereto as Exhibit “F”.

*Director Hall left the meeting.*

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

Communications and Public Engagement Committee Report

Director Maillet requested Ms. Weesner present the new website. Ms. Weesner then outlined the updates to the website and noted additional updates are underway.

No action was taken.

**ITEMS FOR NEXT MEETING**

No additional items were noted.



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Secretary

DRAFT

**TAB 2.b.**

**MINUTES OF ZONE**

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON**

September 22, 2021

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

Also present were: Andonni Vossos, Danni Sabota, Jack Valenski and Grace Zuniga, members of the public; Marie Bryant of CART Services; Jessica Ortiz of Carr Riggs and Ingram, LLC (“Auditor”); Eleni Pappas of TEI; Clark Lord, Mary Buzak and Tiffany Ehmke of Bracewell LLP, legal counsel; Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of the Morton Accounting Services, (“Bookkeeper”).

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No action was taken.

**ITEMS FOR NEXT MEETING**

No additional items were noted.

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Secretary

DRAFT

**TAB 4.a.**

**GRANT PROJECT FUNDING LETTER**



October 11, 2021

HARC/GTRI

Attn: Ryan Bare, PhD

8801 Gosling Rd.

The Woodlands, TX 77381

Subject: Letter of Commitment for match

Dear Dr. Bare:

I am pleased to inform you that Old Sixth Ward Redevelopment Authority commits to providing matching dollars for the purposes of the *Low Impact Development (LID) Construction and Performance Evaluation in the City of Houston – Phase II* project. As outlined in the full scope of work that has been developed to support an amendment to the TCEQ contract #582-21-10148. Our contributions to the project will generally be to provide non-federal match in the form of funds for design and construction of the LID BMP. We commit to provide at least \$415,000 as in-kind match toward the project in support of the overall budget subject to final budget approval and appropriation of funds from the City of Houston.

We believe that this research will provide significant new information that will be valuable to the City of Houston, environmental agencies, and other relevant organizations in making critical decisions for the design, development and use of existing and new LID applications in the field.

We look forward to working with you on this important project. Please contact me if you need any additional information.

Sincerely,



Phil Neisel

Chair, Old Sixth Ward Redevelopment Authority

**TAB 5.**

**PROJECTS AND ENGINEERING**

**TAB 5.b.**

**POTENTIAL PROJECTS UPDATE**

**Possible Capital Improvement Projects**

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future. Inclusion on the list does not indicate that the project will be implemented.

<b>Short Term/Small Potential Projects</b>		
<b>Project</b>	<b>Description</b>	<b>Notes</b>
Way Finding / Identification	Signs / Seasonal Disks	
Sign Re-hab	Extending sign work work North of Washington and in areas not yet complete	
Neighborhood Traffic Calming	Islands / Speed Tables and other improvements	Also could include landscaping and art
Analysis of Crossings on Washington	Evaluate and Propose improvements to Crossings	
Analysis of Crossings on Center Street	Evaluate and Propose improvements to Crossings	
Reforestation Throughout TIRZ	Evaluate tree canopy and identify if additional trees are needed	
Street Lighting Evaluation throughout Zone	Evaluate Street lighting throughout the zone for needed additions	
Pedestrian Lighting evaluation throughout the zone	Evaluate Pedestrian Lighting throughout the zone for needed additions	
Improve Acoustics in Room 102 at MECA	Room 102 has poor acoustics - investigate ceiling tiles or other methods to improve situation	

**Possible Capital Improvement Projects**

<b>Short Term/Small Potential Projects</b>		
<b>Project</b>	<b>Description</b>	<b>Notes</b>
Improve A/C in Room 102 at MECA	Room 102 has poor temperture control - investigate additional A/C unit or other methods to improve situation	
Complete missing sidewalks (flatwork only)	Sections of sidewalks are missing (for example Lubbock and State between Colorado and Trinity)	
Plantings at Park for Humans and Dogs	Additional landscaping focused on hummingbirds and butterflies	
Additional Dog Poop Bag Holders	Add Dog Poop Bag Holders at Park for Humans and Dogs	
Blue Tile Street Sign Restoration	Restoration of existing signs and inclusion of signs on street reconstruction projects	
Complete Hydraulic Analysis of Zone	Complete Hydraulic Analysis of Zone	Complete Hydraulic Analysis of entire Zone and recommnedations for improvements that would be the most impactful
Complete Walk, Bike, Transit, Mobility Evaluation of Zone	Complete Walk, Bike Transit Evaluation of Zone	Completed 2020

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future. Inclusion on the list does not indicate that the project will be implemented.

Large Projects		
Project	Description	Notes
Hemphill (Lubbock to Washington- 4 blocks)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Memorial Way to Lubbock)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Washington to RR)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Summer to Crocket - 1 block)	Full range of reconditioning or reconstruction improvements**	
Henderson	Full range of reconditioning or reconstruction improvements**	
White	Full range of reconditioning or reconstruction improvements**	
Winter	Full range of reconditioning or reconstruction improvements**	
Edwards	Full range of reconditioning or reconstruction improvements**	
Oliver	Full range of reconditioning or reconstruction improvements**	
Diesel	Full range of reconditioning or reconstruction improvements**	
Brashear	Full range of reconditioning or reconstruction improvements**	
Houston Avenue	Improvements to Pedestrian Realm to include Bike Facilities Per Bike Plan	Coordinate with planned City of Houston Project and NHHIP project Houston Ave is now part of TIRZ 3

Large Projects		
Project	Description	Notes
Sawyer	Full range of reconditioning or reconstruction improvements Memorial to Washington**	
Sawyer	Full range of reconditioning or reconstruction improvements Washington to RR including Intersections at Washington and Center**	
Sawyer	Full range of reconditioning or reconstruction improvements RR to Crocket**	
Sawyer	Restriping	restripe all or a portion of Sawyer between Washington Ave. and Crocket to include turn lane Completed by Others
Taylor	Full range of reconditioning or reconstruction improvements**	
Union	Full range of reconditioning or reconstruction improvements**	
Decatur	Full range of reconditioning or reconstruction improvements**	
Kane	Full range of reconditioning or reconstruction improvements**	
Lubbock	Full range of reconditioning or reconstruction improvements**	
State	Full range of reconditioning or reconstruction improvements**	
ADA/Pedestrian Improvements in Entire Zaone	Identify remaining pedestrian areas in Zone that do not meet current ADA/TDLR/City Standard	Potential project or improvements included in other street projects

Large Projects		
Project	Description	Notes
Crossings on Washington	Strategic Improvements to Crossings on Washington for Bicycle and Pedestrian Safety	Improve pedestrian access at 2 locations on Washington. Provide pedestrian refuge (raised median with crosswalk stripping and pedestrian LED's/flashing beacon/lighted pavement, or other pedestrian warning items. Preliminary discussions with HPW indicate interest in identifying options
Crossings on Center	Strategic Improvements to Crossings on Center for Bicycle and Pedestrian Safety	
Center	Full range of reconditioning or reconstruction potential improvements** Note: Center is included in the COH Bike Plan	
Bike Facilities - Center	Add Bike Facilities on Center - COH Bike Plan	
Silver(Memorial to Washington)	Full range of reconditioning or reconstruction improvements ** Silver is on the COH Bike Plan	



Large Projects		
Project	Description	Notes
Silver (Washington to RR)	Full range of reconditioning or reconstruction improvements ** Silver is on the COH Bike Plan	
Bike Facilities - Silver	COH Bike Plan	
Summer Street	Full range of reconditioning or reconstruction improvements **	
Summer Street	extension of Summer Street	extension of summer from Oliver to existing street -
Bike Facilities - Washington Avenue	COH Bike Plan	
Washington Avenue	Hardscape and Sidewalks (Pedestrian Realm) consistent with Washington Venue Plan developed and adopted by the TIRZ - all blocks.	
Washington Avenue	Full range of reconditioning or reconstruction improvements ** Note: Washington is included in the COH Bike Plan	
Street Lighting Evaluation throughout Zone	Add street lighting (Cobras) throughout the zone	Free Standing street lights - Lights mounted on wooden poles are part of existing CIP project
Pedestrian Lighting throughout the zone	Add pedestrian lighting throughout the Zone	
Pedestrian Crossing at Memorial Way	It is difficult for pedestrians to cross at Memorial Way - there may be several ways to improve access	
Bury Power Lines	Bury some or all of power lines in zone	
Improve Storm Drainage system throughout the zone	Identify ponding issues and mitigate as separate project or component of a larger project	Separate Project or as a component of other projects Inlet placement/drainage - identify missing roadside ditches

Large Projects		
Project	Description	Notes
Mitigation of leaves/dirt where sidewalks and streets come together	Identify ponding issues and mitigate as separate project or component of a larger project	
Traffic Improvements at Silver Triangle Park on Memorial including possible road closure	Identify traffic improvements to reduce speed	
Improvements to Dow School Park	Improvements to Park to include improved play areas, pavilion and seating	Completed January 2020
Sabine Street Reconstruction Lubbock to Washington	Street and Sidewalk Reconstruction	Completed
Sabine Street Reconstruction North of Washington	Full range of reconditioning or reconstruction improvements **	
Memorial Silver Triange Park - Art Bench	Finish Art Bench	Triangle park is now part of TIRZ 3
Residential Sewer rehabilitation		Completed in 2020
Oliver Street Localized Flooding Issue	Rework storm water flow under UP line at north end of Oliver	
North Memorial Way	Full range of reconditioning or reconstruction improvements **	
Trinity	Full range of reconditioning or reconstruction improvements **	
Colorado	Full range of reconditioning or reconstruction improvements **	
Bismark	Full range of reconditioning or reconstruction improvements **	
Ash	Full range of reconditioning or reconstruction improvements **	

Large Projects		
Project	Description	Notes
Dewey	Full range of reconditioning or reconstruction improvements **	
Johnson	Full range of reconditioning or reconstruction improvements **	
National	Full range of reconditioning or reconstruction improvements **	

\*\*Note: Full Range of reconditioning or reconstruction improvements

Each individual street or street segment may need full reconstruction, mill and overlay, additional or improved sidewalks, storm water infrastructure, water and sewer infrastructure. This list is not designed to determine final design. Design and components included in the project will be determined after a thorough analysis of the existing infrastructure.

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future. Inclusion on the list does not indicate that the project will be implemented.

<b>Non-CIP Projects</b>		
<b>Project</b>	<b>Description</b>	<b>Notes</b>
Partnership to rehab blighted homes		
Working with TIRZ/Developers and City as new projects are proposed for the Zone		
Sabine Street Protection	Look for ways specific to Sabine to prevent disturbing street, curbs or sidewalks without complying with specific requirements.	Ensure the street is not damaged by someone running micro trench fiber or something else.

**NOTES:**

Estimates shall not be issued for construction. It is for budgeting purposes only at a feasibility level.

**TAB 5.d.**

**ENGINEER'S REPORT**

**TAB 6.b.**

**BOOKKEEPER'S REPORT**



**Monthly Financial Report Summary  
January Board Meeting  
Wednesday, January 5, 2021**

At the beginning of October, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$2,483,750. During the month, OSWRA received \$599 mainly from money market interest. OSWRA processed \$13,802 in disbursements during the period. 83% of the disbursement related to payments to Bracewell for Legal services (\$5,896) and to SMW Principle Solutions for administrative consulting (\$5,543). The ending balance as of month end November 30, 2021 was \$2,470,547.

The invoices pending approval total \$136,303. See attached "Unpaid Bills Detail" Reports on page 3.

Capital Improvement Project spending for the period totaled \$69,815. The funds were mainly spent towards the Silver Street project. See page 4 for the "Capital Projects Detail" Reports.



**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

**General Operating Fund**

As of November 30, 2021

**BEGINNING BALANCE :** **\$ 2,483,750.22**

**REVENUE**

Money Market	303.01	Interest
Texas Class Investment	1.75	Interest
Money Market	292.50	Interest
Texas Class Investment	1.50	Interest

**Total Revenue** 598.76

**DISBURSEMENTS**

ACH	Bracewell LLP	5,895.56
ACH	SMW Principle Solutions	5,542.79
ACH	Edminster Hinshaw Russ	812.50
ACH	Prosperity Bank	33.00
ACH	The Captioning Co	302.50
ACH	MetaLab LLC	808.00
2523	City of Houston	375.00
ACH	Prosperity Bank	33.00

**Total Disbursements** 13,802.35

**ENDING BALANCE :** **\$ 2,470,546.63**

	<b>Interest Rate</b>	<b>November 30, 2021 Balance</b>
<b>LOCATION OF ASSETS</b>		
Prosperity Bank Operating		114,530.00
Prosperity Money Market Account		2,284,085.28
Texas Class Investment		71,931.35
<b>Total Account Balance</b>		<b><u><u>\$ 2,470,546.63</u></u></b>

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of December 17, 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Due Date</u>	<u>Open Balance</u>
<b>Bracewell LLP</b>					
Bill	11/30/2021	21923412	Admin- Meeting through Nov 30, 2021	12/10/2021	270.40
Total Bracewell LLP					270.40
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	11/30/2021	90829	Silver Street Phase I Engineering through 11.21.21	12/10/2021	5,950.00
Bill	11/30/2021	90830	Topographic Survey Engineering Consultant - \$38,000	12/10/2021	17,100.00
Bill	11/30/2021	90828	Sanitary Sewer Connections through 11.21.21	12/10/2021	3,190.23
Bill	11/30/2021	90589	General Engineering Consultant - \$20,000	12/10/2021	750.00
Total Edminster Hinshaw Russ & Associates Inc					26,990.23
<b>SMW Prinicple Solutions, Inc.</b>					
Bill	11/30/2021	1405	Administrative Consulting Nov 2021	12/10/2021	5,250.00
Total SMW Prinicple Solutions, Inc.					5,250.00
<b>Texas Pride Utilities LLC</b>					
Bill	12/13/2021	Pay Requ...	Substitue Sanitary Sewer - 2B Contract - \$301,004	12/23/2021	103,792.20
Total Texas Pride Utilities LLC					103,792.20
<b>TOTAL</b>					<b><u>136,302.83</u></b>

**Old Sixth Ward Redevelopment Authority**  
**Capital Projects Detail**  
**October through November 2021**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1304 Sanitary Sewer Rehab</b>					
Bill	11/30/202	90828	Edminster Hinshaw Russ & Associ...	Sanitary Sewer Connections through 11.21.21	3,190.23
Total T-1304 Sanitary Sewer Rehab					3,190.23
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	10/31/202	1398	SMW Prinicple Solutions, Inc.	Oct 2021 Consulting	450.00
Bill	11/30/202	1405	SMW Prinicple Solutions, Inc.	Nov 2021 Consulting	150.00
Total T-1322 Sawyer Street Multimodal					600.00
<b>T-1324 Silver Street Improv.</b>					
Bill	10/14/202	89780	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through 9.26.21	53,650.00
Bill	10/24/202	90239	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through 10.24.21	5,450.00
Bill	10/31/202	1398	SMW Prinicple Solutions, Inc.	Oct 2021 Consulting	150.00
Bill	11/30/202	1405	SMW Prinicple Solutions, Inc.	Nov 2021 Consulting	262.50
Bill	11/30/202	90829	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through 11.21.21	5,950.00
Total T-1324 Silver Street Improv.					65,462.50
<b>T-1325 Edwards St Multimodal</b>					
Bill	10/31/202	1398	SMW Prinicple Solutions, Inc.	Oct 2021 Consulting	412.50
Bill	11/30/202	1405	SMW Prinicple Solutions, Inc.	Nov 2021 Consulting	150.00
Total T-1325 Edwards St Multimodal					562.50
Total Capital Improvement Project					69,815.23
<b>TOTAL</b>					<b>69,815.23</b>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**July through November 2021**

	Jul - Nov 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
COH TIRZ Increment	0.00	1,353,231.00	-1,353,231.00	0.0%
<b>Grant Proceeds</b>				
COH Substitute Serv Prog Contri	0.00	163,978.00	-163,978.00	0.0%
Grant Proceeds - Other	0.00	200,000.00	-200,000.00	0.0%
<b>Total Grant Proceeds</b>	0.00	363,978.00	-363,978.00	0.0%
HISD TIRZ Increment	0.00	27,378.00	-27,378.00	0.0%
Interest Income - City TIRZ Fun	0.00	784.00	-784.00	0.0%
Interest Income Money Market	1,443.51	5,500.00	-4,056.49	26.2%
<b>Total Income</b>	1,443.51	1,750,871.00	-1,749,427.49	0.1%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1301 Entry Monumentation	0.00	15,000.00	-15,000.00	0.0%
T-1304 Sanitary Sewer Rehab	3,190.23	0.00	3,190.23	100.0%
T-1307 Historic Sabine Street	0.00	10,000.00	-10,000.00	0.0%
T-1313 Dow School Park	808.00	0.00	808.00	100.0%
T-1314 Streetscape	5,838.00	100,000.00	-94,162.00	5.8%
T-1320 Pedestrian Crossing Wash	0.00	790,000.00	-790,000.00	0.0%
T-1322 Sawyer Street Multimodal	1,237.50	452,000.00	-450,762.50	0.3%
T-1324 Silver Street Improv.	66,212.50			
T-1325 Edwards St Multimodal	1,275.00	368,000.00	-366,725.00	0.3%
<b>Total Capital Improvement Project</b>	78,561.23	1,735,000.00	-1,656,438.77	4.5%
<b>Total COGS</b>	78,561.23	1,735,000.00	-1,656,438.77	4.5%
<b>Gross Profit</b>	-77,117.72	15,871.00	-92,988.72	-485.9%
<b>Expense</b>				
Bank Service Charges	172.60	0.00	172.60	100.0%
Interest Expense	0.00	80,669.00	-80,669.00	0.0%
Municipal Services Costs	0.00	142,891.00	-142,891.00	0.0%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	37,110.00	35,000.00	2,110.00	106.0%
Legal Fees	4,100.81	35,000.00	-30,899.19	11.7%
Program Consultant	0.00	20,000.00	-20,000.00	0.0%
Tax Consultants	1,941.00	2,000.00	-59.00	97.1%
<b>Total Program and Project Consultatnt</b>	43,151.81	92,000.00	-48,848.19	46.9%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	4,937.50	17,000.00	-12,062.50	29.0%
Administration Consultant	33,908.15	100,000.00	-66,091.85	33.9%
Audit Fees	8,600.00	15,000.00	-6,400.00	57.3%
Insurance Expense	0.00	2,250.00	-2,250.00	0.0%
Office Expenses	302.50	15,000.00	-14,697.50	2.0%
<b>Total TIRZ Administration &amp; Overhead</b>	47,748.15	149,250.00	-101,501.85	32.0%
<b>Utilities</b>	375.00			
<b>Total Expense</b>	91,447.56	464,810.00	-373,362.44	19.7%
<b>Net Ordinary Income</b>	-168,565.28	-448,939.00	280,373.72	37.5%
<b>Net Income</b>	-168,565.28	-448,939.00	280,373.72	37.5%

**Old Sixth Ward Redevelopment Authority**  
**Balance Sheet Prev Year Comparison**  
**As of November 30, 2021**

	Nov 30, 21	Nov 30, 20	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	2,284,085.28	1,666,200.26	617,885.02	37.1%
Prosperity Operating Account	114,530.00	34,784.19	79,745.81	229.3%
Texas Class Investment Acct 781	71,931.35	71,901.41	29.94	0.0%
<b>Total Checking/Savings</b>	<b>2,470,546.63</b>	<b>1,772,885.86</b>	<b>697,660.77</b>	<b>39.4%</b>
<b>Other Current Assets</b>				
Prepaid Insurance	1,185.80	1,142.68	43.12	3.8%
<b>Total Other Current Assets</b>	<b>1,185.80</b>	<b>1,142.68</b>	<b>43.12</b>	<b>3.8%</b>
<b>Total Current Assets</b>	<b>2,471,732.43</b>	<b>1,774,028.54</b>	<b>697,703.89</b>	<b>39.3%</b>
<b>TOTAL ASSETS</b>	<b><u>2,471,732.43</u></b>	<b><u>1,774,028.54</u></b>	<b><u>697,703.89</u></b>	<b><u>39.3%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	127,021.03	44,947.46	82,073.57	182.6%
<b>Total Accounts Payable</b>	<b>127,021.03</b>	<b>44,947.46</b>	<b>82,073.57</b>	<b>182.6%</b>
<b>Other Current Liabilities</b>				
Cert Of Obligation Current Prin	165,000.00	160,000.00	5,000.00	3.1%
Cert of Obligation Int Accrual	26,889.76	29,823.11	-2,933.35	-9.8%
<b>Total Other Current Liabilities</b>	<b>191,889.76</b>	<b>189,823.11</b>	<b>2,066.65</b>	<b>1.1%</b>
<b>Total Current Liabilities</b>	<b>318,910.79</b>	<b>234,770.57</b>	<b>84,140.22</b>	<b>35.8%</b>
<b>Long Term Liabilities</b>				
Certificate of Obligation	1,301,715.00	1,466,715.00	-165,000.00	-11.3%
<b>Total Long Term Liabilities</b>	<b>1,301,715.00</b>	<b>1,466,715.00</b>	<b>-165,000.00</b>	<b>-11.3%</b>
<b>Total Liabilities</b>	<b>1,620,625.79</b>	<b>1,701,485.57</b>	<b>-80,859.78</b>	<b>-4.8%</b>
<b>Equity</b>				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	2,966,797.57	2,151,344.18	815,453.39	37.9%
Net Income	-168,565.28	-131,675.56	-36,889.72	-28.0%
<b>Total Equity</b>	<b>851,106.64</b>	<b>72,542.97</b>	<b>778,563.67</b>	<b>1,073.2%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>2,471,732.43</u></b>	<b><u>1,774,028.54</u></b>	<b><u>697,703.89</u></b>	<b><u>39.3%</u></b>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through November 2021**

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>COH TIRZ Increment</b>					
General...	07/01/2021	CPA 202...	City of Houston.	City Increment unpaid at year end	-1,298,700.18
Deposit	07/15/2021		City of Houston	Annual Increment	1,298,700.18
Total COH TIRZ Increment					0.00
<b>HISD TIRZ Increment</b>					
General...	07/01/2021	CPA 202...	City of Houston.	City Increment unpaid at year end	-82,036.72
Deposit	07/15/2021		City of Houston	Annual Increment	82,036.72
Total HISD TIRZ Increment					0.00
<b>Interest Income Money Market</b>					
Deposit	07/31/2021			Interest	243.15
Deposit	07/31/2021			Interest	1.20
Deposit	08/31/2021			Interest	304.21
Deposit	08/31/2021			Interest	0.95
Deposit	09/30/2021			Interest	293.98
Deposit	09/30/2021			Interest	1.26
Deposit	10/31/2021			Interest	303.01
Deposit	10/31/2021			Interest	1.75
Deposit	11/30/2021			Interest	292.50
Deposit	11/30/2021			Interest	1.50
Total Interest Income Money Market					1,443.51
Total Income					1,443.51
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1304 Sanitary Sewer Rehab</b>					
Bill	11/30/2021	90828	Edminster Hinshaw Russ & Ass...	Sanitary Sewer Connections through 11.21.21	3,190.23
Total T-1304 Sanitary Sewer Rehab					3,190.23
<b>T-1313 Dow School Park</b>					
Bill	09/27/2021	2525	MetaLab, LLC	Architectural Photography - 1/3 Split	808.00
Total T-1313 Dow School Park					808.00
<b>T-1314 Streetscape</b>					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	750.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	0.00
Bill	08/31/2021	13325	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000 - FINAL	5,088.00
Total T-1314 Streetscape					5,838.00
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	187.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	225.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	225.00
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	450.00
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	150.00
Total T-1322 Sawyer Street Multimodal					1,237.50
<b>T-1324 Silver Street Improv.</b>					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	300.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	0.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	450.00
Bill	10/14/2021	89780	Edminster Hinshaw Russ & Ass...	Silver Street Phase I Engineering through 9.26.21	53,650.00
Bill	10/24/2021	90239	Edminster Hinshaw Russ & Ass...	Silver Street Phase I Engineering through 10.24.21	5,450.00
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	150.00
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	262.50
Bill	11/30/2021	90829	Edminster Hinshaw Russ & Ass...	Silver Street Phase I Engineering through 11.21.21	5,950.00
Total T-1324 Silver Street Improv.					66,212.50

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through November 2021**

Type	Date	Num	Name	Memo	Amount
<b>T-1325 Edwards St Multimodal</b>					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	225.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	225.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	262.50
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	412.50
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	150.00
Total T-1325 Edwards St Multimodal					1,275.00
Total Capital Improvement Project					78,561.23
Total COGS					78,561.23
Gross Profit					-77,117.72
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	07/15/2021			Service Charge	40.70
Check	08/13/2021			Service Charge	33.20
Check	09/15/2021			Service Charge	32.70
Check	10/15/2021			Service Charge	33.00
Check	11/15/2021			Service Charge	33.00
Total Bank Service Charges					172.60
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	08/31/2021	89157	Edminster Hinshaw Russ & Ass...	Through 8.9.21	1,375.00
Bill	09/30/2021	89566	Edminster Hinshaw Russ & Ass...	Through 9.13. 21	812.50
Bill	10/11/2021	89652	Edminster Hinshaw Russ & Ass...	Through 9.26.21	287.50
Bill	10/24/2021	90240	Edminster Hinshaw Russ & Ass...	Through 10.24.21	15,960.00
Bill	10/24/2021	90241	Edminster Hinshaw Russ & Ass...	Through 10.24.21	825.00
Bill	11/30/2021	90830	Edminster Hinshaw Russ & Ass...	Through 11.21.21	17,100.00
Bill	11/30/2021	90589	Edminster Hinshaw Russ & Ass...	Through 11.21.21	750.00
Total Engineering Consultant					37,110.00
<b>Legal Fees</b>					
Bill	08/31/2021	21915822	Bracewell LLP	General Legal through Aug 31, 2021	3,259.00
Bill	09/30/2021	21918432	Bracewell LLP	General Legal through Sept 30, 2021	841.81
Total Legal Fees					4,100.81
<b>Tax Consultants</b>					
Bill	07/01/2021	57142	Equi-Tax, Inc.	July 2021 - June 30, 2022	1,941.00
Total Tax Consultants					1,941.00
Total Program and Project Consultatnt					43,151.81
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2021	2229	The Morton Accounting Services	July and Aug CPA Services	2,537.50
Bill	10/31/2021	2261	The Morton Accounting Services	September and October CPA Services	2,400.00
Total Accounting Fees					4,937.50
<b>Administration Consultant</b>					
Bill	07/31/2021	21913799	Bracewell LLP	Admin- Meeting through July 31, 2021	1,345.75
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	4,537.50
Bill	08/31/2021	21915820	Bracewell LLP	Admin- Meeting through Aug 31, 2021	1,399.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	5,587.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Expenses	6.46
Bill	09/30/2021	21918431	Bracewell LLP	Admin- Meeting through Sept 30, 2021	5,053.75
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	4,575.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Expenses	30.29
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	4,237.50
Bill	10/31/2021	21920513	Bracewell LLP	Admin- Meeting through Oct 31, 2021	2,177.00
Bill	11/30/2021	21923412	Bracewell LLP	Admin- Meeting through Nov 30, 2021	270.40
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	4,687.50
Total Administration Consultant					33,908.15
<b>Audit Fees</b>					
Bill	10/11/2021	17215047	Carr Riggs & Ingram LLC	2021 Audit - 94-02285	8,600.00
Total Audit Fees					8,600.00

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through November 2021**

Type	Date	Num	Name	Memo	Amount
<b>Office Expenses</b>					
Bill	09/30/2021	2021-09-09	The Captioning Company Inc.	Captioning Transcript Services - Sept 22, 2021	302.50
Total Office Expenses					302.50
Total TIRZ Administration & Overhead					47,748.15
<b>Utilities</b>					
Bill	08/31/2021	1639372	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - October 2022)	125.00
Bill	08/31/2021	1639370	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - October 2022)	125.00
Bill	08/31/2021	1639373	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - October 2022)	125.00
Total Utilities					375.00
Total Expense					91,447.56
Net Ordinary Income					-168,565.28
<b>Net Income</b>					<b>-168,565.28</b>