

**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 22nd 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.

Gaussa Indraj
Secretary