

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

FEBRUARY 21, 2024

**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, February 21, 2024 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 2662 104 3713**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0a1a680206a51ca4fa3db846c88b1790>** 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 2662 104 3713**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0a1a680206a51ca4fa3db846c88b1790>**. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/public/share/web-sbe5ac45c85374121a0a9ac258dc1c1a8>

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 and let us know before the meeting that you wish to speak.
2. Consent Agenda:
 - a. Minutes of the previous meetings:
 - i. The Authority; and
 - ii. The Zone.
 - b. Receive financial report summary, including account and fund activity statement, and investment report;
3. Administrator Report, including:
 - a. Houston Arts Alliance Presentation
 - b. TXDOT Presentation
 - c. Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies.
 - d. Economic Impact Study
 - e. Preview of CIP Process
4. Financial Matters:
 - a. Authorize payment of invoices.
5. Projects and Engineering:
 - a. Engineering Consultant’s Report, including:
 - i. Edwards and Sawyer Multimodal Improvements;
 - (1) Project Update
 - ii. Intersection of Washington and Silver and North Memorial Way and Silver; and
 - (1) Street Signage replacement and Historic Marker– Approve Contract
 - (2) Blue Tiles - update

- iii. Hemphill:
 - (1) Project Update
 - iv. Upcoming projects
 - b. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
- 6. Communications and Public Engagement.
 - 7. Items for next meeting.
 - 8. 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.



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.i.

MINUTES OF DECEMBER 18, 2023

AUTHORITY

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

December 18, 2023

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 18th day of December, 2023. 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
Patrick Hall	Director
Jo Brunhamer	Director
David Hille	Director

All members of the Board of Directors were present except Director Brunhamer. Directors Guercio and Anello (attended virtually), thus constituting a quorum.

Also present were Amma Cobbinah with METRO; Andrew Busker of the City of Houston, (the “City”); Jim Webb and Jude Anderson of The Goodman Corporation (“Goodman”); Drew Masterson of Masterson Advisors, a Financial Advisor; Melissa Morton of the Morton Accounting Services, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

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.

DETERMINE QUORUM: CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

None

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of September 20, 2023. Upon a motion brought by Director Hall, seconded by Director Hille, the Board approved the September 20, 2023, minutes.

ADMINISTRATOR’S REPORT

Goodman Contract and Work Authorizations

Ratify Supplemental Work Order No. 1 Old Sixth Ward Redevelopment Authority 2023 Off-System Highway Safety Improvement Program (HSIP)

The Board recognized Ms. Weesner who reported that the Projects Committee approved a Work Order No. 1 for the 2023 Off-System Highway Safety Improvement Program (HISP) with Goodman. A copy of the Supplemental Work Order No. 1 is in the amount of \$12,500 and is attached hereto as Exhibit “B”.

Upon a motion brought by Director Lindsay, seconded by Director Hall, the Board unanimously voted to ratify the Supplemental Work Order No. 1 with Goodman as presented.

Goodman General Services Contract

Ms. Weesner then presented a copy of a General Service Contract (the “Contract”) with Goodman, a copy of which is attached hereto as Exhibit “C”.

Goodman Work Authorization for Economic Impact Study for TIRZ extension request

Ms. Weesner reviewed the Work Authorization for Economic Impact Study for the TIRZ extension request, a copy of which is attached hereto as Exhibit “D”. She noted Mr. Anderson will be leading the Economic Impact Study.

After consideration, upon a motion brought by Director Hall, seconded by Director Hille, the Board unanimously approved the Goodman General Services Contract

and Goodman Work Authorization for Economic Impact Study for TIRZ extension request, as presented.

Masterson Agreement for TIRZ extension request

Ms. Weesner presented the Master Agreement for the TIRZ extension request, a copy of which is attached hereto as Exhibit “E”.

After review, upon a motion brought by Director Lindsay, seconded by Director Hall, the Board unanimously voted to approve the Masterson Agreement for TIRZ extension request, as presented.

Director Guercio entered the meeting.

Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies

Ms. Weesner reported that the Old Sixth Ward study and extension study was kicked off today and the Washington Corridor will coincide with the aforementioned study. She requested the Board assist with keeping the community informed and answering questions regarding the ongoing projects.

FINANCIAL 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 “F”.

Authorize payment of invoices

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval.

After discussion, Director Hall moved that the Board approve the payment of the invoices. Director Neisel seconded the motion, and the motion carried.

PROJECTS AND ENGINEERING

Engineer’s Report

Mr. Macy presented the Engineer’s Report, including the following projects: (i) update on Edwards and Sawyer project; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications, a copy of which is attached hereto as Exhibit “G”.

Edwards and Sawyer Multimodal Improvements

After consideration, upon a motion brought by Director Hille, seconded by Director Linsay, the Board unanimously awarded the Sawyer Street & Edwards Street Multimodal Improvements WBS No. N-T13000-0004-7 (T-1322) to Main Lane Industries, LTD.

Intersection of Washington and Silver and North Memorial Way and Silver

Ms. Weesner reviewed the sign that has disappeared on Silver and Memorial that the contractor must replace. She added that there were six (6) additional intersections without signage and the Authority may consider additional signage. Weesner stated that the Projects Committee has reviewed the additional locations and recommended approving the signs.

Upon a motion brought by Director Hall, seconded by Director Neisel, the Board unanimously approved the replacement of signage at Silver and Memorial to be paid for by the contractor; and (ii) the additional six (6) locations not to exceed \$10,000.

Hemphill

Director Anello entered the meeting.

After consideration, upon a motion brought by Director Hall, seconded by Director Neisel, the Board unanimously approved the design and bid phase work authorization for Hemphill Street Reconstruction Work Authorization No. T-1310-WA1-2023, a copy of which is attached hereto as Exhibit “H”.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Silver Street Construction Communication

Director Guercio reported that Trees for Houston will be planting trees by Silver Street on November 11, 2023, at 8:30 a.m. to 12:00 p.m. and a flyer will be on the Authority/Zone’s website. She then provided an update regarding coordination with the Engineer to prepare for communication to the public regarding the Sawyer/Edwards project.

Director Anello left the meeting.

PRESENTATION FROM METRO

The Board recognized Ms. Cobbinah who gave a presentation on the Inner Katy Project, a copy of which is attached hereto as Exhibit “I”. Ms. Cobbinah answered the Board’s questions regarding the Inner Katy project. No action was taken.

ITEMS FOR NEXT MEETING

No additional items were noted.

(signature page follows)

DRAFT

Secretary

DRAFT

TAB 2.A.ii.
MINUTES OF DECEMBER 18, 2023
ZONE

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

December 18, 2023

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 18th day of December, 2023. 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
Patrick Hall	Director
Jo Brunhamer	Director
David Hille	Director
Shawntaqua Naquay Dunbar	Director

All members of the Board of Directors were present except Director Brunhamer. Directors Guercio and Anello (attended virtually), thus constituting a quorum.

Also present were Amma Cobbinah with METRO; Andrew Busker of the City of Houston, (the “City”); Jim Webb and Jude Anderson of The Goodman Corporation (“Goodman”); Drew Masterson of Masterson Advisors, a Financial Advisor; Melissa Morton of the Morton Accounting Services, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

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.

PUBLIC COMMENT

None

CONSENT AGENDA

Approve Minutes

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Upon a motion brought by Director Hall, seconded by Director Neisel, the Board unanimously approved the replacement of signage at Silver and Memorial to be paid for by the contractor; and (ii) the additional six (6) locations not to exceed \$10,000.

Hemphill

Director Anello entered the meeting.

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Director Anello left the meeting.

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ITEMS FOR NEXT MEETING

No additional items were noted.

(signature page follows)

Secretary

DRAFT

TAB 2.b.

FINANCIAL REPORT SUMMARY



Monthly Financial Report Summary
February Board Meeting
Wednesday February 21, 2024

At the beginning of December, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$5,083,749. During the months, OSWRA received \$43,495 mainly from money market interest. OSWRA processed \$178,111 in disbursements during the period. 82% of the disbursement related to payments to Traffic Systems Construction, Inc for Capital Improvement Projects (\$107,783), Edminster Hinshaw Russ (\$25,510), and Goodman Corp (\$11,875) for Consulting. The ending balance as of month end January 31, 2024 was \$4,949,133.

The invoices pending approval total \$289,445.90 See attached "Unpaid Bills Detail" Report on page 3.

Capital Improvement Project spending for the period totaled \$11,863. The funds were spent towards the Silver Street Improvements. See page 4 for the "Capital Projects Detail" Reports.

During December, the opening balance for the Texas Class investment account was \$4,826,681. We received \$21,501 in interest (5.2346%) in December. During January, the opening balance for the Texas Class investment account was \$4,848,182. We received \$21,710 in interest (5.2760%) in January. The ending balance for January is \$4,869,892. See pages 4 & 5, for "Investment" reports.

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
 As of January 31, 2024

BEGINNING BALANCE : **\$ 5,083,748.84**

REVENUE

Money Market	176.78	Interest
Money Market	107.68	Interest
Texas Class Investment	21,501.10	Interest
Texas Class Investment	21,709.78	Interest

Total Revenue **43,495.34**

DISBURSEMENTS

ACH	Bracewell LP	2,378.00
ACH	Edminster Hinshaw Russ	25,509.92
ACH	eLsqrd Media Group	4,788.00
ACH	Houston Public Works	250.00
ACH	The Morton Accounting Services	1,890.78
ACH	SMW Principle Solutions	10,200.00
ACH	Traffic Systems Construction, Inc	107,783.04
ACH	Bracewell LP	536.20
ACH	Edminster Hinshaw Russ	7,912.50
ACH	Goodman Corp	11,875.00
ACH	The Morton Accounting Services	1,912.34
ACH	SMW Principle Solutions	3,075.00

Total Disbursements **178,110.78**

ENDING BALANCE : **\$ 4,949,133.40**

-

January 31, 2024

Interest Rate	Balance
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LOCATION OF ASSETS

Prosperity Money Market Account	72,753.83
Prosperity Bank Operating	6,487.47
Texas Class Investment	4,869,892.10

Total Account Balance **\$ 4,949,133.40**

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of March 1, 2024

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	01/31/2024	219...	Admin- Meeting through January 31, 2024	02/10/2024	1,532.00
Total Bracewell LLP					1,532.00
City of Houston					
Bill	03/01/2024	202...	2024 Debt Payment	03/11/2024	242,244.33
Total City of Houston					242,244.33
Goodman Corporation					
Bill	01/31/2024	1-20...	Economic Impact Study	02/10/2024	30,599.25
Total Goodman Corporation					30,599.25
SMW Principle Solutions, Inc.					
Bill	01/31/2024	1539	Administrative Consulting & Expenses January 2024	02/10/2024	4,774.80
Total SMW Principle Solutions, Inc.					4,774.80
The Morton Accounting Services					
Bill	01/31/2024	2524	January 2024 CPA Services	03/01/2024	1,995.23
Total The Morton Accounting Services					1,995.23
Traffic Systems Construction, Inc.					
Bill	01/31/2024	7105	TIRZ Project No T-1324 Contract Amount \$607,607.0...	02/10/2024	8,300.29
Total Traffic Systems Construction, Inc.					8,300.29
TOTAL					289,445.90

**Old Sixth Ward Redevelopment Authority
Capital Projects Detail**

Accrual Basis

December 2023 through January 2024

Type	Date	Num	Name	Memo	Amount
Capital Improvement Project					
T-1324 Silver Street Improv.					
Bill	12/21/2023	7075	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 C...	3,562.50
Bill	01/31/2024	7105	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 C...	8,300.29
Total T-1324 Silver Street Improv.					11,862.79
Total Capital Improvement Project					11,862.79
TOTAL					11,862.79

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
 QUARTERLY INVESTMENT REPORT
 MONTHLY FISCAL YEAR 2024
 DECEMBER 31, 2023**

Transaction Date		Government Texas Class		Activity
12/1/2023	Beginning Balance	\$ 4,826,681.22		
12/31/2023	Withdrawals	-		
12/31/2023	Deposits	-		
12/31/2023	Interest 5.2346 %	21,501.10		
12/31/2023	Ending Balance	\$ 4,848,182.32		

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: _____

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
 QUARTERLY INVESTMENT REPORT
 MONTHLY FISCAL YEAR 2024
 JANUARY 31, 2024**

Transaction Date		Government Texas Class		Activity
1/1/2024	Beginning Balance	\$ 4,848,182.32		
1/31/2024	Withdrawals	-		
1/31/2024	Deposits	-		
1/31/2024	Interest 5.2760%	21,709.78		
1/31/2024	Ending Balance	\$ 4,869,892.10		

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: _____

Old Sixth Ward Redevelopment Authority
Profit & Loss Prev Year Comparison
July 2023 through January 2024

	Jul '23 - Jan 24	Jul '22 - Jan 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
COH TIRZ Increment	86,248.88	0.00	86,248.88	100.0%
Interest Income Money Market	154,272.05	57,571.74	96,700.31	168.0%
Total Income	240,520.93	57,571.74	182,949.19	317.8%
Cost of Goods Sold				
Capital Improvement Project				
T-1310 Hemphill Road	5,860.00	0.00	5,860.00	100.0%
T-1317 Wash Ave Curb Sdwalk Reh	250.00	0.00	250.00	100.0%
T-1320 Imp Silver St@ Wash& Mem	30,299.75	7,515.66	22,784.09	303.2%
T-1322 Sawyer Street Multimodal	10,387.51	101,022.60	-90,635.09	-89.7%
T-1324 Silver Street Improv.	569,277.40	0.00	569,277.40	100.0%
Total Capital Improvement Project	616,074.66	108,538.26	507,536.40	467.6%
Total COGS	616,074.66	108,538.26	507,536.40	467.6%
Gross Profit	-375,553.73	-50,966.52	-324,587.21	-636.9%
Expense				
Bank Service Charges	26.69	274.95	-248.26	-90.3%
Program and Project Consultatnt				
Engineering Consultant	17,130.00	15,513.75	1,616.25	10.4%
Legal Fees	5,191.38	16,581.05	-11,389.67	-68.7%
Tax Consultants	1,959.00	1,947.00	12.00	0.6%
Program and Project Consultatnt - Oth...	42,474.25	13,000.00	29,474.25	226.7%
Total Program and Project Consultatnt	66,754.63	47,041.80	19,712.83	41.9%
TIRZ Administration & Overhead				
Accounting Fees	12,417.73	7,200.00	5,217.73	72.5%
Administration Consultant	45,525.01	44,690.20	834.81	1.9%
Audit Fees	10,200.00	9,400.00	800.00	8.5%
Office Expenses	4,788.00	5,112.75	-324.75	-6.4%
Total TIRZ Administration & Overhead	72,930.74	66,402.95	6,527.79	9.8%
Utilities	750.00	0.00	750.00	100.0%
Total Expense	140,462.06	113,719.70	26,742.36	23.5%
Net Ordinary Income	-516,015.79	-164,686.22	-351,329.57	-213.3%
Net Income	-516,015.79	-164,686.22	-351,329.57	-213.3%

Old Sixth Ward Redevelopment Authority
Balance Sheet Prev Year Comparison
As of January 31, 2024

	Jan 31, 24	Jan 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	72,753.83	4,595.44	68,158.39	1,483.2%
Prosperity Operating Account	6,487.47	14,891.08	-8,403.61	-56.4%
Texas Class Investment Acct 781	4,869,892.10	3,531,803.47	1,338,088.63	37.9%
Total Checking/Savings	4,949,133.40	3,551,289.99	1,397,843.41	39.4%
Other Current Assets				
Prepaid Insurance	1,820.92	1,663.71	157.21	9.5%
Total Other Current Assets	1,820.92	1,663.71	157.21	9.5%
Total Current Assets	4,950,954.32	3,552,953.70	1,398,000.62	39.4%
TOTAL ASSETS	4,950,954.32	3,552,953.70	1,398,000.62	39.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	67,754.58	48,307.25	19,447.33	40.3%
Total Accounts Payable	67,754.58	48,307.25	19,447.33	40.3%
Other Current Liabilities				
Cert Of Obligation Current Prin	180,000.00	170,000.00	10,000.00	5.9%
Cert of Obligation Int Accrual	20,748.11	23,864.76	-3,116.65	-13.1%
Total Other Current Liabilities	200,748.11	193,864.76	6,883.35	3.6%
Total Current Liabilities	268,502.69	242,172.01	26,330.68	10.9%
Long Term Liabilities				
Certificate of Obligation	951,715.00	1,131,715.00	-180,000.00	-15.9%
Total Long Term Liabilities	951,715.00	1,131,715.00	-180,000.00	-15.9%
Total Liabilities	1,220,217.69	1,373,887.01	-153,669.32	-11.2%
Equity				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	6,193,878.07	4,290,878.56	1,902,999.51	44.4%
Net Income	-516,015.79	-164,686.22	-351,329.57	-213.3%
Total Equity	3,730,736.63	2,179,066.69	1,551,669.94	71.2%
TOTAL LIABILITIES & EQUITY	4,950,954.32	3,552,953.70	1,398,000.62	39.4%

Old Sixth Ward Redevelopment Authority

Profit & Loss Detail

July 2023 through January 2024

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
COH TIRZ Increment					
General...	07/01/2023	CPA 2023-3R	City of Houston.	City Increment unpaid at year end	-2,217,469.41
Deposit	07/05/2023		City of Houston.	Annual Increment	2,217,469.41
Deposit	09/06/2023		City of Houston.	Annual Increment	86,248.88
Total COH TIRZ Increment					86,248.88
HISD TIRZ Increment					
General...	07/01/2023	CPA 2023-3R	City of Houston.	City Increment unpaid at year end	-90,277.20
Deposit	07/05/2023		City of Houston.	Annual Increment	90,277.20
Deposit	09/06/2023		City of Houston.	Annual Increment	
Total HISD TIRZ Increment					0.00
Interest Income Money Market					
Deposit	07/31/2023			Interest	72.98
Deposit	07/31/2023			Interest	22,554.38
Deposit	08/31/2023			Interest	366.38
Deposit	08/31/2023			Interest	22,828.82
Deposit	09/30/2023			Interest	692.73
Deposit	09/30/2023			Interest	21,060.66
Deposit	10/31/2023			Interest	712.66
Deposit	10/31/2023			Interest	21,178.98
Deposit	11/30/2023			Interest	622.23
Deposit	11/30/2023			Interest	20,686.89
Deposit	12/31/2023			Interest	176.78
Deposit	12/31/2023			Interest	21,501.10
Deposit	01/31/2024			Interest	107.68
Deposit	01/31/2024			Interest	21,709.78
Total Interest Income Money Market					154,272.05
Total Income					240,520.93
Cost of Goods Sold					
Capital Improvement Project					
T-1310 Hemphill Road					
Bill	10/31/2023	100522	Edminster Hinshaw Russ & Associates Inc	Preliminary Coordination for Hemphill Street 08.28.23 ...	4,870.00
Bill	11/30/2023	100947	Edminster Hinshaw Russ & Associates Inc	Preliminary Coordination for Hemphill Street Through ...	990.00
Total T-1310 Hemphill Road					5,860.00
T-1317 Wash Ave Curb Sdwalk Reh					
Bill	11/06/2023	1745665	Houston Public Works	Project 51501357 2106 Washington Ave # Row	125.00
Bill	11/06/2023	1817377	Houston Public Works	Project 51501357 2106 Washington Ave # Row	125.00
Total T-1317 Wash Ave Curb Sdwalk Reh					250.00
T-1320 Imp Silver St@ Wash& Mem					
Bill	07/01/2023	98866	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 06.30.2023	3,363.19
Bill	08/31/2023	99213	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 07.31.2023	6,150.20
Bill	08/31/2023	99696	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 08.27.2023	11,801.45
Bill	09/30/2023	100043	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 09.22.2023	6,129.39
Bill	10/31/2023	100520	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 10.05.2023	2,855.52
Total T-1320 Imp Silver St@ Wash& Mem					30,299.75
T-1322 Sawyer Street Multimodal					
Bill	10/31/2023	100521	Edminster Hinshaw Russ & Associates Inc	Through October 2023	5,562.51
Bill	11/30/2023	100946	Edminster Hinshaw Russ & Associates Inc	Through November 2023	4,825.00
Total T-1322 Sawyer Street Multimodal					10,387.51
T-1324 Silver Street Improv.					
Bill	07/01/2023	6882	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	123,471.33
Bill	07/31/2023	3912	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	175,060.54
Bill	08/31/2023	6924	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	145,732.20
Bill	10/04/2023	6966	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	40,383.79
Bill	10/31/2023	7021	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	67,399.25
Bill	11/30/2023	7057	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	5,367.50
Bill	12/21/2023	7075	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	3,562.50
Bill	01/31/2024	7105	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00...	8,300.29
Total T-1324 Silver Street Improv.					569,277.40
Total Capital Improvement Project					616,074.66
Total COGS					616,074.66

Old Sixth Ward Redevelopment Authority

Profit & Loss Detail

July 2023 through January 2024

Type	Date	Num	Name	Memo	Amount
Gross Profit					-375,553.73
Expense					
Bank Service Charges					
Check	07/15/2023			Service Charge	26.69
Total Bank Service Charges					26.69
Program and Project Consultatnt					
Engineering Consultant					
Bill	08/31/2023	99214	Edminster Hinshaw Russ & Associates Inc	Through July 2023	3,630.00
Bill	08/31/2023	99688	Edminster Hinshaw Russ & Associates Inc	Through August 2023	2,527.50
Bill	09/30/2023	100042	Edminster Hinshaw Russ & Associates Inc	Through September 2023	2,157.50
Bill	10/31/2023	100523	Edminster Hinshaw Russ & Associates Inc	Through October 2023	3,935.00
Bill	11/30/2023	100945	Edminster Hinshaw Russ & Associates Inc	Through November 2023	2,097.50
Bill	12/31/2023	101246	Edminster Hinshaw Russ & Associates Inc	Through December 2023	2,782.50
Total Engineering Consultant					17,130.00
Legal Fees					
Bill	08/31/2023	21963730	Bracewell LLP	General Legal through August 31, 2023	3,216.02
Bill	09/30/2023	21965322	Bracewell LLP	General Legal through September 30, 2023	1,132.66
Bill	10/31/2023	21967028	Bracewell LLP	General Legal through October 31, 2023	200.00
Bill	12/31/2023	21970944	Bracewell LLP	General Legal through December 31, 2023	642.70
Total Legal Fees					5,191.38
Tax Consultants					
Bill	07/01/2023	60448	Equi-Tax, Inc.	July 2023 - June 30, 2024	1,959.00
Total Tax Consultants					1,959.00
Program and Project Consultatnt - Other					
Bill	11/30/2023	11-2023-72	Goodman Corporation	HSIP Submission FY23	11,875.00
Bill	01/31/2024	1-2024-68	Goodman Corporation	Economic Impact Study	30,599.25
Total Program and Project Consultatnt - Other					42,474.25
Total Program and Project Consultatnt					66,754.63
TIRZ Administration & Overhead					
Accounting Fees					
Bill	09/30/2023	2475	The Morton Accounting Services	July, August, and September 2023 CPA Services	4,896.72
Bill	10/31/2023	2498	The Morton Accounting Services	October 2023 CPA Services	1,890.78
Bill	11/30/2023	2507	The Morton Accounting Services	November 2023 CPA Services	1,912.34
Bill	12/31/2023	2513	The Morton Accounting Services	December 2023 CPA Services	1,722.66
Bill	01/31/2024	2524	The Morton Accounting Services	January 2024 CPA Services	1,995.23
Total Accounting Fees					12,417.73
Administration Consultant					
Bill	07/31/2023	21961663	Bracewell LLP	Admin- Meeting through July 31, 2023	789.50
Bill	07/31/2023	1510	SMW Principle Solutions, Inc.	July 2023 Consulting	3,431.26
Bill	08/31/2023	1514	SMW Principle Solutions, Inc.	August 2023 Consulting	5,100.00
Bill	08/31/2023	21963729	Bracewell LLP	Admin- Meeting through August 31, 2023	4,140.00
Bill	09/30/2023	21965314	Bracewell LLP	Admin- Meeting through September 30, 2023	3,204.00
Bill	09/30/2023	1520	SMW Principle Solutions, Inc.	September 2023 Consulting	5,137.50
Bill	10/31/2023	1522	SMW Principle Solutions, Inc.	October 2023 Consulting	5,062.50
Bill	10/31/2023	21967027	Bracewell LLP	Admin- Meeting through October 31, 2023	2,178.00
Bill	11/30/2023	21969318	Bracewell LLP	Admin- Meeting through November 30, 2023	536.20
Bill	11/30/2023	1531	SMW Principle Solutions, Inc.	November 2023 Consulting	3,075.00
Bill	12/31/2023	21970943	Bracewell LLP	Admin- Meeting through December 31, 2023	2,776.75
Bill	12/31/2023	1532	SMW Principle Solutions, Inc.	December 2023 Consulting	3,787.50
Bill	01/31/2024	21972547	Bracewell LLP	Admin- Meeting through January 31, 2024	1,532.00
Bill	01/31/2024	1539	SMW Principle Solutions, Inc.	January 2024 Consulting & Expenses	4,774.80
Total Administration Consultant					45,525.01
Audit Fees					
Bill	09/30/2023	17788598	Carr Riggs & Ingram LLC	YE June 30, 2023 Audit - 94-02285	10,200.00
Total Audit Fees					10,200.00
Office Expenses					
Bill	11/01/2023	181	eLsqrd Media Group	Website Development and Graphic Design	4,788.00
Total Office Expenses					4,788.00
Total TIRZ Administration & Overhead					72,930.74
Utilities					
Bill	10/06/2023	1948016	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00

Old Sixth Ward Redevelopment Authority

Profit & Loss Detail

July 2023 through January 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Bill	10/06/2023	1948015	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00
Bill	10/06/2023	1948014	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00
Total Utilities					750.00
Total Expense					140,462.06
Net Ordinary Income					-516,015.79
Net Income					-516,015.79

TAB 5.a.

ENGINEERING REPORT



10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

Date: Through February 15, 2024

Date of Board Meeting: February 21, 2024

Engineer: Kyle Macy, P.E.



Signature

Agenda Item 5 a-c, Engineering

a. Engineering Consultant's Report

- i. Edwards and Sawyer Multimodal Improvements
 1. UPDATE: Edwards and Sawyer
Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards

The Edwards and Sawyer Street project pre-construction meeting was held on February 1st. The Notice to Proceed date has been set for March 4th. The contractor has provided a preliminary construction schedule and began the construction submittal process with EHRA.

ACTION ITEM: None at this time

- ii. Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications.
 2. UPDATE: Silver Street – Phase I.
Work Authorization No. 13-T-1324-WA1-2022-Silver

The final CPE streetlight was installed on February 7th. The final pedestrian push buttons and poles were installed on February 12th. The contractor is awaiting COH approval to turn on the traffic signal.

ACTION ITEM: None at this time

- iii. Hemphill Street Improvements –
 3. UPDATE: Hemphill Street Reconstruction
Work Authorization No. T-1310-WA1-2023

EHRA received updated topographic survey February 8th. Plan set design and production has begun. The 60% submittal to HPW is currently scheduled for March/April 2024.

ACTION ITEM: None at this time

NOTE: For Active Work Authorizations Summary and General Timeline see attached Exhibits 1 and 2.

- b.** Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
- c.** Other matters, if any –
 - i. T-1399 - Safe Intersection Crossing and Sidewalk Program –

EHRA and the TIRZ 13 Administrator conducted a site visit to review existing sidewalk conditions throughout the zone and are discussing project scope. EHRA is currently finalizing recommendations for this project.

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION SUMMARY - (THROUGH FEBRUARY 15, 2024)**



**10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300**

EXHIBIT 1: Active Work Authorization SUMMARY

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1324 & 13-T-1324- WA1-2022- Silver	Construction	Washington Avenue and Memorial Drive intersection modifications to install traffic signal at Washington & Silver Street and remove ramps at Memorial & Silver.	WA: \$38,000.00 Construction: \$607,607.00	WA: \$36,100 Construction: \$577,200	WA: 95% Construction: 95%	-	Q1 2024
1322 & 1325	Design & Bid	Edwards & Sawyer Multimodal Improvements to incorporate high comfort bike lanes, install LID sidewalk on the north side of Edwards Street, and construct 10-foot-wide multiuse path on the south side of Sawyer Street.	\$136,650.00	\$123,000.00	100%	Q4 2023	Q4 2023
1322 & 1325	Construction	Edwards & Sawyer Multimodal Improvements to incorporate high comfort bike lanes, install LID sidewalk on the north side of Edwards Street, and construct 10-foot-wide multiuse path on the south side of Sawyer Street.	WA: \$77,200.00 Construction: \$1,086,101.00	WA: \$3,000 Construction: \$	WA: 5% Construction: 0%	-	Q2 2024
T-1310-WA1-2023	Preliminary Coordination	Hemphill Street reconstruction to include sidewalk and storm water improvements.	\$10,000.00	\$10,000.00	100%	Q3 2024	Q2 2025

EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE

CIP 1324 – Silver Street – Phase I (Design & Bid)		
Item	Date / Window	Description
1	6/7/2021	Submitted DCR Intake Form to COH
2	6/10/2021	Received COH Memo stating DCR is not Required for Silver Street Phase I.
3	7/1/2021	Approval of WA No. WA1-2022-Silver.
4	10/5/2021	Submitted 60% Plans to the COH
5	12/2/2021	Submitted 90% Plans to the COH
6	9/19/2022	Received bids from contractors.
7	2/8/2023	Contract execution.
8	4/17/2023	Construction hold pending traffic signal items.
9	6/8/2023	Construction Mobilization
10	8/9/2023	Active Construction – Traffic Signal Installation
11	9/14/2023	Active Construction – Intersection Improvements at Washington & Traffic Signal Installation
12	10/12/2023	Active Construction – Final Traffic Signal Wiring & Conduit Tests & Center Point Street Light Removal.
13	12/14/2023	Active Construction – Final CPE & Pedestrian Signal Installations
14	2/15/2024	Active Construction – HPW Inspections for Signal Turn On & Project Close Out

CIP 1322 & 1325 – Sawyer & Edwards (Design & Bid)		
Item	Date / Window	Description
1	7/28/2022	Approval of WA No. WA1-2022-Silver.
2	9/19/2022	Design Coordination with HPW Multimodal Group
3	11/4/2022	Production of 60% Design Plans
4	11/23/2022	60% Submittal to HPW
5	12/27/2022	HPW 60% Review Complete
6	2/1/2023	90% Submittal to HPW
7	5/22/2023	100% Submittal to HPW
8	6/8/2023	HPW 100% Review in Progress
9	8/9/2023	HPW Final Review & Signatures
10	9/14/2023	HPW Final Review & Signatures
11	10/12/2023	Received HPW Signatures
12	12/14/2023	Bid Open & Award
13	2/15/2024	Construction Kick Off & Construction Submittals

TAB 5.a.ii.(a)

STREET SIGNAGE REPLACEMENT AND HISTORIC MARKER



QUOTATION: Sixth Ward Concrete Markers -Create and install 7concrete street markers. Price to include costs of the mould and shipping. Copy is to be sand blasted into each face and infilled with dark green paint. Install one TIRZ provided historical marker at the NE corner of Sabine and Lubbock

7-Feb-24

Williams Architectural Signage and Consulting
 5002 Coral Gables Drive
 Houston, TX 77069
 281.802.3546
ewilliams8831@gmail.com

Street	Block #	Total each
Sabine	900	\$ 1,583.33
Decatur	1800	
Sabine	800	\$ 1,583.33
Kane	1800	
Trinity	700	\$ 1,583.33
Lubbock	1400	
Trinity	500	\$ 1,583.33
N. Memorial	1500	
Trinity	500	\$ 1,583.33
State	1600	
White	500	\$ 1,583.33
N. Memorial	1900	
Silver	800	\$ 1,583.33
N Memorial	1800	
Mold Fabrication	Quantity 1, mold to be retained by fabricator for future castings. Note that the mold has a limited life and will have to be replaced at some point in the future.	\$ 1,131.00
Freight	Crating and freight (estimated)	\$ 1,530.00
Installation	Labor and materials, 7 @ \$377	\$ 2,639.00
Installation of Historical Marker	Labor and materials, 1 @ \$500	\$ 500.00
Total		\$ 16,883.31