

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**DECEMBER 4, 2024**

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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, December 4, 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/d-s78894876a16547b2892479f3368dee07>

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. 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
3. Administrator Report, including:
  - a. Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies; and
  - b. Park for humans and dogs maintenance.
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;
    - iii. Hemphill:
      - (1) Project Update
    - iv. Oliver Street (T-1329) – Planning and Pre-Engineering;
      - (1) Project Update
      - (2) Work Authorization
    - v. Safe Intersection Crossing and Sidewalk Program (T-1394)– Planning and Pre-Engineering;
      - (1) Project Update

(2) Work Authorization

- 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.



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Clark Stockton Lord  
Attorney for the Authority and the Zone

TAB 2.a.i.

MINUTES OF AUTHORITY - October 16, 2024

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

October 16, 2024

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 16<sup>th</sup> day of October, 2024. 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
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director

All members of the Board of Directors were present, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were Melissa Morton of Morton Accounting Services; Naquay Dunbar, member of Reinvestment Zone No. 13; 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**

The Board considered approving the minutes of September 18, 2024. Upon a motion brought by Director Hall, seconded by Director Snelgro, the Board approved the September 18, 2024, minutes.

### **Financial Report Summary**

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit "B".

## **ADMINISTRATOR'S REPORT**

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

Ms. Weesner reported that there is continued public engagement regarding the Washington Corridor and noted a full report will be provided to the Board. She added that there is an ongoing study that First Ward has been working on and will be an extension to the study that the Authority has already completed. Ms. Weesner noted that Washington Corridor is located between three (3) different entities and pedestrian and transit matters are extremely important. She stated that options for next steps will be in a metrics analysis report.

### **Historic Marker**

Ms. Weesner reported that the historic marker celebration went well on October 12th.

### **Reconstitute Board Committees**

Ms. Weesner reported that with new Board members she recommended reconstituting Communications, Finance and Project Committees.

- Communications Committee: Ann Guercio – Chair, David Hille, Jo Brunhamer and Naquay Dunbar.
- Finance Committee: Patrick Hall – Chair, David Hille, Jo Brunhamer and Francis Snelgro.
- Project Committee: Phil Niesel – Chair, Larissa Lindsay and Claude Anello.

Upon a motion brought by Director Lindsay, seconded by Director Brunhamer, the Board unanimously voted to approve reconstituting the Board committees as stated.

## **FINANCIAL REPORT**

### **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. A copy of the financial summary is attached hereto as Exhibit "C".

After discussion, Director Hille moved that the Board approve the payment of the invoices. Director Guercio 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; (iii) Hemphill Street Improvements; (iv) Oliver Street Reconstruction Planning Phase Services; and (v) Safe Intersection Crossing and Sidewalk Program Planning Phase Services, a copy of which is attached hereto as Exhibit "D".

After consideration, upon a motion brought by Director Hall, seconded Director Hille, the Board (i) approve NTE to prepare survey and design for the Safe Intersection Crossing and Sidewalk Program Planning Phase Services, not to exceed \$125,000; and (ii) the Engineer's Report.

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

The Board recognized Director Guercio reported that she has met with MyHart Communications regarding improvements and have another meeting soon.

### **ITEMS FOR NEXT MEETING**

No items were discussed.

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Secretary

DRAFT



TAB 2.a.ii.

MINUTES OF ZONE - October 16, 2024

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

October 16, 2024

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 16<sup>th</sup> day of October, 2024. 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
Francis Snelgro	Director
Jo Brunhamer	Director
David Hille	Director
Naquay Dunbar	Director

All members of the Board of Directors were present, thus constituting a quorum. Directors Anello and Brunhamer attended the meeting virtually.

Also present were Melissa Morton of Morton Accounting Services; 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**

The Board considered approving the minutes of September 18, 2024. Upon a motion brought by Director Hall, seconded by Director Snelgro, the Board approved the September 18, 2024, minutes.

### **Financial Report Summary**

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit “B”.

## **ADMINISTRATOR’S REPORT**

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Ms. Weesner reported that there is continued public engagement regarding the Washington Corridor and noted a full report will be provided to the Board. She added that there is an ongoing study that First Ward has been working on and will be an extension to the study that the Authority has already completed. Ms. Weesner noted that Washington Corridor is located between three (3) different entities and pedestrian and transit matters are extremely important. She stated that options for next steps will be in a metrics analysis report.

### **Historic Marker**

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- Project Committee: Phil Niesel – Chair, Larissa Lindsay and Claude Anello.

Upon a motion brought by Director Lindsay, seconded by Director Brunhamer, the Board unanimously voted to approve reconstituting the Board committees as stated.

## **FINANCIAL REPORT**

### **Authorize payment of invoices**

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After discussion, Director Hille moved that the Board approve the payment of the invoices. Director Guercio 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; (iii) Hemphill Street Improvements; (iv) Oliver Street Reconstruction Planning Phase Services; and (v) Safe Intersection Crossing and Sidewalk Program Planning Phase Services, a copy of which is attached hereto as Exhibit “D”.

After consideration, upon a motion brought by Director Hall, seconded Director Hille, the Board (i) approve NTE to prepare survey and design for the Safe Intersection Crossing and Sidewalk Program Planning Phase Services, not to exceed \$125,000; and (ii) the Engineer’s Report.

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

The Board recognized Director Guercio reported that she has met with MyHart Communications regarding improvements and have another meeting soon.

### **ITEMS FOR NEXT MEETING**

No items were discussed.

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Secretary

DRAFT

TAB 2.b.

FINANCIAL SUMMARY REPORT



**Monthly Financial Report Summary**  
**October Board Meeting**  
**Wednesday, December 4, 2024**

At the beginning of October, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$6,915,233. During the month, OSWRA received \$27,700 mainly from money market interest. OSWRA processed \$49,942 in disbursements during the period. 90% of the disbursements related to payments to Bracewell (\$6,529), Carr, Riggs & Ingram for Audit Fees (\$11,500), eLsqrd Media Group for Website Development (\$4,788), William Architectural for Marker Project (\$16,883) and SMW Principle Solutions for Consulting (\$5,156). The ending balance as of month end October 31, 2024 was \$6,892,991.

The invoices pending approval total \$12,352. See attached "Unpaid Bills Detail" Report on page 3

Capital Improvement Project spending for the period October totaled \$16,883. The funds were spent mainly towards the Streetscape CIP (\$16,883). See page 4, for the "Capital Projects Detail" Reports.

During October, the opening balance for the Texas Class investment account was \$6,878,654. We received \$27,665 in interest (4.7560%). The ending balance for October is \$6,856,318. See page 5, for "Investment" reports.

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

**BEGINNING BALANCE :** \$ 6,915,233.05

**REVENUE**

Money Market	35.58	Interest	
Texas Class Investment	27,664.56	Interest	
<b>Total Revenue</b>			27,700.14

**DISBURSEMENTS**

ACH	The Morton Accounting Services	1,400.00	
ACH	Prosperity Bank	36.25	
ACH	Bracewell LP	6,528.50	
ACH	Carr, Riggs & Ingram	11,500.00	
ACH	SMW Principle Solutions	5,156.25	
ACH	Edminster Hinshaw Russ	3,650.00	
ACH	eLsqrd Media Group	4,788.00	
ACH	Williams Architectural	16,883.31	
<b>Total Disbursements</b>			49,942.31

**ENDING BALANCE :** \$ 6,892,990.88

-  
**October 31, 2024**  
**Balance**

**LOCATION OF ASSETS**

Prosperity Money Market Account	33,091.12
Prosperity Bank Operating	3,581.55
Texas Class Investment	6,856,318.21
<b>Total Account Balance</b>	\$ 6,892,990.88



**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of November 20, 2024**

<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	10/31/2024	21987955	Admin- Meeting through October 31, 2024	11/10/2024	2,681.00
Bill	10/31/2024	21987956	General Legal through October 31, 2024	11/10/2024	754.75
Total Bracewell LLP					3,435.75
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	09/30/2024	105755	General Engineering Consultant - \$60,000 Through September 2024	10/10/2024	1,950.00
Bill	09/30/2024	105754	Oliver Street Reconstruction Through September 2024	10/10/2024	1,400.00
Total Edminster Hinshaw Russ & Associates Inc					3,350.00
<b>SMW Prinicple Solutions, Inc.</b>					
Bill	10/31/2024	1587	Administrative Consulting & Expenses October 2024	11/10/2024	4,166.25
Total SMW Prinicple Solutions, Inc.					4,166.25
<b>The Morton Accounting Services</b>					
Bill	10/31/2024	2636	October 2024 CPA Services	11/30/2024	1,400.00
Total The Morton Accounting Services					1,400.00
<b>TOTAL</b>					<b>12,352.00</b>

# Old Sixth Ward Redevelopment Authority Capital Projects Detail

October 2024

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1314 Streetscape</b>					
Bill	10/01/2024	255	Williams Architectural Signage & Consulti	Corner and Historic Markers	16,883.31
Total T-1314 Streetscape					16,883.31
Total Capital Improvement Project					16,883.31
<b>TOTAL</b>					<b>16,883.31</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
 QUARTERLY INVESTMENT REPORT  
 MONTHLY FISCAL YEAR 2025  
 October 31, 2024**

Transaction Date		Government Texas Class		Activity
10/1/2024	Beginning Balance	\$ 6,878,653.65		
10/17/2024	Withdrawals	(50,000.00)		To Prosperity Operating
10/31/2024	Deposits	-		
10/31/2024	Interest 4.7560 %	27,664.56		
<b>10/31/2024</b>	<b>Ending Balance</b>	<b>\$ 6,856,318.21</b>		

*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:   
 Page 5

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
**July through October 2024**

	Jul - Oct 24	Jul - Oct 23	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income Money Market	117,662.66	89,467.59	28,195.07	31.5%
<b>Total Income</b>	117,662.66	89,467.59	28,195.07	31.5%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1310 Hemphill Road	0.00	4,870.00	-4,870.00	-100.0%
T-1314 Streetscape	16,883.31	0.00	16,883.31	100.0%
T-1320 Imp Silver St@ Wash& Mem	0.00	30,299.75	-30,299.75	-100.0%
T-1322 Sawyer Street Multimodal	2,699.20	5,562.51	-2,863.31	-51.5%
T-1324 Silver Street Improv.	0.00	552,047.11	-552,047.11	-100.0%
T-1329 Oliver Street Recon	2,500.00	0.00	2,500.00	100.0%
<b>Total Capital Improvement Project</b>	22,082.51	592,779.37	-570,696.86	-96.3%
<b>Total COGS</b>	22,082.51	592,779.37	-570,696.86	-96.3%
<b>Gross Profit</b>	95,580.15	-503,311.78	598,891.93	119.0%
<b>Expense</b>				
Bank Service Charges	59.99	26.69	33.30	124.8%
<b>Program and Project Consultant</b>				
Engineering Consultant	7,980.00	12,250.00	-4,270.00	-34.9%
Legal Fees	1,909.75	4,548.68	-2,638.93	-58.0%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
<b>Total Program and Project Consultant</b>	11,848.75	18,757.68	-6,908.93	-36.8%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	5,879.42	6,787.50	-908.08	-13.4%
Administration Consultant	28,317.25	29,042.76	-725.51	-2.5%
Audit Fees	11,500.00	10,200.00	1,300.00	12.8%
Office Expenses	4,788.00	0.00	4,788.00	100.0%
<b>Total TIRZ Administration &amp; Overhead</b>	50,484.67	46,030.26	4,454.41	9.7%
<b>Utilities</b>	-250.00	750.00	-1,000.00	-133.3%
<b>Total Expense</b>	62,143.41	65,564.63	-3,421.22	-5.2%
<b>Net Ordinary Income</b>	33,436.74	-568,876.41	602,313.15	105.9%
<b>Net Income</b>	<b>33,436.74</b>	<b>-568,876.41</b>	<b>602,313.15</b>	<b>105.9%</b>

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

	Oct 31, 24	Oct 31, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	33,091.12	252,347.14	-219,256.02	-86.9%
Prosperity Operating Account	3,581.55	41,973.77	-38,392.22	-91.5%
Texas Class Investment Acct 781	6,856,318.21	4,805,994.33	2,050,323.88	42.7%
<b>Total Checking/Savings</b>	<b>6,892,990.88</b>	<b>5,100,315.24</b>	<b>1,792,675.64</b>	<b>35.2%</b>
<b>Other Current Assets</b>				
Prepaid Insurance	3,278.02	1,820.92	1,457.10	80.0%
<b>Total Other Current Assets</b>	<b>3,278.02</b>	<b>1,820.92</b>	<b>1,457.10</b>	<b>80.0%</b>
<b>Total Current Assets</b>	<b>6,896,268.90</b>	<b>5,102,136.16</b>	<b>1,794,132.74</b>	<b>35.2%</b>
<b>TOTAL ASSETS</b>	<b><u>6,896,268.90</u></b>	<b><u>5,102,136.16</u></b>	<b><u>1,794,132.74</u></b>	<b><u>35.2%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	12,352.00	185,548.16	-173,196.16	-93.3%
<b>Total Accounts Payable</b>	<b>12,352.00</b>	<b>185,548.16</b>	<b>-173,196.16</b>	<b>-93.3%</b>
<b>Other Current Liabilities</b>				
Cert Of Obligation Current Prin	190,000.00	180,000.00	10,000.00	5.6%
Cert of Obligation Int Accrual	17,448.11	20,748.11	-3,300.00	-15.9%
<b>Total Other Current Liabilities</b>	<b>207,448.11</b>	<b>200,748.11</b>	<b>6,700.00</b>	<b>3.3%</b>
<b>Total Current Liabilities</b>	<b>219,800.11</b>	<b>386,296.27</b>	<b>-166,496.16</b>	<b>-43.1%</b>
<b>Long Term Liabilities</b>				
Certificate of Obligation	761,715.00	951,715.00	-190,000.00	-20.0%
<b>Total Long Term Liabilities</b>	<b>761,715.00</b>	<b>951,715.00</b>	<b>-190,000.00</b>	<b>-20.0%</b>
<b>Total Liabilities</b>	<b>981,515.11</b>	<b>1,338,011.27</b>	<b>-356,496.16</b>	<b>-26.6%</b>
<b>Equity</b>				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	7,828,442.70	6,280,126.95	1,548,315.75	24.7%
Net Income	33,436.74	-568,876.41	602,313.15	105.9%
<b>Total Equity</b>	<b>5,914,753.79</b>	<b>3,764,124.89</b>	<b>2,150,628.90</b>	<b>57.1%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>6,896,268.90</u></b>	<b><u>5,102,136.16</u></b>	<b><u>1,794,132.74</u></b>	<b><u>35.2%</u></b>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
 July through October 2024

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Interest Income Money Market</b>					
Dep...	07/31/2024			Interest	101.06
Dep...	07/31/2024			Interest	30,553.38
Dep...	08/31/2024			Interest	101.21
Dep...	08/31/2024			Interest	30,410.49
Dep...	09/30/2024			Interest	73.63
Dep...	09/30/2024			Interest	28,722.75
Dep...	10/31/2024			Interest	35.58
Dep...	10/31/2024			Interest	27,664.56
Total Interest Income Money Market					117,662.66
Total Income					117,662.66
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1314 Streetscape</b>					
Bill	10/01/2024	255	Williams Architectural Signage & Consulti	Corner and Historic Markers	16,883.31
Total T-1314 Streetscape					16,883.31
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	07/01/2024	104391	Edminster Hinshaw Russ & Associates Inc	Sawyer & Edwards Design & Bid Phase through June 2024	2,699.20
Total T-1322 Sawyer Street Multimodal					2,699.20
<b>T-1324 Silver Street Improv.</b>					
Bill	07/01/2024	7273R	Traffic Systems Construction, Inc.	Retainage for Construction Project	31,296.92
Gen...	07/01/2024	CPA 202...	Traffic Systems Construction, Inc.	Reverse of GJE CPA 2024-2 -- Retainage for Construction project	-31,296.92
Total T-1324 Silver Street Improv.					0.00
<b>T-1329 Oliver Street Recon</b>					
Bill	07/01/2024	104393	Edminster Hinshaw Russ & Associates Inc	Oliver Street Reconstruction Through June 2024	200.00
Bill	09/30/2024	105334	Edminster Hinshaw Russ & Associates Inc	Oliver Street Reconstruction Through July 2024	900.00
Bill	09/30/2024	105754	Edminster Hinshaw Russ & Associates Inc	Oliver Street Reconstruction Through September 2024	1,400.00
Total T-1329 Oliver Street Recon					2,500.00
Total Capital Improvement Project					22,082.51
Total COGS					22,082.51
Gross Profit					95,580.15
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	09/15/2024			Service Charge	23.74
Check	10/15/2024			Service Charge	36.25
Total Bank Service Charges					59.99
<b>Program and Project Consultant</b>					
<b>Engineering Consultant</b>					
Bill	07/01/2024	104390	Edminster Hinshaw Russ & Associates Inc	General Engineering Consultant - \$60,000 Through June 2024	3,280.00
Bill	09/01/2024	105515	Edminster Hinshaw Russ & Associates Inc	General Engineering Consultant - \$60,000 Through August 2024	2,750.00
Bill	09/30/2024	105755	Edminster Hinshaw Russ & Associates Inc	General Engineering Consultant - \$60,000 Through September 20...	1,950.00
Total Engineering Consultant					7,980.00
<b>Legal Fees</b>					
Bill	08/31/2024	21984327	Bracewell LLP	General Legal through August 31, 2024	180.00
Bill	09/30/2024	21986213	Bracewell LLP	General Legal through September 30, 2024	975.00
Bill	10/31/2024	21987956	Bracewell LLP	General Legal through October 31, 2024	754.75
Total Legal Fees					1,909.75
<b>Tax Consultants</b>					
Bill	07/01/2024	62091	Equi-Tax, Inc.	July 1, 2024 - June 30, 2025	1,959.00
Total Tax Consultants					1,959.00
Total Program and Project Consultant					11,848.75
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	07/31/2024	2593	The Morton Accounting Services	July 2024 CPA Services	1,400.00
Bill	08/31/2024	2609	The Morton Accounting Services	August 2024 CPA Services	1,679.42
Bill	09/30/2024	2620	The Morton Accounting Services	September 2024 CPA Services	1,400.00
Bill	10/31/2024	2636	The Morton Accounting Services	October 2024 CPA Services	1,400.00

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through October 2024**

Type	Date	Num	Name	Memo	Amount
Total Accounting Fees					5,879.42
<b>Administration Consultant</b>					
Bill	07/31/2024	21982873	Bracewell LLP	Admin- Meeting through July 31, 2024	478.75
Bill	07/31/2024	1575	SMW Prinicple Solutions, Inc.	Administrative Consulting & Expenses July 2024	4,290.00
Bill	08/30/2024	1578	SMW Prinicple Solutions, Inc.	Administrative Consulting & Expenses August 2024	5,321.25
Bill	08/31/2024	21984326	Bracewell LLP	Admin- Meeting through August 31, 2024	670.25
Bill	09/30/2024	21986215	Bracewell LLP	Admin- Meeting through September 30, 2024	5,553.50
Bill	09/30/2024	1582	SMW Prinicple Solutions, Inc.	Administrative Consulting & Expenses September 2024	5,156.25
Bill	10/31/2024	21987955	Bracewell LLP	Admin- Meeting through October 31, 2024	2,681.00
Bill	10/31/2024	1587	SMW Prinicple Solutions, Inc.	Administrative Consulting & Expenses October 2024	4,166.25
Total Administration Consultant					28,317.25
<b>Audit Fees</b>					
Bill	09/25/2024	18042698	Carr Riggs & Ingram LLC	YE June 30, 2024 Audit - 94-02285	11,500.00
Total Audit Fees					11,500.00
<b>Office Expenses</b>					
Bill	10/02/2024	255	eLsqrd Media Group	Website Development and Graphic Design	4,788.00
Total Office Expenses					4,788.00
Total TIRZ Administration & Overhead					50,484.67
<b>Utilities</b>					
Gen...	10/11/2024	2025-1	City of Houston - Encroachment	Remove Encroachment Duplicate # 1948014 10.06.23	-250.00
Total Utilities					-250.00
Total Expense					62,143.41
Net Ordinary Income					33,436.74
<b>Net Income</b>					<b>33,436.74</b>

TAB 5.a.

ENGINEERING CONSULTANT'S 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 November 26, 2024

Date of Board Meeting: December 4, 2024

**Engineer:** Kyle Macy, P.E.

Signature

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Agenda Item 5 a & b, 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

In continuance with previous reports, on Friday, March 1<sup>st</sup>, EHRA received direction from the City of Houston to place this project on indefinite hold due to design elements in the project.

**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 Project Acceptance Letter for Silver St. @ Washinton Ave was released on October 16, 2024 from Houston Public Works. This project is now complete.

**ACTION ITEM:** None at this time

iii. Hemphill Street Improvements

1. UPDATE: Hemphill Street Reconstruction  
Work Authorization No. T-1310-WA1-2023

- The 60% design comments were received from HPW on July 30<sup>th</sup>.
- Following the 60% comments, HPW requested that the Hemphill project be placed on temporary hold for the office of the mayor to review project scope.
- Through coordination with the City, a revised scope was agreed upon with the COH for the Hemphill project to move forward. This approval was obtained on September 5.
- At the TIRZ 13 October 16<sup>th</sup> board meeting, and as a requirement by the City for plan approval, authorization was approved to rework the 60% design plans to include 11-foot travel lanes and 5-foot-wide sidewalks.
- EHRA has completed the rework, and the design plan set is in internal review. This 60% plan set will be submitted within the next week.

**ACTION ITEM:** None at this time

iv. Oliver Street Reconstruction Planning Phase Services

1. UPDATE: Oliver Street Reconstruction Planning  
Work Authorization No. T-1329-WA1-2024

On November 19<sup>th</sup>, 2024, EHRA received direction from the COH to “proceed through the comprehensive DCR (Design Concept Report) process” as the next step of this project.

Direction from Houston Public Works included these comments supplemental to the standard DCR:

- “There are 2 railroad crossings, coordination with Union Pacific is recommended.”
- “Provide Drainage Analysis in the DCR report.”

2. This letter and supplemental direction completes the Planning Phase and now kicks off the DCR Phase. The DCR Work Authorization is attached for your review and approval to move forward.

**ACTION ITEM:** Approval of Oliver Street Reconstruction Topographic Survey and DCR Work Authorization.

v. Safe Intersection Crossing and Sidewalk Program Planning Phase Services

1. UPDATE: Safe Sidewalk Planning  
Work Authorization No. T-1399-WA1-2024

Survey is currently underway for the first 2 priority sections noted in the October 16<sup>th</sup> Board Meeting. Upon receipt of the processed data EHRA can begin Design.

**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.

Request Approval for the following action and work authorizations:

- a. Oliver Street Reconstruction Design Concept Report Work Authorization

Other matters, if any –

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
 WORK AUTHORIZATION SUMMARY - (THROUGH DECEMBER 2, 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
T-1329-WA1-2024	Planning	Oliver Street Reconstruction Planning & Investigation	\$25,000.00	\$12,500.00	50%	TBD	TBD
T-1399-WA1-2024	Planning	Safe Intersection Crossing and Sidewalk Program	\$25,000.00	\$7,500.00	30%	TBD	TBD
T-1310-WA1-2023	Design & Bid	Hemphill Street reconstruction to include sidewalk and storm water improvements.	\$205,900.00	\$185,300.00	90%	Q1 2025	Q3 2025

**EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE**

CIP 1322 & 1325 – Sawyer & Edwards (Construction)		
Item	Date / Window	Description
1	4/11/2024	Project on Hold per City of Houston.
2	9/12/2024	Project on Hold per City of Houston

<b>CIP 1310 – Hemphill Street</b>		
<b>Item</b>	<b>Date / Window</b>	<b>Description</b>
1	4/11/2024	60% Design Plan Production.
2	7/30/2024	60% Comments Received. Project on Hold per City of Houston.
3	9/12/2024	60% Redesign.
4	10/14/2024	60% Redesign.
4	12/2/2024	60% Redesign Complete, Submitting 90% Plans to COH.