

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 16, 2025

**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, April 16, 2025 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 266 235 25761**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m69b8ece701dcfe2af2313ac70f0c9bad> 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 266 235 25761**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m69b8ece701dcfe2af2313ac70f0c9bad>. For an electronic copy of agenda documents, please refer to the following link <https://bracewell.sharefile.com/d-sd82c904fc4d14259a66f9e44b9184112>

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
3. Administrator Report, including:
 - a. Washington Corridor
 - b. Old Sixth Ward/TIRZ 13 Phase 2 Studies- TEI Presentation
4. Financial Matters:
 - a. Authorize payment of invoices.
5. Projects and Engineering:
 - a. Potential Project List FY 2026 CIP
 - b. Engineering Consultant’s Report, including:
 - i. Edwards and Sawyer Multimodal Improvements;
 - (1) Project Update.
 - (2) Design Work Authorization for Edwards Sawyer Multimodal Improvements
 - ii. Hemphill:
 - (1) Project Update
 - iii. Oliver Street (T-1329) – Planning and Pre-Engineering;
 - (1) Project Update
 - iv. Phase 1 Safe Intersection Crossing and Sidewalk Program (T-1394);
 - (1) Project Update

- c. 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.
 - a. Website
- 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 AUTHORITY

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

March 11, 2025

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 4th day of March, 2025. 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, except Directors Anello and Hall, thus constituting a quorum. Director Brunhamer attended the meeting virtually.

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

No comments.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of December 4, 2024. Upon a motion brought by Director Lindsay, seconded by Director Hille, the Board approved the December 4, 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 a virtual meeting this month where the public can submit feedback regarding the Washington Corridor Study

Park for Humans and Dogs (the “Park”) maintenance

Ms. Weesner reported that the Park has not been well maintained for some time. She stated that the property is under new ownership and is aware of the maintenance requirements. Ms. Weesner recommended a temporary committee be created to assist with next steps on the matter.

Upon a motion brought by Director Hille, seconded by Director Lindsay, the Board appointed Directors, Hille, Niesel, Lindsay and Anello to a temporary committee regarding Park for Humans and Dogs.

FINANCIAL REPORT

Authorize payment of invoices

Director Hille 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 Neisel moved that the Board approve the payment of the invoices. Director Lindsay seconded the motion, and the motion carried.

PROJECTS AND ENGINEERING

Engineer’s Report

Ms. Sowards presented the Engineer's Report and includes the following projects: (i) Edwards and Sawyer project; (ii) Hemphill Street Improvements; (iii) Oliver Street Reconstruction Planning Phase Services; and (iv) Safe Intersection Crossing and Sidewalk Program Planning Phase Services, a copy of which is attached hereto as Exhibit "D".

Ms. Sowards requested the Board consider approving the Oliver Street Reconstruction Topographic Survey and DCR Work Authorization, not to exceed \$187,000 and the City has requested the Authority/Zone coordinate with Union Pacific Railroad Company ("UPRR") on the Oliver Street project. She noted that the \$187,000 will be comprised of the following: \$65,000 for the DIA; \$80,000 for the DCR; \$22,000 for the topographic Survey and UPRR for \$20,000. Ms. Sowards reminded the Board that this Work Authorization T-1394-WA1-2025 ("WA") was approved at the previous meeting and brought the WA for Board execution.

After consideration, upon a motion brought by Director Lindsay, seconded Director Hille, the Board (i) approve Work Authorization T-1394-WA1-2025; and (ii) the Engineer's Report.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Director Guercio reported that the website is currently being updated and hope to have the updates live on the website soon.

ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

DRAFT

TAB 2.a.ii.

MINUTES OF ZONE

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

March 11, 2025

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”), convened in special session, open to the public, by telephonic or video conference, on the 4th day of March, 2025. 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:

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Naquay Dunbar	Director

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

Also present were Melissa Morton of Morton Accounting Services; 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

No comments.

CONSENT AGENDA

Approve Minutes

The Board considered approving the minutes of December 4, 2024. Upon a motion brought by Director Lindsay, seconded by Director Hille, the Board approved the December 4, 2024, minutes.

Financial Report Summary

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

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COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Director Guercio reported that the website is currently being updated and hope to have the updates live on the website soon.

ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

TAB 2.b.

FINANCIAL REPORT



Monthly Financial Report Summary
April 2025 Board Meeting
Wednesday, April 16, 2025

At the beginning of February, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$6,938,397. During the months, OSWRA received \$46,474 mainly from money market interest. OSWRA processed \$279,596 in disbursements during the period. 87% of the disbursements related to the debt payment to the City of Houston (\$242,344). The ending balance as of month end March 31, 2025 was \$6,705,276.

The invoices pending approval total \$124,285. See attached "Unpaid Bills Detail" Report on page 3

Capital Improvement Project spending for the period totaled \$118,129. The funds were spent mainly towards Hemphill Road T-1310 (\$99,205). See page 4, for the "Capital Projects Detail" Reports.

During February, the opening balance for the Texas Class investment account was \$6,933,491. We received \$22,379 in interest (4.2735%). During March, the opening balance for the Texas Class investment account was \$6,655,870. We received \$24,092 in interest (4.2542%). The ending balance for March is \$6,679,962. See pages 5 and 6 for "Investment" reports.

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
As of March 31, 2025

BEGINNING BALANCE : \$ **6,938,397.43**

REVENUE

Money Market	1.45	Interest
Texas Class Investment	22,378.80	Interest
Money Market	1.60	Interest
Texas Class Investment	24,092.40	Interest

Total Revenue 46,474.25

DISBURSEMENTS

ACH	Prosperity Bank	52.20
ACH	Bracewell	500.00
ACH	City of Houston	242,344.33
ACH	Edminster Hinshaw Russ	11,930.00
ACH	SMW Principle Solutions	7,590.00
ACH	The Morton Accounting Services	1,400.00
ACH	City of Houston - Encroachment	375.00
ACH	Prosperity Bank	38.36
ACH	Bracewell	1,121.96
ACH	Edminster Hinshaw Russ	9,395.00
ACH	SMW Principle Solutions	3,423.75
ACH	The Morton Accounting Services	1,425.50

Total Disbursements 279,596.10

ENDING BALANCE : \$ **6,705,275.58**

-

March 31, 2025
Balance

LOCATION OF ASSETS

Prosperity Money Market Account	3,143.21
Prosperity Bank Operating	22,170.15
Texas Class Investment	6,679,962.22

Total Account Balance \$ **6,705,275.58**

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of April 11, 2025

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	03/31/2025	21995792	General Legal through March 31, 2025	04/10/2025	2,032.02
Bill	03/31/2025	21995793	Admin- Meeting through March 31, 2025	04/10/2025	1,149.00
Total Bracewell LLP					3,181.02
Edminster Hinshaw Russ & Associates Inc					
Bill	02/28/2025	108456	General Engineering Consultant - \$50,000 Through February 2...	03/10/2025	775.00
Bill	02/28/2025	108723	Safe Intersection Crossing Through February 2025	03/10/2025	14,799.50
Bill	03/01/2025	105451	Oliver Street Reconstruction Through August 25, 2024	03/11/2025	2,925.00
Bill	03/01/2025	106945	Safe Intersection Crossing Through November 17, 2024	03/11/2025	1,200.00
Bill	03/01/2025	106728	Preliminary Coordination for Hemphill Street Through Novembe...	03/11/2025	99,204.75
Total Edminster Hinshaw Russ & Associates Inc					118,904.25
Myers Hartgrove Communications, LLC					
Bill	03/01/2025	1437	Photography for the Site December 2024	03/11/2025	800.00
Total Myers Hartgrove Communications, LLC					800.00
The Morton Accounting Services					
Bill	03/31/2025	2696	March 2025 CPA Services	04/30/2025	1,400.00
Total The Morton Accounting Services					1,400.00
TOTAL					124,285.27

Old Sixth Ward Redevelopment Authority

Capital Projects Detail

February through March 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Capital Improvement Project					
T-1310 Hemphill Road					
Bill	03/01/2025	106728	Edminster Hinshaw Russ & Associates Inc	Preliminary Coordination for Hemphill Street Through November 17,...	99,204.75
Total T-1310 Hemphill Road					99,204.75
T-1329 Oliver Street Recon					
Bill	03/01/2025	105451	Edminster Hinshaw Russ & Associates Inc	Oliver Street Reconstruction Through August 25, 2024	2,925.00
Total T-1329 Oliver Street Recon					2,925.00
T-1399 Safe Inter Crossing					
Bill	02/28/2025	108723	Edminster Hinshaw Russ & Associates Inc	Safe Intersection Crossing Through February 2025	14,799.50
Bill	03/01/2025	106945	Edminster Hinshaw Russ & Associates Inc	Safe Intersection Crossing Through November 17, 2024	1,200.00
Total T-1399 Safe Inter Crossing					15,999.50
Total Capital Improvement Project					118,129.25
TOTAL					118,129.25

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
MONTHLY FISCAL YEAR 2025
February 28, 2025

Transaction Date		Government Texas Class		Activity
2/1/2025	Beginning Balance	\$ 6,933,491.02		
2/14/2025	Transfer	(300,000.00)		To Prosperity Operating
2/28/2025	Deposits	-		
2/28/2025	Interest 4.2735%	22,378.80		
2/28/2025	Ending Balance	\$ 6,655,869.82		

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 2025
MARCH 31, 2025**

Transaction Date		Government Texas Class		Activity
3/1/2025	Beginning Balance	\$ 6,655,869.82		
3/31/2025	Transfer	-		
3/31/2025	Deposits	-		
3/31/2025	Interest 4.2542%	24,092.40		
3/31/2025	Ending Balance	\$ 6,679,962.22		

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

Accrual Basis

July 2024 through March 2025

	Jul '24 - Mar 25	Jul '23 - Mar 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
Interest Income Money Market	241,358.76	195,116.54	46,242.22	23.7%
Total Income	241,358.76	195,116.54	46,242.22	23.7%
Cost of Goods Sold				
Capital Improvement Project				
T-1310 Hemphill Road	117,594.75	74,561.25	43,033.50	57.7%
T-1314 Streetscape	16,883.31	0.00	16,883.31	100.0%
T-1320 Imp Silver St@ Wash& Mem	1,248.80	35,961.69	-34,712.89	-96.5%
T-1322 Sawyer Street Multimodal	2,699.20	17,556.27	-14,857.07	-84.6%
T-1324 Silver Street Improv.	0.00	593,921.11	-593,921.11	-100.0%
T-1329 Oliver Street Recon	7,350.00	0.00	7,350.00	100.0%
T-1399 Safe Inter Crossing	18,134.50	0.00	18,134.50	100.0%
Total Capital Improvement Project	163,910.56	722,000.32	-558,089.76	-77.3%
Total COGS	163,910.56	722,000.32	-558,089.76	-77.3%
Gross Profit	77,448.20	-526,883.78	604,331.98	114.7%
Expense				
Bank Service Charges	289.16	151.91	137.25	90.4%
Interest Expense	34,896.22	41,496.22	-6,600.00	-15.9%
Program and Project Consultant				
Engineering Consultant	12,030.00	22,345.00	-10,315.00	-46.2%
Legal Fees	5,191.77	7,446.13	-2,254.36	-30.3%
Program/Planning Consultant	5,987.95	79,737.97	-73,750.02	-92.5%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
Total Program and Project Consultant	25,168.72	111,488.10	-86,319.38	-77.4%
TIRZ Administration & Overhead				
Accounting Fees	12,904.92	15,137.73	-2,232.81	-14.8%
Administration Consultant	46,539.90	61,421.26	-14,881.36	-24.2%
Audit Fees	11,500.00	10,200.00	1,300.00	12.8%
Office Expenses	4,788.00	4,788.00	0.00	0.0%
Total TIRZ Administration & Overhead	75,732.82	91,546.99	-15,814.17	-17.3%
Utilities	125.00	1,000.00	-875.00	-87.5%
Total Expense	136,211.92	245,683.22	-109,471.30	-44.6%
Net Ordinary Income	-58,763.72	-772,567.00	713,803.28	92.4%
Net Income	-58,763.72	-772,567.00	713,803.28	92.4%

Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

Accrual Basis

As of March 31, 2025

	Mar 31, 25	Mar 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	3,143.21	52,916.77	-49,773.56	-94.1%
Prosperity Operating Account	22,170.15	7,274.24	14,895.91	204.8%
Texas Class Investment Acct 781	6,679,962.22	4,620,573.65	2,059,388.57	44.6%
Total Checking/Savings	6,705,275.58	4,680,764.66	2,024,510.92	43.3%
Other Current Assets				
Prepaid Insurance	3,278.02	1,820.92	1,457.10	80.0%
Total Other Current Assets	3,278.02	1,820.92	1,457.10	80.0%
Total Current Assets	6,708,553.60	4,682,585.58	2,025,968.02	43.3%
TOTAL ASSETS	6,708,553.60	4,682,585.58	2,025,968.02	43.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	124,285.27	170,436.28	-46,151.01	-27.1%
Total Accounts Payable	124,285.27	170,436.28	-46,151.01	-27.1%
Total Current Liabilities	124,285.27	170,436.28	-46,151.01	-27.1%
Long Term Liabilities				
Certificate of Obligation	761,715.00	951,715.00	-190,000.00	-20.0%
Total Long Term Liabilities	761,715.00	951,715.00	-190,000.00	-20.0%
Total Liabilities	886,000.27	1,122,151.28	-236,151.01	-21.0%
Equity				
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	-58,763.72	-772,567.00	713,803.28	92.4%
Total Equity	5,822,553.33	3,560,434.30	2,262,119.03	63.5%
TOTAL LIABILITIES & EQUITY	6,708,553.60	4,682,585.58	2,025,968.02	43.3%

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2024 through March 2025

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Interest Income Money Market					
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
Dep...	11/30/2024		Interest		31.42
Dep...	11/30/2024		Interest		26,008.46
Dep...	12/31/2024		Interest		12.21
Dep...	12/31/2024		Interest		26,000.71
Dep...	01/31/2025		Interest		25,163.64
Dep...	01/31/2025		Interest		5.41
Dep...	02/28/2025		Interest		1.45
Dep...	02/28/2025		Interest		22,378.80
Dep...	03/31/2025		Interest		1.60
Dep...	03/31/2025		Interest		24,092.40
Total Interest Income Money Market					241,358.76
Total Income					241,358.76
Cost of Goods Sold					
Capital Improvement Project					
T-1310 Hemphill Road					
Bill	12/31/2024	107533	Edminster Hinshaw Russ ...	Preliminary Coordination for Hemphill Street Through December 2024	9,195.00
Bill	01/31/2025	108236	Edminster Hinshaw Russ ...	Preliminary Coordination for Hemphill Street Through Jan 26, 2025	9,195.00
Bill	03/01/2025	106728	Edminster Hinshaw Russ ...	Preliminary Coordination for Hemphill Street Through November 17, 2024	99,204.75
Total T-1310 Hemphill Road					117,594.75
T-1314 Streetscape					
Bill	10/01/2024	255	Williams Architectural Sig...	Corner and Historic Markers	16,883.31
Total T-1314 Streetscape					16,883.31
T-1320 Imp Silver St@ Wash& Mem					
Bill	12/01/2024	106730	Edminster Hinshaw Russ ...	Silver Street Phase I Engineering through November 2024	1,248.80
Total T-1320 Imp Silver St@ Wash& Mem					1,248.80
T-1322 Sawyer Street Multimodal					
Bill	07/01/2024	104391	Edminster Hinshaw Russ ...	Sawyer & Edwards Design & Bid Phase through June 2024	2,699.20
Total T-1322 Sawyer Street Multimodal					2,699.20
T-1324 Silver Street Improv.					
Bill	07/01/2024	7273R	Traffic Systems Construct...	Retainage for Construction Project	31,296.92
Gen...	07/01/2024	CPA 2024...	Traffic Systems Construct...	Reverse of GJE CPA 2024-2 -- Retainage for Construction project	-31,296.92
Total T-1324 Silver Street Improv.					0.00
T-1329 Oliver Street Recon					
Bill	07/01/2024	104393	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through June 2024	200.00
Bill	09/30/2024	105334	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through July 2024	900.00
Bill	09/30/2024	105754	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through September 2024	1,400.00
Bill	11/30/2024	106992	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through November 17, 2024	525.00
Bill	12/01/2024	106662	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through November 2024	700.00
Bill	12/31/2024	107536	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through December 31, 2024	700.00
Bill	03/01/2025	105451	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through August 25, 2024	2,925.00
Total T-1329 Oliver Street Recon					7,350.00
T-1399 Safe Inter Crossing					
Bill	12/01/2024	106663	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through November 2024	1,250.00
Bill	12/31/2024	107535	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through December 2024	885.00
Bill	02/28/2025	108723	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through February 2025	14,799.50
Bill	03/01/2025	106945	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through November 17, 2024	1,200.00
Total T-1399 Safe Inter Crossing					18,134.50
Total Capital Improvement Project					163,910.56
Total COGS					163,910.56
Gross Profit					77,448.20
Expense					

No assurance is provided on these financial statements

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2024 through March 2025

Type	Date	Num	Name	Memo	Amount
Bank Service Charges					
Check	09/15/2024			Service Charge	23.74
Check	10/15/2024			Service Charge	36.25
Check	11/15/2024			Service Charge	51.76
Check	12/15/2024			Service Charge	37.29
Check	01/15/2025			Service Charge	49.56
Check	02/15/2025			Service Charge	52.20
Check	03/15/2025			Service Charge	38.36
Total Bank Service Charges					289.16
Interest Expense					
Bill	02/14/2025	2025 Debt	City of Houston	2025 Debt Payment	34,896.22
Total Interest Expense					34,896.22
Program and Project Consultant					
Engineering Consultant					
Bill	07/01/2024	104390	Edminster Hinshaw Russ ...	General Engineering Consultant - \$60,000 Through June 2024	3,280.00
Bill	09/01/2024	105515	Edminster Hinshaw Russ ...	General Engineering Consultant - \$60,000 Through August 2024	2,750.00
Bill	09/30/2024	105755	Edminster Hinshaw Russ ...	General Engineering Consultant - \$60,000 Through September 2024	1,950.00
Bill	12/01/2024	106661	Edminster Hinshaw Russ ...	General Engineering Consultant - \$60,000 Through November 2024	1,925.00
Bill	12/31/2024	107534	Edminster Hinshaw Russ ...	General Engineering Consultant - \$60,000 Through December 2024	1,150.00
Bill	01/31/2025	108235	Edminster Hinshaw Russ ...	General Engineering Consultant - \$50,000 Through January 2025	200.00
Bill	02/28/2025	108456	Edminster Hinshaw Russ ...	General Engineering Consultant - \$50,000 Through February 2025	775.00
Total Engineering Consultant					12,030.00
Legal Fees					
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
Bill	12/31/2024	21991355	Bracewell LLP	General Legal through December 31, 2024	750.00
Bill	01/31/2025	21992861	Bracewell LLP	General Legal through January 31, 2025	500.00
Bill	03/31/2025	21995792	Bracewell LLP	General Legal through March 31, 2025	2,032.02
Total Legal Fees					5,191.77
Program/Planning Consultant					
Bill	11/01/2024	1423	Myers Hartgrove Commu...	Reimbursement - Lunch Kick Off Meeting	81.16
Bill	11/01/2024	1423	Myers Hartgrove Commu...	Review of Existing Site	1,763.85
Bill	11/01/2024	1423	Myers Hartgrove Commu...	Develop New Framework	2,417.94
Bill	11/30/2024	1428	Myers Hartgrove Commu...	Develop and Provide Content to Communications Committee - Nov 2024	925.00
Bill	03/01/2025	1437	Myers Hartgrove Commu...	Photography for the Site December 2024	800.00
Total Program/Planning Consultant					5,987.95
Tax Consultants					
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					25,168.72
TIRZ Administration & Overhead					
Accounting Fees					
Bill	07/31/2024	2593	The Morton Accounting S...	July 2024 CPA Services	1,400.00
Bill	08/31/2024	2609	The Morton Accounting S...	August 2024 CPA Services	1,679.42
Bill	09/30/2024	2620	The Morton Accounting S...	September 2024 CPA Services	1,400.00
Bill	10/31/2024	2636	The Morton Accounting S...	October 2024 CPA Services	1,400.00
Bill	12/31/2024	2658	The Morton Accounting S...	November 2024 CPA Services	1,400.00
Bill	12/31/2024	2658	The Morton Accounting S...	December 2024 CPA Services	1,400.00
Bill	01/31/2025	2668	The Morton Accounting S...	January 2025 CPA Services	1,400.00
Bill	02/28/2025	2682	The Morton Accounting S...	February 2025 CPA Services	1,400.00
Bill	02/28/2025	2682	The Morton Accounting S...	1099 Forms and Envelopes, Efile for IRS Standards	25.50
Bill	03/31/2025	2696	The Morton Accounting S...	March 2025 CPA Services	1,400.00
Total Accounting Fees					12,904.92
Administration Consultant					
Bill	07/31/2024	21982873	Bracewell LLP	Admin- Meeting through July 31, 2024	478.75
Bill	07/31/2024	1575	SMW Principle Solutions, ...	Administrative Consulting & Expenses July 2024	4,290.00
Bill	08/30/2024	1578	SMW Principle Solutions, ...	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 Principle Solutions, ...	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 Principle Solutions, ...	Administrative Consulting & Expenses October 2024	4,166.25
Bill	11/30/2024	21989826	Bracewell LLP	Admin- Meeting through November 30, 2024	1,518.75
Bill	11/30/2024	1595	SMW Principle Solutions, ...	Administrative Consulting & Expenses November 2024	2,598.75
Bill	12/31/2024	21991354	Bracewell LLP	Admin- Meeting through December 31, 2024	820.44

No assurance is provided on these financial statements

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2024 through March 2025

Type	Date	Num	Name	Memo	Amount
Bill	01/31/2025	1603	SMW Principle Solutions, ...	December 2024	3,176.25
Bill	01/31/2025	1603	SMW Principle Solutions, ...	January 2025	4,413.75
Bill	02/28/2025	1609	SMW Principle Solutions, ...	Administrative Consulting & Expenses February 2025	3,423.75
Bill	02/28/2025	21994406	Bracewell LLP	Admin- Meeting through February 28, 2025	1,121.96
Bill	03/31/2025	21995793	Bracewell LLP	Admin- Meeting through March 31, 2025	1,149.00
Total Administration Consultant					46,539.90
Audit Fees					
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
Office Expenses					
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					75,732.82
Utilities					
Gen...	10/11/2024	2025-1	City of Houston - Encroac...	Remove Encroachment Duplicate # 1948014 10.06.23	-250.00
Bill	12/31/2024	2131275	City of Houston - Encroac...	Annual Encroachment Fee	125.00
Bill	12/31/2024	2131276	City of Houston - Encroac...	Annual Encroachment Fee	125.00
Bill	12/31/2024	2131277	City of Houston - Encroac...	Annual Encroachment Fee	125.00
Total Utilities					125.00
Total Expense					136,211.92
Net Ordinary Income					-58,763.72
Net Income					-58,763.72

TAB 5.

ENGINEER'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 April 10, 2025

Date of Board Meeting: April 16, 2025

Engineer: Kyle Macy, P.E.

Signature

Agenda Item 5 b, Engineering

b. Engineering Consultant's Report

i. Edwards and Sawyer Multimodal Improvements

1. Project Update:

Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards

In continuance with previous reports, on Friday, March 1st, 2024, EHRA received direction from the City of Houston to place this project on indefinite hold due to design elements in the project. However, recent discussions between TIRZ 13 and the COH have resulted in a path forward to construct a portion of the proposed improvements from the previously approved design set of plans.

2. Design Work Authorization for Edwards Sawyer Multimodal Improvements

Note that City of Houston signatures are only valid for one year after their issuance date. Thus, the existing plan set must be modified to reflect only the newly approved design elements and resubmitted for approvals through the COH, ATT and CPE. Contract documents and bidding information will also be adjusted to reflect the new design.

Please see the attached proposed Redesign Work Authorization, inclusive of Bid Phase Services, for approval.

ACTION ITEM: Work Authorization for Redesign and Bid Phase Services authorizing the total amount of \$49,650.



**OLD 6TH WARD REDEVELOPMENT AUTHORITY
AND
TAX INCREMENT REINVESTMENT ZONE NUMBER 13**

**WORK ORDER AUTHORIZATION NO. T-1322-WA2-2025-SAWYER & EDWARDS
REDESIGN & BID PHASE SERVICES FOR
SAWYER STREET (WASHINGTON AVENUE TO MEMORIAL DRIVE) & EDWARDS STREET (SAWYER
STREET TO SILVER STREET) MULTIMODAL IMPROVEMENTS
EHRA PROJECT NO. 021-001-31 (PREVIOUSLY 021-001-23-01)**

APRIL 16, 2025

On August 25, 2003, Old 6th Ward Redevelopment Authority (TIRZ 13) and Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA ("EHRA" or "Engineer") entered into a Consultant Contract Agreement (the "Agreement") for professional services to be performed on a periodic basis pursuant to individual Work Authorizations. This is Work Authorization No. T-1322-WA2-2025-Sawyer & Edwards (this "Authorization"), and as such, all terms of the Agreement will apply herein except in cases of conflicts between this Authorization and this Agreement. In such instances, the terms of this Authorization will control.

PROJECT DESCRIPTION

EHRA will provide professional engineering services for the redesign of Sawyer Street and Edwards Street Multimodal Improvements (the "Project"). The Project limits are on Sawyer Street from Washington Avenue to Memorial Drive and on Edwards Street from Sawyer Street to Silver Street.

The Project was selected by TIRZ 13, with approval from the City of Houston (COH). The Project was discussed by Houston Public Works (HPW) in a Design Concept Report (DCR) Review Committee. EHRA received confirmation on September 15, 2021, from HPW that "the Committee has determined that a comprehensive DCR will not be required" to proceed to the design phase.

The Project design, authorized by TIRZ 13, was completed and approved with signatures by the COH October 4, 2023. Following Bid and Award, the City of Houston placed this project on hold. After discussions between TIRZ 13 and the COH about implementation of the plan set, the plans may proceed forward with some adjustments to the previous design.

The general scope of rework proposed for the project, based on direction from the COH, is as follows:

OLD 6TH WARD REDEVELOPMENT AUTHORITY/TIRZ NO. 13
WORK ORDER AUTHORIZATION NO. T-1322-WA2-2025- SAWYER & EDWARDS
REDESIGN & BID PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL IMPROVEMENTS
April 16, 2025
Page 2 of 5

BASIC SERVICES

Task 1: Project Management

EHRA will provide management duties and coordinate efforts between all interested parties, including TIRZ 13 and COH for proper execution of the Project.

- Meet with COH & TIRZ 13
- Coordination w/ Governmental Agencies (COH, TIRZ)
- Coordination of Private Utilities (CenterPoint, AT&T, Pipeline, etc.)
- Coordination of Pedestrian Easements
- Quality Assurance/Quality Control

Engineer has estimated the fee for Project Management to be \$6,500.00. Engineer will not exceed this estimated fee without prior written authorization by Client.

Task 2: Final Design (Resubmittal - 100%)

The previously approved plan is based on the Edwards Street and Sawyer Street Corridor Schematic Design and subsequent recommendations and directions received from the TIRZ and COH. EHRA will take said plan set and adjust the design as required by the COH with the following changes:

Edwards Street

- All sidewalks will be adjusted to 5-foot width.
- Isolate crosswalk striping and remove other proposed striping improvements.
 - Inclusive of required signage.

Sawyer Street

- Wheelchair ramps implemented as previously designed.
- Crosswalks to be adjusted to a striping plan only. Raised crosswalks not approved.
 - Inclusive of required signage.
- Sidewalk improvement implements as previously designed for pedestrians only.

Once the plans have been redesigned, new approvals will be acquired as the previous signatures expire after one (1) year. Project manual and bid tab adjustments will also be prepared.

- Project Manual: Front End Docs, Technical Specifications
- Quantity Takeoff & Engineer's Opinion of Probable Cost
- Permits: Texas Department of Licensing and Regulation (TDLR), Office of the City Engineer (OCE) Review



OLD 6TH WARD REDEVELOPMENT AUTHORITY/TIRZ NO. 13
WORK ORDER AUTHORIZATION NO. T-1322-WA2-2025- SAWYER & EDWARDS
REDESIGN & BID PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL IMPROVEMENTS
April 16, 2025
Page 3 of 5

Note: Any additional work that may be requested by the COH Street Lighting Group to improve lighting or include an Illumination Plan is not included.

Engineer has estimated the fee for the Final Design to be \$14,500.00. Engineer will not exceed this estimated fee without prior written authorization by Client.

Task 3: Bid Phase Services

EHRA will assist in the advertisement and the solicitation of the Project and evaluation of the bids received.

- Project Advertisement
- Attend Pre-Bid Meeting
- Prepare Addenda
- Attend Bid Opening
- Bid Tabulation & Award Recommendation

Engineer has estimated the fee for Bid Phase Services to be \$9,650.00. Engineer will not exceed this estimated fee without prior written authorization by Client.

Task 4: TDLR Review

A Registered Accessible Specialist (RAS) will perform a TDLR Review of the Final Plan Set as required by the State of Texas for compliance with the Americans with Disabilities Act guidelines.

Engineer has estimated the fee for the TDLR Review to be \$2,000.00. Engineer will not exceed this estimated fee without prior written authorization by Client.

Task 5: Reimbursable Expenses

Reimbursable expenses include permits, COH OCE Review, travel mileage, tolls, printing, copying, postage, and delivery.

Engineer has estimated the fee for the Reimbursable Expenses to be \$2,000.00. Engineer will not exceed this estimated fee without prior written authorization by Client.



OLD 6TH WARD REDEVELOPMENT AUTHORITY/TIRZ NO. 13
WORK ORDER AUTHORIZATION NO. T-1322-WA2-2025- SAWYER & EDWARDS
REDESIGN & BID PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL IMPROVEMENTS
April 16, 2025
Page 4 of 5

ADDITIONAL SERVICES

Task 6: Drainage Design

The existing plan set is approved based on detention storage volumes provided by void ratios within the previously proposed permeable paver sidewalk. Should the COH no longer accept the proposed sidewalk without providing new detention storage rates as typically required by the COH IDM, EHRA will prepare and design storage volume for approvals.

Engineer has estimated the fee for the Drainage Design to be \$15,000.00 on an hourly, not to exceed basis. Engineer will not exceed this estimated fee without prior written authorization by Client.

COMPENSATION

Engineer proposes to provide the above-described services to Client, on a **fixed fee and hourly basis**. Any work not specified above that may arise will be considered an Additional Service and as such, Engineer will not proceed with any Additional Services without prior written authorization by Client. Any Additional Services not contemplated under this Agreement can only be provided by a separate Work Authorization or change order.

TASK BASIC SERVICES	COST BASIS	FEE
1. Project Management	Fixed	\$6,500.00
2. Final Design (Resubmittal - 100%)	Fixed	\$14,500.00
3. Bid Phase Services	Fixed	\$9,650.00
4. TDLR Review	Hourly, Not to Exceed	\$2,000.00
5. Reimbursable Expenses	Hourly, Not to Exceed	<u>\$2,000.00</u>
TOTAL BASIC SERVICES		\$34,650.00
ADDITIONAL SERVICES		
6. Drainage Design	Hourly, Not to Exceed	<u>\$15,000.00</u>
TOTAL ADDITIONAL SERVICES		\$15,000.00
TOTAL BASIC SERVICES & ADDITIONAL SERVICES		\$49,650.00



OLD 6TH WARD REDEVELOPMENT AUTHORITY/TIRZ NO. 13
WORK ORDER AUTHORIZATION NO. T-1322-WA2-2025- SAWYER & EDWARDS
REDESIGN & BID PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL IMPROVEMENTS
April 16, 2025
Page 5 of 5

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives, on the date and year first above-written.

**OLD 6TH WARD
REDEVELOPMENT AUTHORITY**

**TAX INCREMENT REINVESTMENT
ZONE NO. 13, HOUSTON, TEXAS**

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____


CONSULTANT:

**EDMINSTER, HINSHAW, RUSS
& ASSOCIATES, INC. d/b/a EHRA**

Signed by:
By:  _____
Name: Kyle J. Macy, P.E.
Title: Project Manager
Date: 4/11/2025

CONSULTANT:

**EDMINSTER, HINSHAW, RUSS
& ASSOCIATES, INC. d/b/a EHRA**

Signed by:
By:  _____
Name: A. Hasan Syed, P.E.
Title: Executive Vice President
Date: 4/11/2025



ii. Hemphill Street Improvements

1. Project Update:
Work Authorization No. T-1310-WA1-2023
 - EHRA has completed the rework. The 90% plan set has been submitted and EHRA is waiting for comments from the COH.

ACTION ITEM: None at this time

iii. Oliver Street Reconstruction Planning Phase Services

1. Project Update:
Work Authorization No. T-1329-WA1-2024

On November 19th, 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.”
 - EHRA is coordinating with Union Pacific
- “Provide Drainage Analysis in the DCR report.”
 - UPDATE: The Drainage Impact Analysis is underway by another consultant. As was required, the Topographic Survey was completed. That data has been provided to the Drainage Consultant. All existing data has been acquired, and analysis of the drainage is underway.

ACTION ITEM: None at this time.

iv. Safe Intersection Crossing and Sidewalk Program Planning Phase Services

1. Project Update:
Work Authorization No. T-1399-WA1-2024

Survey has been completed. Upon receipt of the processed data, EHRA performed a topographic site walk verification and found no major discrepancies. The project is now in Design.

ACTION ITEM: None at this time

- 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:

Work Authorization for Redesign and Bid Phase Services authorizing the total amount of \$49,650.

Other matters, if any –