

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**DECEMBER 10, 2025**

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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 10, 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-s4d85fe4dac1b421090ef068f320cc2ee>

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 report.
3. Administrator Report.
4. Financial Matters:
  - a. Authorize payment of invoices.
5. Projects and Engineering:
  - a. Engineering Consultant’s Report, including:
    - i. Multimodal Improvements (T- 1322)
      - (1) Project Update.
    - 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

- b. Discuss potential HGAC Transportation Alternatives Funding Call:
    - i. Approve Work Authorization for HGAC Transportation Alternatives Funding Call Application [TGC]; and
  - 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.
  - 7. EXECUTIVE SESSION (Authority only, the Zone will recess for duration of closed session): a) Convene executive session for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, § 551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code; b) Reconvene public session and authorize appropriate action regarding executive session discussion.
  - 8. Items for next meeting.
  - 9. Adjourn.

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



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Clark Stockton Lord  
Attorney for the Authority and the Zone

TAB 2.a.i.

MINUTES OF AUTHORITY

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

October 15, 2025

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 15<sup>th</sup> day of October, 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
David Hille	Director
Naquay Dunbar	Director

All members of the Board of Directors were present except Directors Lindsay and Dunbar, thus constituting a quorum. Director Guercio attended the meeting virtually.

Also present were Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of The Morton Accounting Services; 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 September 17, 2025. Upon a motion brought by Director Hall, seconded by Director Snelgro, the Board approved the September 17, 2025 minutes.

### **Financial Report Summary**

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

## **ADMINISTRATOR'S REPORT**

Ms. Weesner discussed an amendment to project plan and reinvestment zone financing plan and requested approval to send Resolutions for Authority and Zone to the City of Houston concerning the draft amended project plan subject to minor changes. Ms. Weesner answered Board questions.

## **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 Neisel seconded the motion, and the motion carried.

## **PROJECTS AND ENGINEERING**

### **Engineer's Report**

Mr. Macy presented the Engineer's Report and included 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.

After consideration, upon a motion brought by Director Hille (?), seconded Director Hall.(?)

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

### **Website**

The Board recognized Director Guercio who reported that the Communications Committee is requesting proposals for a new webmaster. Director Guercio noted that the current webmaster would still be assisting for another six (6) months and allows the Communications Committee to review other alternatives.

### **ITEMS FOR NEXT MEETING**

No items were discussed.

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Secretary

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TAB 2.a.ii.

MINUTES OF ZONE

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

October 15, 2025

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 15<sup>th</sup> day of October, 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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Also present were Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of The Morton Accounting Services; 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**

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After consideration, upon a motion brought by Director Hille (?), seconded Director Hall.(?)

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### **Website**

The Board recognized Director Guercio who reported that the Communications Committee is requesting proposals for a new webmaster. Director Guercio noted that the current webmaster would still be assisting for another six (6) months and allows the Communications Committee to review other alternatives.

### **ITEMS FOR NEXT MEETING**

No items were discussed.

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Secretary

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TAB 2.b.

FINANCIAL REPORT SUMMARY



**Monthly Financial Report Summary**  
**December 2025 Board Meeting**  
**Wednesday, December 10, 2025**

At the beginning of October, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Cash Balance was \$8,997,138. During the months, OSWRA received \$30,885 from money market interest. OSWRA processed \$51,179 in disbursements during the period. 89% of the disbursements related to payments to Edminster Hinshaw Russ (\$27,183) for Engineering Services, Bracewell (\$6,443) for Legal Services, and Carr Riggs & Ingram (\$12,075) for the annual audit. The ending balance as of month end October 31, 2025 was \$8,976,845.

Capital Improvement Project spending for the period totaled \$94,957. The funds were mainly spent towards Oliver Street Reconstruction (\$36,526). See page 3, for the “Capital Projects Detail” Reports.

During October, the opening balance for the Texas Class investment account was \$8,811,602. We received \$30,630 in interest (4.0862%). The ending balance for October is \$8,842,232. See page 4 for “Investment” reports.

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

**BEGINNING BALANCE :** \$ **8,997,137.75**

**REVENUE**

Money Market	255.76	Interest
Texas Class Investment	30,629.65	Interest

**Total Revenue** 30,885.41

**DISBURSEMENTS**

ACH	Prosperity Bank	23.23
ACH	Bracewell	6,443.47
ACH	Carr Riggs & Ingram	12,075.00
ACH	Edminster Hinshaw Russ	27,182.55
ACH	Myers Hartgrove	712.25
ACH	The Morton Accounting Services	1,442.00
ACH	SMW Principle Solutions	3,300.00

**Total Disbursements** 51,178.50

**ENDING BALANCE :** \$ 8,976,844.66

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**October 31, 2025**  
**Balance**

**LOCATION OF ASSETS**

Prosperity Money Market Account	129,857.24
Prosperity Bank Operating	4,755.45
Texas Class Investment	8,842,231.97

**Total Account Balance** \$ 8,976,844.66



# Old Sixth Ward Redevelopment Authority

## Capital Projects Detail

Accrual Basis

October 2025

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1322 Sawyer/EdwardsMultimodal</b>					
Bill	10/31/2025	113260	Edminster Hinsha...	Sawyer Street & Edwards Street Multimodal Imps ...	4,455.00
Total T-1322 Sawyer/EdwardsMultimodal					4,455.00
<b>T-1329 Oliver Street Recon</b>					
Bill	10/01/2025	110587	Edminster Hinsha...	Oliver Street Reconstruction Through May 18, 2025	36,525.79
Total T-1329 Oliver Street Recon					36,525.79
<b>T-1399 Safe Inter Crossing</b>					
Bill	10/01/2025	110985	Edminster Hinsha...	Safe Intersection Crossing Through June 29, 2025	33,976.25
Total T-1399 Safe Inter Crossing					33,976.25
<b>Capital Improvement Project - Other</b>					
Bill	10/07/2025	65904	Houston-Galvesto...	Contribution for the Old 6th Ward/TIRZ 13 Phase II...	20,000.00
Total Capital Improvement Project - Other					20,000.00
Total Capital Improvement Project					94,957.04
<b>TOTAL</b>					<b>94,957.04</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
QUARTERLY INVESTMENT REPORT  
MONTHLY FISCAL YEAR 2026  
OCTOBER 31, 2025**

Transaction Date		Government Texas Class		Activity
10/1/2025	Beginning Balance	\$ 8,811,602.32		
10/31/2025	Transfer	-		
10/31/2025	Deposits	-		
10/31/2025	Interest 4.0862%	30,629.65		
<b>10/31/2025</b>	<b>Ending Balance</b>	<b>\$ 8,842,231.97</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: \_\_\_\_\_

# Old Sixth Ward Redevelopment Authority Profit & Loss Prev Year Comparison

Accrual Basis

July through October 2025

	Jul - Oct 25	Jul - Oct 24	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income Money Market	119,396.40	117,662.66	1,733.74	1.5%
<b>Total Income</b>	119,396.40	117,662.66	1,733.74	1.5%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1314 Streetscape	0.00	16,883.31	-16,883.31	-100.0%
T-1322 Sawyer/EdwardsMultimodal	15,900.00	2,699.20	13,200.80	489.1%
T-1329 Oliver Street Recon	94,281.71	0.00	94,281.71	100.0%
T-1399 Safe Inter Crossing	58,306.56	2,500.00	55,806.56	2,232.3%
Capital Improvement Project - Other	20,000.00	0.00	20,000.00	100.0%
<b>Total Capital Improvement Project</b>	188,488.27	22,082.51	166,405.76	753.6%
<b>Total COGS</b>	188,488.27	22,082.51	166,405.76	753.6%
<b>Gross Profit</b>	-69,091.87	95,580.15	-164,672.02	-172.3%
<b>Expense</b>				
Bank Service Charges	54.59	59.99	-5.40	-9.0%
<b>Program and Project Consultant</b>				
Engineering Consultant	3,746.50	7,980.00	-4,233.50	-53.1%
Legal Fees	6,455.04	1,909.75	4,545.29	238.0%
Program/Planning Consultant	2,192.25	0.00	2,192.25	100.0%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
<b>Total Program and Project Consultant</b>	14,352.79	11,848.75	2,504.04	21.1%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	7,083.50	5,879.42	1,204.08	20.5%
Administration Consultant	22,817.90	28,317.25	-5,499.35	-19.4%
Audit Fees	12,075.00	11,500.00	575.00	5.0%
Office Expenses	2,394.00	4,788.00	-2,394.00	-50.0%
<b>Total TIRZ Administration &amp; Overhead</b>	44,370.40	50,484.67	-6,114.27	-12.1%
<b>Utilities</b>	-266.80	-250.00	-16.80	-6.7%
<b>Total Expense</b>	58,510.98	62,143.41	-3,632.43	-5.9%
<b>Net Ordinary Income</b>	-127,602.85	33,436.74	-161,039.59	-481.6%
<b>Net Income</b>	<b>-127,602.85</b>	<b>33,436.74</b>	<b>-161,039.59</b>	<b>-481.6%</b>

# Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

Accrual Basis

As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change	% Change
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Prosperity Money Market	129,857.24	33,091.12	96,766.12	292.4%
Prosperity Operating Account	4,755.45	3,581.55	1,173.90	32.8%
Texas Class Investment Acct 781	8,842,231.97	6,856,318.21	1,985,913.76	29.0%
Total Checking/Savings	8,976,844.66	6,892,990.88	2,083,853.78	30.2%
Other Current Assets				
Prepaid Insurance	3,301.38	3,278.02	23.36	0.7%
Total Other Current Assets	3,301.38	3,278.02	23.36	0.7%
Total Current Assets	8,980,146.04	6,896,268.90	2,083,877.14	30.2%
<b>TOTAL ASSETS</b>	<b>8,980,146.04</b>	<b>6,896,268.90</b>	<b>2,083,877.14</b>	<b>30.2%</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	126,718.87	12,352.00	114,366.87	925.9%
Total Accounts Payable	126,718.87	12,352.00	114,366.87	925.9%
Other Current Liabilities				
Cert Of Obligation Current Prin	205,000.00	190,000.00	15,000.00	7.9%
Cert of Obligation Int Accrual	13,964.77	17,448.11	-3,483.34	-20.0%
Total Other Current Liabilities	218,964.77	207,448.11	11,516.66	5.6%
Total Current Liabilities	345,683.64	219,800.11	125,883.53	57.3%
Long Term Liabilities				
Certificate of Obligation	556,715.00	761,715.00	-205,000.00	-26.9%
Total Long Term Liabilities	556,715.00	761,715.00	-205,000.00	-26.9%
Total Liabilities	902,398.64	981,515.11	-79,116.47	-8.1%
Equity				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	10,152,475.90	7,828,442.70	2,324,033.20	29.7%
Net Income	-127,602.85	33,436.74	-161,039.59	-481.6%
Total Equity	8,077,747.40	5,914,753.79	2,162,993.61	36.6%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,980,146.04</b>	<b>6,896,268.90</b>	<b>2,083,877.14</b>	<b>30.2%</b>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
July through October 2025

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Interest Income Money Market</b>					
Depo...	07/31/2025			Interest	446.97
Depo...	07/31/2025			Interest	25,363.43
Depo...	08/31/2025			Interest	520.49
Depo...	08/31/2025			Interest	31,566.78
Depo...	09/30/2025			Interest	331.29
Depo...	09/30/2025			Interest	30,282.03
Depo...	10/31/2025			Interest	255.76
Depo...	10/31/2025			Interest	30,629.65
Total Interest Income Money Market					119,396.40
Total Income					119,396.40
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1322 Sawyer/EdwardsMultimodal</b>					
Bill	07/31/2025	111617	Edminster Hinshaw Russ ...	Sawyer Street & Edwards Street Multimodal Improvements ...	5,935.00
Bill	08/31/2025	112315	Edminster Hinshaw Russ ...	Sawyer Street & Edwards Street Multimodal Improvements ...	5,510.00
Bill	10/31/2025	113260	Edminster Hinshaw Russ ...	Sawyer Street & Edwards Street Multimodal Imps Through ...	4,455.00
Total T-1322 Sawyer/EdwardsMultimodal					15,900.00
<b>T-1329 Oliver Street Recon</b>					
Bill	07/31/2025	111615	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through July 27, 2025	36,557.37
Bill	08/31/2025	112358	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through August 24, 2025	21,198.55
Bill	10/01/2025	110587	Edminster Hinshaw Russ ...	Oliver Street Reconstruction Through May 18, 2025	36,525.79
Total T-1329 Oliver Street Recon					94,281.71
<b>T-1399 Safe Inter Crossing</b>					
Bill	07/31/2025	111618	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through July 27, 2025	8,750.00
Bill	09/30/2025	112590	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through September 21, 2025	15,580.31
Bill	10/01/2025	110985	Edminster Hinshaw Russ ...	Safe Intersection Crossing Through June 29, 2025	33,976.25
Total T-1399 Safe Inter Crossing					58,306.56
<b>Capital Improvement Project - Other</b>					
Bill	10/07/2025	65904	Houston-Galveston Area ...	Contribution for the Old 6th Ward/TIRZ 13 Phase II Mobility ...	20,000.00
Total Capital Improvement Project - Other					20,000.00
Total Capital Improvement Project					188,488.27
Total COGS					188,488.27
Gross Profit					-69,091.87
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	07/15/2025			Service Charge	29.94
Check	09/15/2025			Service Charge	1.42
Check	10/15/2025			Service Charge	23.23
Total Bank Service Charges					54.59
<b>Program and Project Consultant</b>					
<b>Engineering Consultant</b>					
Bill	07/31/2025	111616	Edminster Hinshaw Russ ...	General Engineering Consultant - \$50,000 Through July 27, ...	474.00
Bill	08/31/2025	112316	Edminster Hinshaw Russ ...	General Engineering Consultant - \$50,000 Through August ...	474.00
Bill	09/30/2025	112661	Edminster Hinshaw Russ ...	General Engineering Consultant \$50,000 Through Sept 21, ...	1,340.00
Bill	10/31/2025	113261	Edminster Hinshaw Russ ...	General Engineering Consultant \$50,000 Through Oct 19, 2...	1,458.50
Total Engineering Consultant					3,746.50
<b>Legal Fees</b>					
Bill	09/30/2025	22005...	Bracewell LLP	General Legal through September 30, 2025	2,173.02
Bill	10/31/2025	22007...	Bracewell LLP	General Legal through October 31, 2025	4,282.02

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through October 2025**

Type	Date	Num	Name	Memo	Amount
Total Legal Fees					6,455.04
<b>Program/Planning Consultant</b>					
Bill	07/31/2025	1473	Myers Hartgrove Commun...	Website Update Review	740.00
Bill	08/28/2025	1476	Myers Hartgrove Commun...	Web Updates/Admin Meeting/LinkedIn Creation August 2025	740.00
Bill	09/30/2025	1482	Myers Hartgrove Commun...	Web Updates/Admin Meeting/LinkedIn Creation September ...	712.25
Total Program/Planning Consultant					2,192.25
<b>Tax Consultants</b>					
Bill	07/01/2025	63716	Equi-Tax, Inc.	July 1, 2025 - June 30, 2026	1,959.00
Total Tax Consultants					1,959.00
Total Program and Project Consultant					14,352.79
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2025	2745	The Morton Accounting Se...	July 2025 CPA Services	2,757.50
Bill	08/31/2025	2752	The Morton Accounting Se...	August 2025 CPA Services	1,442.00
Bill	09/30/2025	2760	The Morton Accounting Se...	Sept 2025 CPA Services	1,442.00
Bill	10/31/2025	2780	The Morton Accounting Se...	Oct 2025 CPA Services	1,442.00
Total Accounting Fees					7,083.50
<b>Administration Consultant</b>					
Bill	07/31/2025	22002...	Bracewell LLP	Admin- Meeting through July 31, 2025	617.20
Bill	07/31/2025	1625	SMW Principle Solutions, I...	Administrative Consulting & Expenses July 2025	3,341.25
Bill	08/31/2025	1630	SMW Principle Solutions, I...	Administrative Consulting & Expenses August 2025	3,630.00
Bill	09/30/2025	1633	SMW Principle Solutions, I...	Administrative Consulting & Expenses September 2025	3,300.00
Bill	09/30/2025	22005...	Bracewell LLP	Admin- Meeting through September 30, 2025	4,270.45
Bill	10/31/2025	1636	SMW Principle Solutions, I...	Administrative Consulting & Expenses October 2025	5,073.75
Bill	10/31/2025	22007...	Bracewell LLP	Admin- Meeting through October 31, 2025	2,585.25
Total Administration Consultant					22,817.90
<b>Audit Fees</b>					
Bill	09/30/2025	11388...	Carr Riggs & Ingram LLC	YE June 30, 2025 Audit - 94-02285	12,075.00
Total Audit Fees					12,075.00
<b>Office Expenses</b>					
Bill	09/05/2025	323	eLsqrd Media Group	Website Care, Unlimited Support, and Hosting- 6 Months	2,394.00
Total Office Expenses					2,394.00
Total TIRZ Administration & Overhead					44,370.40
<b>Utilities</b>					
Gene...	07/01/2025	CPA 2...	City of Houston - Encroac...	Stale dated check clear out	-266.80
Total Utilities					-266.80
Total Expense					58,510.98
Net Ordinary Income					-127,602.85
<b>Net Income</b>					<b>-127,602.85</b>

TAB 5.b.

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 December 4, 2025

Date of Board Meeting: December 10, 2025

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

  
\_\_\_\_\_  
Signature

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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

EHRA met with the City of Houston (COH) to discuss drainage alternatives required to satisfy design standards for the new sidewalk along Edwards Street. EHRA subsequently drafted and submitted a memo to support this submittal. In addition to the previously submitted impervious cover memo, the COH requested additional drainage calculations for the added impervious cover and the mitigated storage volume from added inlets and storm sewer reinforced concrete pipe. This additional effort has been completed and EHRA is waiting for COH feedback.

**ACTION ITEM:** None at this time

#### ii. Hemphill Street Improvements

##### 1. Project Update:

Work Authorization No. T-1310-WA1-2023

EHRA received final comments from the COH specifically pertaining to traffic control and lighting. EHRA is coordination and addressing those comments. EHRA expects to resubmit in the next week.

**ACTION ITEM:** None at this time



iii. Oliver Street Reconstruction Planning Phase Services

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

Consultant work on the drainage impact analysis has been coordinated with EHRA. EHRA has completed the DCR report pending final drainage recommendations and is meeting with the COH for the first of 2 anticipated meetings this Friday, Dec 12 at 1:30 pm.

**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

EHRA received 60% comments from the City of Houston the week of November 24<sup>th</sup>. EHRA is addressing those comments and is resubmitting for 90% review.

**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.

Other matters, if any –

TAB 5.b.i.

WORK AUTHORIZATION

**ATTACHMENT A**  
**SUPPLEMENTAL WORK ORDER NO. 2**  
**to the Original Contract dated 12/18/2023**

This Supplemental Work Order No. 2 (this "Work Order") is issued subject to and is governed by the original agreement between Old Sixth Ward Redevelopment Authority and Consultant date as of December 18, 2023 (the "Contract").

Work Order No. 2 Date: 11/26/2025

Consultant: The Goodman Corporation

Type of Compensation: Lump Sum, Percent of Completion (Only Work Completed, Will Be Invoiced)

Compensation: \$110,030

Location of Services: Houston, TX

Description of Services: H-GAC Active Transportation Call for Projects

Schedule Requirements: Commencement of Services: 12/1/2025

Completion of Services: 10/1/2026

**Client:**

OLD SIXTH WARD REDEVELOPMENT  
AUTHORITY

**Consultant:**

THE GOODMAN CORPOORATOIN

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

By:  \_\_\_\_\_

Jim Webb, Chief Executive Officer

Date: November 26, 2025

**EXHIBIT A (as attached)**

## **Old Sixth Ward Redevelopment Authority H-GAC Transportation Alternatives (TA) Application**

November 2025

The Old Sixth Ward Redevelopment Authority, acting in partnership with the Memorial Heights Redevelopment Authority, is interested in submitting an application through the Houston-Galveston Area Council's (H-GAC) Transportation Alternatives Program for pedestrian access and safety improvements along Silver Street, Sabine Street, and around Crockett Elementary School. This scope of work will allow TGC to work with TEI Planning + Design to develop a detailed project scope and cost estimate and for TGC to develop and submit a grant application through the program. It is anticipated that statements of project interest must be submitted by December 12, 2025 with planning factors and benefit-cost analysis due through August 2026.

In addition to addressing the evaluation criteria in a narrative format, a benefit-cost analysis (BCA) will be required. The BCA will need to follow United States Department of Transportation (USDOT) criteria and will identify the project's benefits (health, safety, mode shift, etc.) compared to the project's costs. The BCA will be evaluated and scored by H-GAC in relation to other projects submitted.

Services included in this scope are the following:

- Develop of a detailed project scope and cost estimate by TEI Planning + Design, acting as a subconsultant to TGC. TEI will also prepare a DCR intake for this project in the event the City requires it to be submitted.
- Development and submission of a Statement of Project Interest, under the sponsorship of the Memorial Heights Redevelopment Authority.
- Development and submission of the project's evaluation criteria.
- Development and submission of the BCA.
- Completion of project schedule and budget spreadsheets (in H-GAC format) to allow for benefits and costs to be reflected and discounted (based on the utilization of a standardized year of expenditure) commensurate with all projects submitted.


### Project Budget

Progress payments will be made based on the percentage of completion. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month. The costs within this scope are inclusive of all direct and indirect costs (travel, overhead, printing, etc.)

Task	Description	Cost
1	Project Schematic Development and Cost Estimate (TEI)	\$69,536
2	Development and Submission of Project Evaluation Criteria	\$15,457
3	Development and Submission of Benefit-Cost Analysis	\$25,037
	<b>Total Authorized</b>	<b>\$110,030</b>

## Level of Effort

OSWRDA - HGAC TA Application					
Category	Category Rate	Task 1	Task 2	Task 3	Totals
Admin I	\$101.11				
Associate I	\$109.52				
Associate II	\$122.71				
Associate III	\$151.71		80	80	\$24,217
Senior Associate I	\$161.89				
Senior Associate II	\$180.86				
Senior Associate III	\$206.55				
Principal I	\$222.44		4		\$890
Principal II	\$262.16	4		16	\$5,243
Principal III	\$310.90	24	8	28	\$18,654
Engineer Associate I	\$109.52				
Engineer Associate II	\$126.41				
Engineer Associate III	\$155.95				
Engineer Senior Associate I	\$168.91				
Engineer Senior Associate II	\$189.66				
Engineer Senior Associate III	\$210.71				
Engineer Principal I	\$227.53				
Engineer Principal II	\$269.95				
Engineer Principal III	\$328.72				
Staff Hours By Task		28	92	124	\$49,004
<b>Subtotals</b>					
Subtotal: Staff Expense		\$8,510	\$15,457	\$25,037	\$49,004
Subtotal: Other Direct Expenses					
Subtotal: TEI Planning + Design		\$61,026			\$61,026
<b>Totals</b>		<b>\$69,536</b>	<b>\$15,457</b>	<b>\$25,037</b>	<b>\$110,030</b>

<div>  <div> <p>November 24, 2025</p> <p><b>ATTACHMENT A</b> FEE SPREADSHEET SUMMARY OF HOURS BY CLASSIFICATION FOR SCOPED TASKS</p> <p>TIRZ 13/OSW Grant Application Support – Silver St, Sabine St, and Crockett St Sidewalk and Crossing Improvements The Goodman Corporation</p> </div> </div>									
DESCRIPTION OF WORK TASK	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$308.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
<b>Task 0: Project Management and Coordination</b>									
Internal Project Management	2.0	16.0				10.0		28.0	\$6,328.00
Invoice Preparation and Coordination			6.0					6.0	\$1,344.00
Meetings and Coordination with Client		4.0							
Meetings and Coordination with TIRZ 13		6.0						6.0	\$1,566.00
<b>Task 0 Subtotal</b>	<b>2.0</b>	<b>26.0</b>	<b>6.0</b>	<b>0.0</b>	<b>0.0</b>	<b>10.0</b>	<b>0.0</b>	<b>40.0</b>	<b>\$10,282.00</b>
<b>Task 1: Conceptual Schematic</b>									
Schematic	8.0	50.0				80.0		138.0	\$27,818.00
Field Visit		8.0				16.0		24.0	\$4,562.00
Roll Plot Development	4.0	10.0				20.0		34.0	\$6,914.00
<b>Task 1 Subtotals</b>	<b>12.0</b>	<b>68.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>116.0</b>	<b>0.0</b>	<b>196.0</b>	<b>\$39,284.00</b>
<b>Task 2: Cost Estimate</b>									
Cost Estimate	2.0	8.0				10.0		20.0	\$4,240.00
<b>Task 2 Subtotals</b>	<b>2.0</b>	<b>8.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>10.0</b>	<b>0.0</b>	<b>20.0</b>	<b>\$4,240.00</b>
<b>Task 3: Grant Application Support</b>									
One Page design description	1.0	2.0				4.0		7.0	\$1,444.00
QA/QC	2.0	4.0						6.0	\$1,656.00
<b>Task 3 Subtotals</b>	<b>3.0</b>	<b>6.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>4.0</b>	<b>0.0</b>	<b>13.0</b>	<b>\$3,100.00</b>
<b>Task 4: DCR Intake Form</b>									
DCR Intake Form	2.0	4.0				16.0		22.0	\$4,120.00
<b>Task 4 Subtotals</b>	<b>2.0</b>	<b>4.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>16.0</b>	<b>0.0</b>	<b>22.0</b>	<b>\$4,120.00</b>
<b>TOTAL PROJECT HOURS</b>	<b>19.0</b>	<b>108.0</b>	<b>6.0</b>	<b>0.0</b>	<b>0.0</b>	<b>140.0</b>	<b>0.0</b>	<b>269.0</b>	<b>\$61,026.00</b>
<b>PERCENT OF TOTAL HOURS</b>	<b>0.00%</b>	<b>40.15%</b>	<b>2.23%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>52.04%</b>	<b>0.00%</b>	<b>94.42%</b>	
<b>DIRECT EXPENSES</b>									
fill this in				COST		TOTAL LABOR COST			\$61,026.00
				\$0.00					
						DIRECT EXPENSES			\$0.00
Direct Expense Mark-Up				0%					
DIRECT EXPENSES TOTAL				\$0.00		REQUESTED CONTRACT AMOUNT			\$61,026.00