

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

FEBRUARY 18, 2026

**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 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.



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**

December 10, 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 10th day of December 2025. A quorum of the Board was physically present at the meeting location. The meeting was 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
Jo Brunhamer	Director
Naquay Dunbar	Director
Patrick Hall	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board of Directors were present except Directors Anello and Hall, thus constituting a quorum.

Also present were Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer” or “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of The Morton Accounting Services; Tatiana Rypinski and Audoni Vossos, Sixth Ward residents; and Clark Lord and Kennedy Hayes of Bracewell LLP, legal counsel. Ashley Sowards and Melissa Morton attended the meeting virtually.

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

The Board acknowledged Tatiana Rypinski, a resident of the Sixth Ward, who advocated for continued investment in pedestrian rights-of-way, public transit, and greenspace

infrastructure on the corner of Washington Avenue and Silver Street in furtherance of the Zone's mobility plan. Ms. Rypinski provided a report attached hereto as Exhibit "B."

The Board also acknowledged Audoni Vossos, a resident of the Sixth Ward, who requested that the Authority coordinate with the developer and oversee the finishing of the development projects occurring at the corner of Washington Avenue and Silver Street. Mr. Vossos requested that the Authority and developer work together to ensure that the rights-of-way at that cross-street provide greenspace and shade for pedestrians in the community.

CONSENT AGENDA

Approve Minutes and Financial Report Summary

The Board reviewed the minutes of the Old Sixth Ward Board meeting held on October 15, 2025 and the financial report summary, a copy of which is attached hereto as Exhibit "C." Upon a motion brought by Director Lindsay, seconded by Director Guercio, the Board unanimously approved the items on the consent agenda.

ADMINISTRATOR'S REPORT

Ms. Weesner presented the Administrator's Report.

FINANCIAL REPORT

Authorize payment of invoices

Ms. Weesner presented the Financial Report. A copy of the financial summary is attached hereto as Exhibit "D."

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

PROJECTS AND ENGINEERING

Engineer's Report

Mr. Macy presented the Engineer's Report and included the following projects: (i) Multimodal Improvements; (ii) Hemphill Street Improvements; (iii) Oliver Street Planning and Pre-Engineering Phase Services; and (iv) Phase 1 Safe Intersection Crossing and Sidewalk Program Planning Phase Services.

Ms. Weesner provided an update on the HGAC Transportation Alternatives Funding Call and requested that the Board move to approve a work authorization for the HGAC Transportation Alternatives Funding Call Application. After consideration, upon a motion brought by Director Neisel and seconded by Director Hille, the motion carried unanimously.

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Website

The Board recognized Director Guercio who reported that the Communications Committee reviewed proposals for a new webmaster. Director Guercio noted that the current webmaster is still on board and after review of proposals received the committee decided to defer any action to a later date.

ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

TAB 2.a.ii.

MINUTES OF ZONE

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

December 10, 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 10th day of December 2025. A quorum of the Board was physically present at the meeting location. The meeting was 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
Jo Brunhamer	Director
Naquay Dunbar	Director
Patrick Hall	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board were present except Directors Anello and Hall, thus constituting a quorum.

Also present were Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer” or “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of The Morton Accounting Services; Tatiana Rypinski and Audoni Vossos, Sixth Ward residents; and Clark Lord and Kennedy Hayes of Bracewell LLP, legal counsel. Ashley Sowards and Melissa Morton attended the meeting virtually.

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

The Board acknowledged Tatiana Rypinski, a resident of the Sixth Ward, who advocated for continued investment in pedestrian rights-of-way, public transit, and greenspace

infrastructure on the corner of Washington Avenue and Silver Street in furtherance of the Zone's mobility plan. Ms. Rypinski provided a report attached hereto as Exhibit "B."

The Board also acknowledged Audoni Vossos, a resident of the Sixth Ward, who requested that the Authority coordinate with the developer and oversee the finishing of the development projects occurring at the corner of Washington Avenue and Silver Street. Mr. Vossos requested that the Authority and developer work together to ensure that the rights-of-way at that cross-street provide greenspace and shade for pedestrians in the community.

CONSENT AGENDA

Approve Minutes and Financial Report Summary

The Board reviewed the minutes of the Reinvestment Zone Number Thirteen meeting held on October 15, 2025, and the financial report summary, a copy of which is attached hereto as Exhibit "C." Upon a motion brought by Director Lindsay, seconded by Director Guercio, the Board unanimously approved the items on the consent agenda.

ADMINISTRATOR'S REPORT

Ms. Weesner presented the Administrator's Report.

ITEMS FOR NEXT MEETING

No items were discussed.

Secretary

TAB 2.b.

FINANCIAL REPORT SUMMARY



Monthly Financial Report Summary
February 2026 Board Meeting
Wednesday, February 18, 2026

At the beginning of November, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Cash Balance was \$8,976,845. During the months, OSWRA received \$83,722 from money market interest. OSWRA processed \$138,538 in disbursements during the period. 89% of the disbursements related to payments to Houston Galveston Area Council (\$20,000) for Capital Improvements, Bracewell (\$8,547), and Edminster Hinshaw Russ (\$95,336) for Legal Services. The ending balance as of month end January 31, 2026 was \$8,922,029.

The invoices pending approval total \$47,147. See attached "Unpaid Bills Detail" Report on page 3.

Capital Improvement Project spending for the period totaled \$16,478. The funds were mainly spent towards Safe Intersection Crossing (\$13,125). See page 4, for the "Capital Projects Detail" Reports.

During November, the opening balance for the Texas Class investment account was \$8,842,232. We received \$28,385 in interest (3.8999%). During December, the opening balance for the Texas Class investment account was \$8,870,617. We received \$28,052 in interest (3.7363%). During January, the opening balance for the Texas Class investment account was \$8,838,669. We received \$26,958 in interest (3.5861%). The ending balance for January is \$8,865,627. See pages 5, 6, and 7 for "Investment" reports.

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
As of January 31, 2026

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

REVENUE

Money Market	199.06	Interest
Texas Class Investment	28,385.06	Interest
Money Market	71.69	Interest
Texas Class Investment	28,051.80	Interest
Money Market	56.01	Interest
Texas Class Investment	26,958.31	Interest

Total Revenue 83,721.93

DISBURSEMENTS

ACH	Prosperity Bank	23.78
ACH	Prosperity Bank	30.63
ACH	Bracewell	6,867.27
ACH	Houston Galveston Area Council	20,000.00
ACH	Edminster Hinshaw Russ	93,335.85
ACH	The Morton Accounting Services	1,442.00
ACH	SMW Principle Solutions	5,073.75
ACH	Prosperity Bank	49.31
ACH	Edminster Hinshaw Russ	1,995.00
ACH	Bracewell	1,680.00
ACH	SMW Principle Solutions	5,156.25
ACH	The Morton Accounting Services	2,884.00

Total Disbursements 138,537.84

ENDING BALANCE : **\$ 8,922,028.75**

-

January 31, 2026
Balance

LOCATION OF ASSETS

Prosperity Money Market Account	45,184.00
Prosperity Bank Operating	11,217.61
Texas Class Investment	8,865,627.14

Total Account Balance **\$ 8,922,028.75**

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of February 10, 2026

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	01/31/2026	22012087	Admin- Meeting through January 31, 2026	02/10/2026	700.00
Bill	01/31/2026	22012089	General Legal through January 31, 2026	02/10/2026	500.00
Total Bracewell LLP					1,200.00
Edminster Hinshaw Russ & Associates Inc					
Bill	12/31/2025	114790	Sawyer Street & Edwards Street Multimod...	01/10/2026	1,950.00
Bill	12/31/2025	114789	Safe Intersection Crossing Through Dece...	01/10/2026	13,125.00
Total Edminster Hinshaw Russ & Associates Inc					15,075.00
Goodman Corporation					
Bill	12/31/2025	12-2025-90	H-GAC Transportation Alternatives Decem...	01/10/2026	2,666.23
Bill	01/31/2026	1-2026-109	H-GAC Transportation Alternatives Januar...	02/10/2026	22,561.48
Total Goodman Corporation					25,227.71
Myers Hartgrove Communications, LLC					
Bill	01/29/2026	1500	Created two web stories Jan 2026	02/08/2026	647.50
Total Myers Hartgrove Communications, LLC					647.50
SMW Principle Solutions, Inc.					
Bill	01/31/2026	1642	Administrative Consulting & Expenses Jan...	02/10/2026	3,555.00
Total SMW Principle Solutions, Inc.					3,555.00
The Morton Accounting Services					
Bill	01/31/2026	2804	Jan 2026 CPA Services	03/02/2026	1,442.00
Total The Morton Accounting Services					1,442.00
TOTAL					47,147.21

Old Sixth Ward Redevelopment Authority

Capital Projects Detail

Accrual Basis

November 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
Capital Improvement Project					
T-1322 Sawyer/EdwardsMultimodal					
Bill	11/30/2025	114337	Edminster Hinshaw R...	Sawyer Street & Edwards Street Multimodal I...	1,402.50
Bill	12/31/2025	114790	Edminster Hinshaw R...	Sawyer Street & Edwards Street Multimodal I...	1,950.00
Total T-1322 Sawyer/EdwardsMultimodal					3,352.50
T-1399 Safe Inter Crossing					
Bill	12/31/2025	114789	Edminster Hinshaw R...	Safe Intersection Crossing Through Decembe...	13,125.00
Total T-1399 Safe Inter Crossing					13,125.00
Total Capital Improvement Project					16,477.50
TOTAL					16,477.50

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
MONTHLY FISCAL YEAR 2026
NOVEMBER 30, 2025**

Transaction Date		Government Texas Class		Activity
11/1/2025	Beginning Balance	\$ 8,842,231.97		
11/30/2025	Transfer	-		
11/30/2025	Deposits	-		
11/30/2025	Interest 3.8999%	28,385.06		
11/30/2025	Ending Balance	\$ 8,870,617.03		

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: Melinda C. Moore

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

Transaction Date		Government Texas Class		Activity
12/1/2025	Beginning Balance	\$ 8,870,617.03		
12/8/2025	Transfer	(60,000.00)		
12/31/2025	Deposits	-		
12/31/2025	Interest 3.7363%	28,051.80		
12/31/2025	Ending Balance	\$ 8,838,668.83		

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: Melissa C. Mores

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

Transaction Date		Government Texas Class		Activity
1/1/2026	Beginning Balance	\$ 8,838,668.83		
1/31/2026	Transfer			
1/31/2026	Deposits	-		
1/31/2026	Interest 3.5861%	26,958.31		
1/31/2026	Ending Balance	\$ 8,865,627.14		

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: Melissa C. Mores

Old Sixth Ward Redevelopment Authority
Profit & Loss Prev Year Comparison
July 2025 through January 2026

Accrual Basis

	Jul '25 - Jan 26	Jul '24 - Jan 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Proceeds	20,000.00	0.00	20,000.00	100.0%
Interest Income Money Market	203,118.33	194,884.51	8,233.82	4.2%
Total Income	223,118.33	194,884.51	28,233.82	14.5%
Cost of Goods Sold				
Capital Improvement Project				
T-1310 Hemphill Road	0.00	18,390.00	-18,390.00	-100.0%
T-1314 Streetscape	0.00	16,883.31	-16,883.31	-100.0%
T-1320 Imp Silver St@ Wash& Mem	0.00	1,248.80	-1,248.80	-100.0%
T-1322 Sawyer/EdwardsMultimodal	19,252.50	2,699.20	16,553.30	613.3%
T-1329 Oliver Street Recon	94,281.71	1,925.00	92,356.71	4,797.8%
T-1399 Safe Inter Crossing	71,431.56	4,635.00	66,796.56	1,441.1%
Capital Improvement Project - Other	20,000.00	0.00	20,000.00	100.0%
Total Capital Improvement Project	204,965.77	45,781.31	159,184.46	347.7%
Total COGS	204,965.77	45,781.31	159,184.46	347.7%
Gross Profit	18,152.56	149,103.20	-130,950.64	-87.8%
Expense				
Bank Service Charges	158.31	198.60	-40.29	-20.3%
Program and Project Consultant				
Engineering Consultant	4,339.00	11,255.00	-6,916.00	-61.5%
Legal Fees	7,955.04	3,159.75	4,795.29	151.8%
Program/Planning Consultant	28,067.46	5,187.95	22,879.51	441.0%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
Total Program and Project Consultant	42,320.50	21,561.70	20,758.80	96.3%
TIRZ Administration & Overhead				
Accounting Fees	11,409.50	10,079.42	1,330.08	13.2%
Administration Consultant	32,909.15	40,845.19	-7,936.04	-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%
Total TIRZ Administration & Overhead	58,787.65	67,212.61	-8,424.96	-12.5%
Utilities	-266.80	125.00	-391.80	-313.4%
Total Expense	100,999.66	89,097.91	11,901.75	13.4%
Net Ordinary Income	-82,847.10	60,005.29	-142,852.39	-238.1%
Net Income	-82,847.10	60,005.29	-142,852.39	-238.1%

Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

Accrual Basis

As of January 31, 2026

	Jan 31, 26	Jan 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	45,184.00	3,140.16	42,043.84	1,338.9%
Prosperity Operating Account	11,217.61	1,766.25	9,451.36	535.1%
Texas Class Investment Acct 781	8,865,627.14	6,933,491.02	1,932,136.12	27.9%
Total Checking/Savings	8,922,028.75	6,938,397.43	1,983,631.32	28.6%
Accounts Receivable				
Accounts Receivable	20,000.00	0.00	20,000.00	100.0%
Total Accounts Receivable	20,000.00	0.00	20,000.00	100.0%
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	8,945,330.13	6,941,675.45	2,003,654.68	28.9%
TOTAL ASSETS	8,945,330.13	6,941,675.45	2,003,654.68	28.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	47,147.21	31,190.00	15,957.21	51.2%
Total Accounts Payable	47,147.21	31,190.00	15,957.21	51.2%
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	266,111.98	238,638.11	27,473.87	11.5%
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	822,826.98	1,000,353.11	-177,526.13	-17.8%
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	-82,847.10	60,005.29	-142,852.39	-238.1%
Total Equity	8,122,503.15	5,941,322.34	2,181,180.81	36.7%
TOTAL LIABILITIES & EQUITY	8,945,330.13	6,941,675.45	2,003,654.68	28.9%

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Grant Proceeds					
Invoice	11/04/2025	600	City of Houston.	City of Houston and Old Sixth Ward RA Interlocal agreem...	20,000.00
Total Grant Proceeds					20,000.00
Interest Income Money Market					
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
Depo...	11/30/2025			Interest	199.06
Depo...	11/30/2025			Interest	28,385.06
Depo...	12/31/2025			Interest	71.69
Depo...	12/31/2025			Interest	28,051.80
Depo...	01/31/2026			Interest	56.01
Depo...	01/31/2026			Interest	26,958.31
Total Interest Income Money Market					203,118.33
Total Income					223,118.33
Cost of Goods Sold					
Capital Improvement Project					
T-1322 Sawyer/EdwardsMultimodal					
Bill	07/31/2025	111617	Edminster Hinshaw Russ & ...	Sawyer Street & Edwards Street Multimodal Improvemen...	5,935.00
Bill	08/31/2025	112315	Edminster Hinshaw Russ & ...	Sawyer Street & Edwards Street Multimodal Improvemen...	5,510.00
Bill	10/31/2025	113260	Edminster Hinshaw Russ & ...	Sawyer Street & Edwards Street Multimodal Imps Throug...	4,455.00
Bill	11/30/2025	114337	Edminster Hinshaw Russ & ...	Sawyer Street & Edwards Street Multimodal Imps Throug...	1,402.50
Bill	12/31/2025	114790	Edminster Hinshaw Russ & ...	Sawyer Street & Edwards Street Multimodal Imps Throug...	1,950.00
Total T-1322 Sawyer/EdwardsMultimodal					19,252.50
T-1329 Oliver Street Recon					
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
T-1399 Safe Inter Crossing					
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
Bill	12/31/2025	114789	Edminster Hinshaw Russ & ...	Safe Intersection Crossing Through December 31, 2025	13,125.00
Total T-1399 Safe Inter Crossing					71,431.56
Capital Improvement Project - Other					
Bill	10/07/2025	65904	Houston-Galveston Area Co...	Contribution for the Old 6th Ward/TIRZ 13 Phase II Mobili...	20,000.00
Total Capital Improvement Project - Other					20,000.00
Total Capital Improvement Project					204,965.77
Total COGS					204,965.77
Gross Profit					18,152.56
Expense					
Bank Service Charges					
Check	07/15/2025			Service Charge	29.94
Check	09/15/2025			Service Charge	1.42
Check	10/15/2025			Service Charge	23.23
Check	11/15/2025			Service Charge	23.78
Check	12/15/2025			Service Charge	30.63

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
Check	01/15/2026			Service Charge	49.31
Total Bank Service Charges					158.31
Program and Project Consultant					
Engineering Consultant					
Bill	07/31/2025	111616	Edminster Hinshaw Russ & ...	General Engineering Consultant - \$50,000 Through July ...	474.00
Bill	08/31/2025	112316	Edminster Hinshaw Russ & ...	General Engineering Consultant - \$50,000 Through Augu...	474.00
Bill	09/30/2025	112661	Edminster Hinshaw Russ & ...	General Engineering Consultant \$50,000 Through Sept 2...	1,340.00
Bill	10/31/2025	113261	Edminster Hinshaw Russ & ...	General Engineering Consultant \$50,000 Through Oct 19...	1,458.50
Bill	11/30/2025	114338	Edminster Hinshaw Russ & ...	General Engineering Consultant \$50,000 Through Nov 3...	592.50
Total Engineering Consultant					4,339.00
Legal Fees					
Bill	09/30/2025	220055...	Bracewell LLP	General Legal through September 30, 2025	2,173.02
Bill	10/31/2025	220074...	Bracewell LLP	General Legal through October 31, 2025	4,282.02
Bill	12/31/2025	220110...	Bracewell LLP	General Legal through December 31, 2025	1,000.00
Bill	01/31/2026	220120...	Bracewell LLP	General Legal through January 31, 2026	500.00
Total Legal Fees					7,955.04
Program/Planning Consultant					
Bill	07/31/2025	1473	Myers Hartgrove Communic...	Website Update Review	740.00
Bill	08/28/2025	1476	Myers Hartgrove Communic...	Web Updates/Admin Meeting/LinkedIn Creation August 2...	740.00
Bill	09/30/2025	1482	Myers Hartgrove Communic...	Web Updates/Admin Meeting/LinkedIn Creation Septemb...	712.25
Bill	12/31/2025	12-202...	Goodman Corporation	Task 1: \$69,536.00	347.68
Bill	12/31/2025	12-202...	Goodman Corporation	Task 2: \$15457.00	2,318.55
Bill	01/29/2026	1500	Myers Hartgrove Communic...	Created two web stories Jan 2026	647.50
Bill	01/31/2026	1-2026...	Goodman Corporation	Task 1: \$69,536.00	19,470.08
Bill	01/31/2026	1-2026...	Goodman Corporation	Task 2: \$15457.00	3,091.40
Total Program/Planning Consultant					28,067.46
Tax Consultants					
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					42,320.50
TIRZ Administration & Overhead					
Accounting Fees					
Bill	08/31/2025	2745	The Morton Accounting Serv...	July 2025 CPA Services	2,757.50
Bill	08/31/2025	2752	The Morton Accounting Serv...	August 2025 CPA Services	1,442.00
Bill	09/30/2025	2760	The Morton Accounting Serv...	Sept 2025 CPA Services	1,442.00
Bill	10/31/2025	2780	The Morton Accounting Serv...	Oct 2025 CPA Services	1,442.00
Bill	12/29/2025	2790	The Morton Accounting Serv...	November 2025	1,442.00
Bill	12/29/2025	2790	The Morton Accounting Serv...	December 2025	1,442.00
Bill	01/31/2026	2804	The Morton Accounting Serv...	Jan 2026 CPA Services	1,442.00
Total Accounting Fees					11,409.50
Administration Consultant					
Bill	07/31/2025	220023...	Bracewell LLP	Admin- Meeting through July 31, 2025	617.20
Bill	07/31/2025	1625	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses July 2025	3,341.25
Bill	08/31/2025	1630	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses August 2025	3,630.00
Bill	09/30/2025	1633	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses September 2025	3,300.00
Bill	09/30/2025	220055...	Bracewell LLP	Admin- Meeting through September 30, 2025	4,270.45
Bill	10/31/2025	1636	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses October 2025	5,073.75
Bill	10/31/2025	220074...	Bracewell LLP	Admin- Meeting through October 31, 2025	2,585.25
Bill	12/31/2025	1638	SMW Principle Solutions, Inc.	November 2025	1,691.25
Bill	12/31/2025	1638	SMW Principle Solutions, Inc.	December 2025	3,465.00
Bill	12/31/2025	220110...	Bracewell LLP	Admin- Meeting through December 31, 2025	680.00
Bill	01/31/2026	1642	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses January 2026	3,555.00
Bill	01/31/2026	220120...	Bracewell LLP	Admin- Meeting through January 31, 2026	700.00
Total Administration Consultant					32,909.15
Audit Fees					
Bill	09/30/2025	113885...	Carr Riggs & Ingram LLC	YE June 30, 2025 Audit - 94-02285	12,075.00

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
				Total Audit Fees	12,075.00
				Office Expenses	
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	58,787.65
				Utilities	
Gene...	07/01/2025	CPA 2...	City of Houston - Encroachm...	Stale dated check clear out	-266.80
				Total Utilities	-266.80
				Total Expense	100,999.66
				Net Ordinary Income	-82,847.10
				Net Income	-82,847.10

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 February 17, 2026

Date of Board Meeting: February 18, 2026

Engineer: Kyle Macy, P.E.

Signature

Agenda Item 5-a, Engineering

a. Engineering Consultant's Report

i. Multimodal Improvements (T-1322)

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 was been completed by EHRA. The COH requested additional clarification and EHRA responded. EHRA is awaiting comments.

ACTION ITEM: None at this time

ii. Hemphill Street Improvements (T-1310)

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 coordinated and addressed those comments. The COH requested an additional change in design for a required variance regarding utility clearance. EHRA immediately made the adjustment and resubmitted. Additionally, the COH requested additional signage for traffic control and EHRA made that adjustment as well.

During the most recent variance discussion, the COH inquired to the inclusion of Sanitary Sewer replacement between Kane and Lubbock. After discussions with the TIRZ 13 Administrator, EHRA is coordinating an Interlocal Agreement through COH Interagency to include this effort.

ACTION ITEM: None at this time

iii. Oliver Street (T-1329) – Planning and Pre-Engineering

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

The required Design Concept Report, Existing Conditions Meeting with the COH, took place on December 12th, 2025, and was received well. The COH only requested that EHRA continue its coordination with Union Pacific Railroad (UPRR). After follow-up discussions with the TIRZ 13 Administrator, EHRA is initiating Phase I of UPRR coordination to outline pedestrian improvement design consideration at both UPRR & Oliver Street RR crossings. This coordination is ongoing.

EHRA and the DIA consultant are targeting a Final DCR meeting in the coming weeks.

ACTION ITEM: None at this time.

iv. Phase 1 - Safe Intersection Crossing and Sidewalk Program (T-1394)

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

EHRA received 60% comments from the COH the week of November 24th. EHRA addressed those comments and resubmitted 90% comments. The COH required clarification for drainage mitigation and that was clarified by EHRA. EHRA is awaiting comments from the COH.

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 –