

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 15, 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, April 15, 2026 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 266 029 54737, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=mfb9ed13eb4db3f3b4c083b3431a570a7>** 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 266 029 54737, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=mfb9ed13eb4db3f3b4c083b3431a570a7>**. For an electronic copy of agenda documents, please refer to the following link <https://bracewell.sharefile.com/d-s79a951980c8d4c3396d8717d6e42d37e>

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. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
6. Communications and Public Engagement.
7. Items for next meeting.
8. Adjourn.

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



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.i.

MINUTES OF AUTHORITY

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

February 18, 2026

The Board of Directors (the “Board”) of the Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on February 18, 2026. 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
Naquay Dunbar	Director
Patrick Hall	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board were present except Directors Dunbar, Guercio 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; and Paula Tolliver 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

There was no public comment.

CONSENT AGENDA

Approve Minutes and Financial Report Summary

The Board reviewed the minutes of the Authority meeting held on December 10, 2025, and the financial report summary, a copy of which is attached hereto as Exhibit “C.” Upon a motion brought by

Director Neisel, seconded by Director Lindsay, the Board unanimously approved the items on the consent agenda.

ADMINISTRATOR REPORT

Ms. Weesner presented the Administrator's Report.

FINANCIAL MATTERS

In light of Director Hall's absence, Director Hille confirmed that the Finance Committee approved certain financial matters and recommended approval of the Committee's finance report. Upon a motion brought by Director Hille and seconded by Director Anello, the Board unanimously approved financial matters, including payment of all invoices.

PROJECTS AND ENGINEERING

Engineering Consultant's Report

Engineer presented updates on certain projects in the Zone, including Multimodal Improvements, Oliver Street- Planning and Pre-Engineering, Phase 1 Safe Intersection Crossing and Sidewalk Program. No action was taken.

COMMUNICATIONS AND PUBLIC ENGAGEMENT.

With Director Guercio absent, Ms. Weesner reported no major changes concerning Old Sixth Ward's communications activity. No action was taken.

ITEMS FOR NEXT MEETING

No items were discussed.

There being no further business, the meeting was adjourned.

Secretary

TAB 2.a.ii.

MINUTES OF ZONE

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

February 18, 2026

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 February 18, 2026. 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:

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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; and Paula Tolliver 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

There was no public comment.

CONSENT AGENDA

Approve Minutes and Financial Report Summary

The Board reviewed the minutes of the Authority meeting held on December 10, 2025, and the financial report summary, a copy of which is attached hereto as Exhibit “C.” Upon a motion brought by Director Neisel, seconded by Director Lindsay, the Board unanimously approved the items on the consent agenda.

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COMMUNICATIONS AND PUBLIC ENGAGEMENT.

With Director Guercio absent, Ms. Weesner reported no major changes concerning Old Sixth Ward’s communications activity. No action was taken.

ITEMS FOR NEXT MEETING

No items were discussed.

There being no further business, the meeting was adjourned.

Secretary

TAB 2.b.

FINANCIAL REPORT SUMMARY



Monthly Financial Report Summary
April 2026 Board Meeting
Wednesday, April 15, 2026

At the beginning of February, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Cash Balance was \$8,922,029. During the months, OSWRA received \$71,045 mostly from money market interest. OSWRA processed \$47,251 in disbursements during the period. 85% of the disbursements related to payments to Goodman (\$25,228), for Planning Consultants, and Edminster Hinshaw Russ (\$15,075) for Legal Services. The ending balance as of month end March 31, 2026 was \$8,945,823.

The invoices pending approval total \$249,199. See attached "Unpaid Bills Detail" Report on page 3.

There was no Capital Improvement Project spending for the period.

During February, the opening balance for the Texas Class investment account was \$8,865,627. We received \$24,304 in interest (3.5690%). During March, the opening balance for the Texas Class investment account was \$8,889,931. We received \$26,723 in interest (3.5433%). The ending balance for March is \$8,866,654. See pages 4 and 5 for "Investment" reports.

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

BEGINNING BALANCE :		\$ 8,922,028.75
 REVENUE		
Money Market	17.31	Interest
Texas Class Investment	24,303.51	Interest
Operating Account	20,000.00	COH Contribution
Money Market	1.33	Interest
Texas Class Investment	26,723.27	Interest
 Total Revenue		 <u>71,045.42</u>
 DISBURSEMENTS		
ACH Prosperity Bank	48.99	
ACH Bracewell	1,200.00	
ACH Myers Hartgrove	647.50	
ACH Edminster Hinshaw Russ	15,075.00	
ACH The Goodman Corporation	25,227.71	
ACH The Morton Accounting Services	1,442.00	
ACH SMW Principle Solutions	3,555.00	
ACH Prosperity Bank	54.95	
 Total Disbursements		 <u>47,251.15</u>
 ENDING BALANCE :		 \$ 8,945,823.02
		 -
		 March 31, 2026
		 Balance
 LOCATION OF ASSETS		
Prosperity Money Market Account		5,202.64
Prosperity Bank Operating		73,966.46
Texas Class Investment		8,866,653.92
 Total Account Balance		 <u><u>\$ 8,945,823.02</u></u>

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Due Date</u>	<u>Open Balance</u>
City of Houston					
Bill	04/01/2026	2026 Debt	2026 Debt Payment	04/11/2026	225,947.16
Total City of Houston					225,947.16
Goodman Corporation					
Bill	03/31/2026	3-2026-82	H-GAC Transportation Alternatives March 2026	04/10/2026	18,209.60
Total Goodman Corporation					18,209.60
SMW Principle Solutions, Inc.					
Bill	03/31/2026	1650	Administrative Consulting & Expenses March 2026	04/10/2026	3,600.00
Total SMW Principle Solutions, Inc.					3,600.00
The Morton Accounting Services					
Bill	03/31/2026	2824	Mar 2026 CPA Services	04/30/2026	1,442.00
Total The Morton Accounting Services					1,442.00
TOTAL					<u>249,198.76</u>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
 QUARTERLY INVESTMENT REPORT
 MONTHLY FISCAL YEAR 2026
 FEBRUARY 28, 2026**

Transaction Date		Government Texas Class		Activity
2/1/2026	Beginning Balance	\$ 8,865,627.14		
2/28/2026	Transfer			
2/28/2026	Deposits	-		
2/28/2026	Interest 3.5690%	24,303.51		
2/28/2026	Ending Balance	\$ 8,889,930.65		

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. Metz

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

Transaction Date		Government Texas Class		Activity
3/1/2026	Beginning Balance	\$ 8,889,930.65		
3/17/2026	Transfer	(50,000.00)		
3/31/2026	Deposits	-		
3/31/2026	Interest 3.5433%	26,723.27		
3/31/2026	Ending Balance	\$ 8,866,653.92		

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. Mnetz

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

Accrual Basis

	Jul '25 - Mar 26	Jul '24 - Mar 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Proceeds	20,000.00	0.00	20,000.00	100.0%
Interest Income Money Market	254,163.75	241,358.76	12,804.99	5.3%
Total Income	274,163.75	241,358.76	32,804.99	13.6%
Cost of Goods Sold				
Capital Improvement Project				
T-1310 Hemphill Road	0.00	117,594.75	-117,594.75	-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	4,850.00	89,431.71	1,844.0%
T-1399 Safe Inter Crossing	71,431.56	20,634.50	50,797.06	246.2%
Capital Improvement Project - Other	20,000.00	0.00	20,000.00	100.0%
Total Capital Improvement Project	204,965.77	163,910.56	41,055.21	25.1%
Total COGS	204,965.77	163,910.56	41,055.21	25.1%
Gross Profit	69,197.98	77,448.20	-8,250.22	-10.7%
Expense				
Bank Service Charges	262.25	289.16	-26.91	-9.3%
Interest Expense	0.00	34,896.22	-34,896.22	-100.0%
Program and Project Consultant				
Engineering Consultant	5,855.50	12,030.00	-6,174.50	-51.3%
Legal Fees	9,180.04	5,191.77	3,988.27	76.8%
Program/Planning Consultant	61,729.96	5,987.95	55,742.01	930.9%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
Total Program and Project Consultant	78,724.50	25,168.72	53,555.78	212.8%
TIRZ Administration & Overhead				
Accounting Fees	14,293.50	12,879.42	1,414.08	11.0%
Administration Consultant	40,858.02	52,108.65	-11,250.63	-21.6%
Audit Fees	12,075.00	11,500.00	575.00	5.0%
Office Expenses	4,815.65	5,677.50	-861.85	-15.2%
Total TIRZ Administration & Overhead	72,042.17	82,165.57	-10,123.40	-12.3%
Utilities	-266.80	125.00	-391.80	-313.4%
Total Expense	150,762.12	142,644.67	8,117.45	5.7%
Net Ordinary Income	-81,564.14	-65,196.47	-16,367.67	-25.1%
Net Income	-81,564.14	-65,196.47	-16,367.67	-25.1%

Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

As of March 31, 2026

Accrual Basis

	Mar 31, 26	Mar 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	5,202.64	3,143.21	2,059.43	65.5%
Prosperity Operating Account	73,966.46	22,545.15	51,421.31	228.1%
Texas Class Investment Acct 781	8,866,653.92	6,679,962.22	2,186,691.70	32.7%
Total Checking/Savings	8,945,823.02	6,705,650.58	2,240,172.44	33.4%
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	8,949,124.40	6,708,928.60	2,240,195.80	33.4%
TOTAL ASSETS	8,949,124.40	6,708,928.60	2,240,195.80	33.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	49,658.52	131,093.02	-81,434.50	-62.1%
Total Accounts Payable	49,658.52	131,093.02	-81,434.50	-62.1%
Other Current Liabilities				
Cert Of Obligation Current Prin	205,000.00	0.00	205,000.00	100.0%
Cert of Obligation Int Accrual	13,964.77	0.00	13,964.77	100.0%
Total Other Current Liabilities	218,964.77	0.00	218,964.77	100.0%
Total Current Liabilities	268,623.29	131,093.02	137,530.27	104.9%
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	825,338.29	892,808.02	-67,469.73	-7.6%
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	-81,564.14	-65,196.47	-16,367.67	-25.1%
Total Equity	8,123,786.11	5,816,120.58	2,307,665.53	39.7%
TOTAL LIABILITIES & EQUITY	8,949,124.40	6,708,928.60	2,240,195.80	33.4%

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2025 through March 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 agreement for Fund...	20,000.00
Total Grant Proceeds					20,000.00
Interest Income Money Market					
Deposit	07/31/2025			Interest	446.97
Deposit	07/31/2025			Interest	25,363.43
Deposit	08/31/2025			Interest	520.49
Deposit	08/31/2025			Interest	31,566.78
Deposit	09/30/2025			Interest	331.29
Deposit	09/30/2025			Interest	30,282.03
Deposit	10/31/2025			Interest	255.76
Deposit	10/31/2025			Interest	30,629.65
Deposit	11/30/2025			Interest	199.06
Deposit	11/30/2025			Interest	28,385.06
Deposit	12/31/2025			Interest	71.69
Deposit	12/31/2025			Interest	28,051.80
Deposit	01/31/2026			Interest	56.01
Deposit	01/31/2026			Interest	26,958.31
Deposit	02/28/2026			Interest	17.31
Deposit	02/28/2026			Interest	24,303.51
Deposit	03/31/2026			Interest	1.33
Deposit	03/31/2026			Interest	26,723.27
Total Interest Income Money Market					254,163.75
Total Income					274,163.75
Cost of Goods Sold					
Capital Improvement Project					
T-1322 Sawyer/EdwardsMultimodal					
Bill	07/31/2025	111617	Edminster Hinshaw...	Sawyer Street & Edwards Street Multimodal Improvements Through J...	5,935.00
Bill	08/31/2025	112315	Edminster Hinshaw...	Sawyer Street & Edwards Street Multimodal Improvements Through ...	5,510.00
Bill	10/31/2025	113260	Edminster Hinshaw...	Sawyer Street & Edwards Street Multimodal Imps Through Oct 19, 20...	4,455.00
Bill	11/30/2025	114337	Edminster Hinshaw...	Sawyer Street & Edwards Street Multimodal Imps Through Nov 30, 2...	1,402.50
Bill	12/31/2025	114790	Edminster Hinshaw...	Sawyer Street & Edwards Street Multimodal Imps Through Dec 31, 2...	1,950.00
Total T-1322 Sawyer/EdwardsMultimodal					19,252.50
T-1329 Oliver Street Recon					
Bill	07/31/2025	111615	Edminster Hinshaw...	Oliver Street Reconstruction Through July 27, 2025	36,557.37
Bill	08/31/2025	112358	Edminster Hinshaw...	Oliver Street Reconstruction Through August 24, 2025	21,198.55
Bill	10/01/2025	110587	Edminster Hinshaw...	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...	Safe Intersection Crossing Through July 27, 2025	8,750.00
Bill	09/30/2025	112590	Edminster Hinshaw...	Safe Intersection Crossing Through September 21, 2025	15,580.31
Bill	10/01/2025	110985	Edminster Hinshaw...	Safe Intersection Crossing Through June 29, 2025	33,976.25
Bill	12/31/2025	114789	Edminster Hinshaw...	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...	Contribution for the Old 6th Ward/TIRZ 13 Phase II Mobility Study	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					69,197.98
Expense					
Bank Service Charges					
Check	07/15/2025			Service Charge	29.94
Check	09/15/2025			Service Charge	1.42

No assurance is provided on these financial statements

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

Type	Date	Num	Name	Memo	Amount
Check	10/15/2025			Service Charge	23.23
Check	11/15/2025			Service Charge	23.78
Check	12/15/2025			Service Charge	30.63
Check	01/15/2026			Service Charge	49.31
Check	02/15/2026			Service Charge	48.99
Check	03/13/2026			Service Charge	54.95
Total Bank Service Charges					262.25
Program and Project Consultant					
Engineering Consultant					
Bill	07/31/2025	111616	Edminster Hinshaw...	General Engineering Consultant - \$50,000 Through July 27, 2025	474.00
Bill	08/31/2025	112316	Edminster Hinshaw...	General Engineering Consultant - \$50,000 Through August 24, 2025	474.00
Bill	09/30/2025	112661	Edminster Hinshaw...	General Engineering Consultant \$50,000 Through Sept 21, 2025	1,340.00
Bill	10/31/2025	113261	Edminster Hinshaw...	General Engineering Consultant \$50,000 Through Oct 19, 2025	1,458.50
Bill	11/30/2025	114338	Edminster Hinshaw...	General Engineering Consultant \$50,000 Through Nov 30, 2025	592.50
Bill	02/28/2026	116118	Edminster Hinshaw...	General Engineering Consultant \$50,000 Through Feb 22, 2026	1,516.50
Total Engineering Consultant					5,855.50
Legal Fees					
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
Bill	12/31/2025	22011...	Bracewell LLP	General Legal through December 31, 2025	1,000.00
Bill	01/31/2026	22012...	Bracewell LLP	General Legal through January 31, 2026	500.00
Bill	02/28/2026	22013...	Bracewell LLP	General Legal through February 28, 2026	1,225.00
Total Legal Fees					9,180.04
Program/Planning Consultant					
Bill	07/31/2025	1473	Myers Hartgrove C...	Website Update Review	740.00
Bill	08/28/2025	1476	Myers Hartgrove C...	Web Updates/Admin Meeting/LinkedIn Creation August 2025	740.00
Bill	09/30/2025	1482	Myers Hartgrove C...	Web Updates/Admin Meeting/LinkedIn Creation September 2025	712.25
Bill	12/31/2025	12-20...	Goodman Corporati...	Task 1: \$69,536.00	347.68
Bill	12/31/2025	12-20...	Goodman Corporati...	Task 2: \$15457.00	2,318.55
Bill	01/29/2026	1500	Myers Hartgrove C...	Created two web stories Jan 2026	647.50
Bill	01/31/2026	1-202...	Goodman Corporati...	Task 1: \$69,536.00	19,470.08
Bill	01/31/2026	1-202...	Goodman Corporati...	Task 2: \$15457.00	3,091.40
Bill	02/28/2026	2-202...	Goodman Corporati...	Task 1: \$69,536.00	13,907.20
Bill	02/28/2026	2-202...	Goodman Corporati...	Task 2: \$15,457.00	1,545.70
Bill	03/31/2026	3-202...	Goodman Corporati...	Task 1: \$69,536.00	13,907.20
Bill	03/31/2026	3-202...	Goodman Corporati...	Task 2: \$15,457.00	3,864.25
Bill	03/31/2026	3-202...	Goodman Corporati...	Task 3: \$25,037.00	438.15
Total Program/Planning Consultant					61,729.96
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					78,724.50
TIRZ Administration & Overhead					
Accounting Fees					
Bill	08/31/2025	2745	The Morton Accoun...	July 2025 CPA Services	2,757.50
Bill	08/31/2025	2752	The Morton Accoun...	August 2025 CPA Services	1,442.00
Bill	09/30/2025	2760	The Morton Accoun...	Sept 2025 CPA Services	1,442.00
Bill	10/31/2025	2780	The Morton Accoun...	Oct 2025 CPA Services	1,442.00
Bill	12/29/2025	2790	The Morton Accoun...	November 2025	1,442.00
Bill	12/29/2025	2790	The Morton Accoun...	December 2025	1,442.00
Bill	01/31/2026	2804	The Morton Accoun...	Jan 2026 CPA Services	1,442.00
Bill	02/28/2026	2821	The Morton Accoun...	Feb 2026 CPA Services	1,442.00
Bill	03/31/2026	2824	The Morton Accoun...	Mar 2026 CPA Services	1,442.00
Total Accounting Fees					14,293.50
Administration Consultant					
Bill	07/31/2025	22002...	Bracewell LLP	Admin- Meeting through July 31, 2025	617.20
Bill	07/31/2025	1625	SMW Principle Sol...	Administrative Consulting & Expenses July 2025	3,341.25
Bill	08/31/2025	1630	SMW Principle Sol...	Administrative Consulting & Expenses August 2025	3,630.00

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

Type	Date	Num	Name	Memo	Amount
Bill	09/30/2025	1633	SMW Priniple Sol...	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 Priniple Sol...	Administrative Consulting & Expenses October 2025	5,073.75
Bill	10/31/2025	22007...	Bracewell LLP	Admin- Meeting through October 31, 2025	2,585.25
Bill	12/31/2025	1638	SMW Priniple Sol...	November 2025	1,691.25
Bill	12/31/2025	1638	SMW Priniple Sol...	December 2025	3,465.00
Bill	12/31/2025	22011...	Bracewell LLP	Admin- Meeting through December 31, 2025	680.00
Bill	01/31/2026	1642	SMW Priniple Sol...	Administrative Consulting & Expenses January 2026	3,555.00
Bill	01/31/2026	22012...	Bracewell LLP	Admin- Meeting through January 31, 2026	700.00
Bill	02/28/2026	22013...	Bracewell LLP	Admin- Meeting through February 28, 2026	1,239.07
Bill	02/28/2026	1645	SMW Priniple Sol...	Administrative Consulting & Expenses February 2026	3,109.80
Bill	03/31/2026	1650	SMW Priniple Sol...	Administrative Consulting & Expenses March 2026	3,600.00
Total Administration Consultant					40,858.02
Audit Fees					
Bill	09/30/2025	11388...	Carr Riggs & Ingra...	YE June 30, 2025 Audit - 94-02285	12,075.00
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
Bill	02/28/2026	2821	The Morton Accoun...	1099 Form Mailing and Distribution and Electronic Filing with IRS	27.65
Bill	03/12/2026	356	eLsqrd Media Group	Website Care, Unlimited Support, and Hosting- 6 Months	2,394.00
Total Office Expenses					4,815.65
Total TIRZ Administration & Overhead					72,042.17
Utilities					
Gener...	07/01/2025	CPA ...	City of Houston - E...	Stale dated check clear out	-266.80
Total Utilities					-266.80
Total Expense					150,762.12
Net Ordinary Income					-81,564.14
Net Income					-81,564.14

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of March 23, 2026

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	02/28/2026	22013507	Admin- Meeting through February 28, 2026	03/10/2026	1,239.07
Bill	02/28/2026	22013508	General Legal through February 28, 2026	03/10/2026	1,225.00
Total Bracewell LLP					2,464.07
Edminster Hinshaw Russ & Associates Inc					
Bill	02/28/2026	116118	General Engineering Consultant \$50,000 Through Feb 22, 2...	03/10/2026	1,516.50
Total Edminster Hinshaw Russ & Associates Inc					1,516.50
eLsqrd Media Group					
Bill	03/12/2026	356	Website Care, Unlimited Support, and Hosting- 6 Months	03/22/2026	2,394.00
Total eLsqrd Media Group					2,394.00
Goodman Corporation					
Bill	02/28/2026	2-2026-85	H-GAC Transportation Alternatives February 2026	03/10/2026	15,452.90
Total Goodman Corporation					15,452.90
SMW Prinicple Solutions, Inc.					
Bill	02/28/2026	1645	Administrative Consulting & Expenses February 2026	03/10/2026	3,109.80
Total SMW Prinicple Solutions, Inc.					3,109.80
The Morton Accounting Services					
Bill	02/28/2026	2821	Feb 2026 CPA Services	03/30/2026	1,469.65
Total The Morton Accounting Services					1,469.65
TOTAL					26,406.92

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 April 10, 2026

Date of Board Meeting: April 15, 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 completed by EHRA. The COH requested additional clarification and EHRA responded. EHRA is coordinating approvals with the COH.

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.

EHRA has acquired CPE and ATT signatures and is currently awaiting final COH approvals. Final bid documents are being prepared. EHRA plans to advertise this project for construction during the month of May.

ACTION ITEM: EHRA requests approval of an additional services work authorization for additional support supplied beyond the originally anticipated design scope. See attached Work Authorization in the amount of \$25,300.

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. Pending DCR approval from the COH, EHRA is preparing the scope for the full design of this project.

ACTION ITEM: NTE Amount for Design

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

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

EHRA is coordinating final comments and approvals with 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 –

**TIRZ NO. 13/OLD 6TH WARD REDEVELOPMENT AUTHORITY
WORK ORDER AUTHORIZATION NO. 021-001-33
(T-1310) HEMPHILL STREET IMPROVEMENTS
ADDITIONAL SERVICES
EHRA PROJECT NO. 021-001-00-04
APRIL 15, 2026**

On August 25, 2003, Old 6th Ward Redevelopment Authority and Tax Increment Reinvestment Zone Number 13 (“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. 021-001-33, and as such, all terms of the Agreement will apply herein except in cases of conflicts between this Work Authorization No. 021-001-33 (this “Authorization”) and the Agreement. In such instances, the terms of this Authorization will control.

SCOPE OF SERVICES

The work detailed herein is in reference to additional work as required in response to scope changes beyond the control of the engineer. As originally scoped, the Hemphill Street Improvements project design phase was projected to be completed by Q3 of 2025, however, due to the factors listed below, project plan approvals were pushed to Q2 of 2026.

- **Regarding traffic control re-design:** During additional final reviews by the City of Houston, in addition to typical standard traffic control design, the City of Houston extended their measure of requests to custom detours and additional construction sequencing measures. EHRA responded as required.
- **Regarding additional submittals:** The City of Houston required multiple rounds of submittals to obtain final approval rather than the typical standard final submittal and approval. Comments that were received were post typical review and required additional time to appropriately coordinate, address and re-submit.
- **Regarding Sanitary Sewer Investigation and Design to support their Interlocal Agreement:** During the rounds of final submittal designs, the City of Houston identified a segment of sanitary sewer in need of reconstruction. EHRA supported their request, investigation and design as required.

Due to these levels of additional effort, EHRA kindly requests payment for additional work, as required, that exceeded the scope of the original work authorization.

COMPENSATION

Engineer proposes to provide the above-described Scope of Services to Client on a **fixed-fee basis, in the amount of \$25,300.00.**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

**OLD 6TH WARD
REDEVELOPMENT AUTHORITY**

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

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

CONSULTANT:

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

By: _____

Name: Kyle J. Macy, P.E.

Title: Senior Project Manager

Date: _____

CONSULTANT:

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

By: _____

Name: Hasan Syed, P.E.

Title: Senior Principal

Date: _____