

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

OCTOBER 21, 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, October 21, 2026 at 5:30 P.M.** at the office of **Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston TX 77002**, and via Zoom, or dial US Toll free **1-833-548-0282**, when prompted enter **Access Code 966 0202 9323** and **Password 634279**, or click on the following link:

<https://gtlaw.zoom.us/j/96602029323?pwd=MbUeqKzrzvFDBFfQGG5SCFgl2p2ef.1> 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 Zoom, or dial US Toll free 1-833-548-0282, when prompted enter Access Code **966 0202 9323** and Password **634279**, or click on the following link <https://gtlaw.zoom.us/j/96602029323?pwd=MbUeqKzrzvFDBFfQGG5SCFgl2p2ef.1>. For an electronic copy of agenda documents, please refer to the following link:

<https://greenbergtraurig.box.com/s/zihxd6tbruc0mavz7a4p62psfs54zimn>.

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.
 - a. Review and authorize necessary adjustments to documents for possible Extension.
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.
 - (2) Approve Advertisement and Bid (This project will be advertised and bid with Project T-1394.

- ii. Hemphill:
 - (1) Project Update.
 - (2) Approve COH IRA draft
 - (3) Authorize Change Order Process
 - iii. Oliver Street (T-1329) – Planning and Pre-Engineering
 - (1) Project Update.
 - (2) Approve Work Authorization for Final Design
 - 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.
 - c. Project Plan Amendment
- 6. Communications and Public Engagement.
 - 7. Items for next meeting.
 - 8. Adjourn.



Clark Stockton Lord
Attorney for the Authority and the Zone

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.

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

September 16, 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 September 16, 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
Patrick Hall	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board were present except for Director Hille, with Director Lindsay and Director Anello attending via remote access, thus constituting a quorum.

Also present were Kyle Macy and Ashley Sowards (via remote access) of Edminster Hinshaw Russ & Associates (“Engineer” or “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of The Morton Accounting Services (via remote access); Danni Sabota and Andoni Vossos of Old Sixth Ward Neighborhood Association (OSWNA); Mikayla Thompson of the Office of State Representative Jolanda Jones; Clark Lord, Caroline Sage and Jennifer Coronado of Greenberg Traurig, LLP, legal counsel; and Naquay Dunbar.

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 opened the floor for public comment. Ms. Sobota expressed appreciation for accommodating the properties in the area. Mr. Vossos expressed appreciation for the website updates and discussed the ongoing project at 1900 Block Ave. He also emphasized the importance of pedestrian safety, particularly along Washington Ave. There being no further public comments, the public comment period was closed.

CONSENT AGENDA

Approve Minutes of June 17, 2026 Board Meeting

The Board reviewed the Minutes of the Authority's June 17, 2026 Board Meeting, which is attached hereto as Exhibit "B." Upon a motion brought by Director Guercio, seconded by Director Hall the Board unanimously approved the Minutes of the June 17, 2026 Board Meeting.

ADMINISTRATOR REPORT

Ms. Weesner presented the Administrator's Report. Ms. Weesner reported that the Authority's Capital Improvement Plan had been approved by the Houston City Council the week prior, and updated the Board on the status of upcoming meetings with the City's Parks Department regarding certain projects. No Board action was necessary.

FINANCIAL MATTERS

The Board reviewed the current invoices for approval. Upon a motion brought by Director Niesel, seconded by Director Guercio, the Board unanimously approved payment of the invoices.

Director Hall then introduced Auditor Hector Maldonado of Carr, Riggs & Ingram CPAs and Advisors, who presented an in depth explanation of the Required Communications and reviewed the Authority's Financial Statement for the 2026 Fiscal Year to the Board. Upon a motion brought by Director Hall, seconded by Director Niesel, the Board unanimously accepted the Fiscal Year 2026 Audit, subject to certain revisions as discussed.

PROJECTS AND ENGINEERING

Engineering Consultant's Report

Mr. Macy presented updates on certain projects in the Zone. Regarding the Multimodal Improvements, Mr. Macy reported that his firm should be able to advertise for bids in the fourth quarter of 2026 for pedestrian and transportation-related enhancements, and noted that certain sewer improvements may require an Interlocal Agreement with the City of Houston. Mr. Macy then discussed zoning considerations regarding the Hemphill project and reported that proposed water line improvements were scheduled to start on September 21st. Mr. Macy provided an update on Oliver Street regarding the process for obtaining work authorization and for obtaining approval from the City of Houston. Mr. Macy also reported that an update for the Phase 1 Safe Intersection Crossing and Sidewalk Program is anticipated at the next Board meeting and that the project is progressing as expected. Last, Mr. Macy informed the Board that overall, the Authority's projects received positive feedback and support from residents.

COMMUNICATIONS AND PUBLIC ENGAGEMENT.

Vice-Chair Guerico discussed ongoing outreach with the OSWNA, including efforts to place relevant information about the neighborhood and the Authority on door hangers throughout the neighborhood. Ms. Weesner proposed hosting a discussion with residents of proposed construction zones to emphasize the anticipated benefits and positive impact on the community of the projects under construction.

ITEMS FOR NEXT MEETING

There were no additional items to be discussed at the next meeting.

There being no further business, the meeting was adjourned.

Secretary

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

September 16, 2026

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Secretary



Monthly Financial Report Summary
October 2026 Board Meeting
Wednesday, October 21, 2026

At the beginning of September, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$11,425,477. During the month, OSWRA received \$33,830 mainly from money market interest. OSWRA processed \$269,457 in disbursements during the period. 92% of the disbursements related to payments to Edminster Hinshaw Russ (\$10,395), for Engineering Consultants, and City of Houston (\$236,286), Municipal Services Fee. The ending balance as of month end September 30, 2026 was \$11,189,850.

The invoices pending approval total \$24,541. See attached “Unpaid Bills Detail” Report on page 3

Capital Improvement Project spending for the period totaled \$4,124. The funds were spent mainly towards Hemphill Road (\$4,124). See page 4, for the “Capital Projects Detail” Reports.

During September, the opening balance for the Texas Class investment account was \$11,383,624. We received \$33,820 in interest (3.6537%). The ending balance for September is \$11,147,445. See page 5 for “Investment” reports.

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
As of September 30, 2026

BEGINNING BALANCE : **\$ 11,425,477.18**

REVENUE

Money Market	9.24	Interest
Texas Class Investment	33,820.33	Interest

Total Revenue 33,829.57

DISBURSEMENTS

ACH	Prosperity Bank	45.94
ACH	Edminster Hinshaw Russ	10,394.74
ACH	Goodman Corporation	3,187.50
ACH	Greenberg Traurig	3,352.50
ACH	The Morton Accounting Services	2,970.00
ACH	SMW Principle Solutions	4,725.00
ACH	Texas Municiple League	3,677.94
ACH	City of Houston	236,286.00
2528	City of Houston-Encroachment	641.80
ACH	eLsqrd Media	2,394.00
ACH	Myers Hartgrove	1,781.25

Total Disbursements 269,456.67

ENDING BALANCE : **\$ 11,189,850.08**

-

September 30, 2026
Balance

LOCATION OF ASSETS

Prosperity Money Market Account	20,261.61
Prosperity Bank Operating	22,143.67
Texas Class Investment	11,147,444.80

Total Account Balance **\$ 11,189,850.08**

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of October 12, 2026

Type	Date	Num	Memo	Due Date	Open Balance
Edminster Hinshaw Russ & Associates Inc					
Bill	09/25/2026	119921	Hemphill Construction Through September 9, 2026	10/05/2026	4,123.50
Bill	09/25/2026	119923	General Engineering Consultant FY 2027 \$50,000 ...	10/05/2026	1,201.50
Total Edminster Hinshaw Russ & Associates Inc					5,325.00
Goodman Corporation					
Bill	09/30/2026	9-2026-38	H-GAC 103 Transportation Alternatives September ...	10/10/2026	9,736.05
Total Goodman Corporation					9,736.05
Greenberg Traurig, LLP					
Bill	08/31/2026	1001502...	Legal Services Through August 31, 2026	09/10/2026	1,380.00
Total Greenberg Traurig, LLP					1,380.00
SMW Principle Solutions, Inc.					
Bill	09/30/2026	1671	Administrative Consulting & Expenses August & Se...	10/10/2026	6,615.00
Total SMW Principle Solutions, Inc.					6,615.00
The Morton Accounting Services					
Bill	09/30/2026	2900	September 2026 CPA Services	10/30/2026	1,485.00
Total The Morton Accounting Services					1,485.00
TOTAL					24,541.05

Old Sixth Ward Redevelopment Authority

Capital Projects Detail

Accrual Basis

September 2026

Type	Date	Num	Name	Memo	Amount
Capital Improvement Project					
T-1310 Hemphill Road					
Bill	09/25/2026	119921	Edminster Hinshaw Russ &...	Hemphill Construction Through September 9, 2026	4,123.50
Total T-1310 Hemphill Road					4,123.50
Total Capital Improvement Project					4,123.50
TOTAL					4,123.50

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
MONTHLY FISCAL YEAR 2027
SEPTEMBER 30, 2026**

Transaction Date		Government Texas Class	Activity
9/1/2026	Beginning Balance	\$ 11,383,624.47	
9/15/2026	Transfer	(270,000.00)	To Prosperity Operating
9/30/2026	Deposits		
9/30/2026	Interest 3.6537%	33,820.33	
9/30/2026	Ending Balance	\$ 11,147,444.80	

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
July through September 2026

Accrual Basis

	Jul - Sep 26	Jul - Sep 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
Interest Income Money Market	102,788.39	88,510.99	14,277.40	16.1%
Total Income	102,788.39	88,510.99	14,277.40	16.1%
Cost of Goods Sold				
Capital Improvement Project				
T-1310 Hemphill Road	10,059.74	0.00	10,059.74	100.0%
T-1322 Sawyer/EdwardsMultimodal	0.00	18,962.50	-18,962.50	-100.0%
T-1329 Oliver Street Recon	3,290.00	57,755.92	-54,465.92	-94.3%
T-1399 Safe Inter Crossing	0.00	24,330.31	-24,330.31	-100.0%
Total Capital Improvement Project	13,349.74	101,048.73	-87,698.99	-86.8%
Total COGS	13,349.74	101,048.73	-87,698.99	-86.8%
Gross Profit	89,438.65	-12,537.74	101,976.39	813.4%
Expense				
Bank Service Charges	156.17	31.36	124.81	398.0%
Municipal Services Costs	-9,369.00	0.00	-9,369.00	-100.0%
Program and Project Consultant				
Engineering Consultant	2,370.00	2,288.00	82.00	3.6%
Legal Fees	4,732.50	2,173.02	2,559.48	117.8%
Program/Planning Consultant	14,704.80	2,192.25	12,512.55	570.8%
Tax Consultants	1,959.00	1,959.00	0.00	0.0%
Total Program and Project Consultant	23,766.30	8,612.27	15,154.03	176.0%
TIRZ Administration & Overhead				
Accounting Fees	4,455.00	5,641.50	-1,186.50	-21.0%
Administration Consultant	11,340.00	15,158.90	-3,818.90	-25.2%
Audit Fees	0.00	12,075.00	-12,075.00	-100.0%
Office Expenses	2,394.00	2,394.00	0.00	0.0%
Total TIRZ Administration & Overhead	18,189.00	35,269.40	-17,080.40	-48.4%
Utilities	0.00	-266.80	266.80	100.0%
Total Expense	32,742.47	43,646.23	-10,903.76	-25.0%
Net Ordinary Income	56,696.18	-56,183.97	112,880.15	200.9%
Net Income	56,696.18	-56,183.97	112,880.15	200.9%

Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

Accrual Basis

As of September 30, 2026

	Sep 30, 26	Sep 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	20,261.61	179,601.48	-159,339.87	-88.7%
Prosperity Operating Account	22,143.67	5,933.95	16,209.72	273.2%
Texas Class Investment Acct 781	11,147,444.80	8,811,602.32	2,335,842.48	26.5%
Total Checking/Savings	11,189,850.08	8,997,137.75	2,192,712.33	24.4%
Other Current Assets				
Prepaid Insurance	3,371.45	3,301.38	70.07	2.1%
Total Other Current Assets	3,371.45	3,301.38	70.07	2.1%
Total Current Assets	11,193,221.53	9,000,439.13	2,192,782.40	24.4%
TOTAL ASSETS	11,193,221.53	9,000,439.13	2,192,782.40	24.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	24,541.05	75,593.08	-51,052.03	-67.5%
Total Accounts Payable	24,541.05	75,593.08	-51,052.03	-67.5%
Other Current Liabilities				
Cert Of Obligation Current Prin	220,000.00	205,000.00	15,000.00	7.3%
Cert of Obligation Int Accrual	10,206.44	13,964.77	-3,758.33	-26.9%
Total Other Current Liabilities	230,206.44	218,964.77	11,241.67	5.1%
Total Current Liabilities	254,747.49	294,557.85	-39,810.36	-13.5%
Long Term Liabilities				
Certificate of Obligation	336,715.00	556,715.00	-220,000.00	-39.5%
Total Long Term Liabilities	336,715.00	556,715.00	-220,000.00	-39.5%
Total Liabilities	591,462.49	851,272.85	-259,810.36	-30.5%
Equity				
Unrestricted Net Assets	10,545,062.86	8,205,350.25	2,339,712.61	28.5%
Net Income	56,696.18	-56,183.97	112,880.15	200.9%
Total Equity	10,601,759.04	8,149,166.28	2,452,592.76	30.1%
TOTAL LIABILITIES & EQUITY	11,193,221.53	9,000,439.13	2,192,782.40	24.4%

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

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Interest Income Money Market					
Deposit	07/31/2026			Interest	9.45
Deposit	07/31/2026			Interest	34,377.00
Deposit	08/31/2026			Interest	9.46
Deposit	08/31/2026			Interest	34,562.91
Deposit	09/30/2026			Interest	33,820.33
Deposit	09/30/2026			Interest	9.24
Total Interest Income Money Market					102,788.39
Total Income					102,788.39
Cost of Goods Sold					
Capital Improvement Project					
T-1310 Hemphill Road					
Bill	08/26/2026	119365	Edminster Hinshaw Russ & ...	Hemphill Construction Through August 9, 2026	5,936.24
Bill	09/25/2026	119921	Edminster Hinshaw Russ & ...	Hemphill Construction Through September 9, 2026	4,123.50
Total T-1310 Hemphill Road					10,059.74
T-1329 Oliver Street Recon					
Bill	08/26/2026	119366	Edminster Hinshaw Russ & ...	Oliver Street Reconstruction Through August 9, 2026	3,290.00
Total T-1329 Oliver Street Recon					3,290.00
Total Capital Improvement Project					13,349.74
Total COGS					13,349.74
Gross Profit					89,438.65
Expense					
Bank Service Charges					
Check	07/31/2026			Service Charge	54.68
Check	08/14/2026			Service Charge	55.55
Check	09/15/2026			Service Charge	45.94
Total Bank Service Charges					156.17
Municipal Services Costs					
Gener...	07/01/2026	CPA ...	City of Houston	Reverse of GJE CPA 2026-5 -- Accrual for COH invoi...	-245,655.00
Bill	07/31/2026	2026 ...	City of Houston	2026 Municipal Services Fee	236,286.00
Total Municipal Services Costs					-9,369.00
Program and Project Consultant					
Engineering Consultant					
Bill	08/26/2026	119367	Edminster Hinshaw Russ & ...	General Engineering Consultant FY 2027 \$50,000 Th...	1,168.50
Bill	09/25/2026	119923	Edminster Hinshaw Russ & ...	General Engineering Consultant FY 2027 \$50,000 Th...	1,201.50
Total Engineering Consultant					2,370.00
Legal Fees					
Bill	07/31/2026	10014...	Greenberg Traurig, LLP	Legal Services Through July 31, 2026	1,788.00
Bill	07/31/2026	10014...	Greenberg Traurig, LLP	Project Finance and Development Through July 31, 2...	1,564.50
Bill	08/31/2026	10015...	Greenberg Traurig, LLP	Legal Services Through August 31, 2026	1,380.00
Total Legal Fees					4,732.50
Program/Planning Consultant					
Bill	07/29/2026	7-202...	Goodman Corporation	Task 1 - \$3,750.00 COMPLETE	3,187.50
Bill	07/31/2026	1540	Myers Hartgrove Communic...	July Services	1,411.25
Bill	08/31/2026	1548	Myers Hartgrove Communic...	August Services	370.00
Bill	09/30/2026	9-202...	Goodman Corporation	Task 1: \$69,536.00	3,476.80
Bill	09/30/2026	9-202...	Goodman Corporation	Task 3: \$25,037.00	6,259.25
Total Program/Planning Consultant					14,704.80
Tax Consultants					

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

Type	Date	Num	Name	Memo	Amount
Bill	07/01/2026	65371	Equi-Tax, Inc.	July 1, 2026 - June 30, 2027	1,959.00
			Total Tax Consultants		1,959.00
			Total Program and Project Consultant		23,766.30
TIRZ Administration & Overhead					
Accounting Fees					
Bill	08/31/2026	2885	The Morton Accounting Serv...	July 2026 CPA Services	1,485.00
Bill	08/31/2026	2885	The Morton Accounting Serv...	August 2026 CPA Services	1,485.00
Bill	09/30/2026	2900	The Morton Accounting Serv...	September 2026 CPA Services	1,485.00
			Total Accounting Fees		4,455.00
Administration Consultant					
Bill	07/31/2026	1666	SMW Principle Solutions, Inc.	July 2026	4,725.00
Bill	09/30/2026	1671	SMW Principle Solutions, Inc.	August 2026	1,215.00
Bill	09/30/2026	1671	SMW Principle Solutions, Inc.	September 2026	5,400.00
			Total Administration Consultant		11,340.00
Office Expenses					
Bill	09/02/2026	392	eLsqrd Media Group	Website Care, Unlimited Support, and Hosting- 6 Mo...	2,394.00
			Total Office Expenses		2,394.00
			Total TIRZ Administration & Overhead		18,189.00
			Total Expense		32,742.47
			Net Ordinary Income		56,696.18
Net Income					56,696.18

Old Sixth Ward
Redevelopment Authority &
Tax Reinvestment Zone 13

Scan this QR Code
to visit the TIRZ 15
Story Map for more
information



ENGINEERING
REPORT
OCTOBER 2026



Engineering Report Index and Board Action

- **Project Updates**

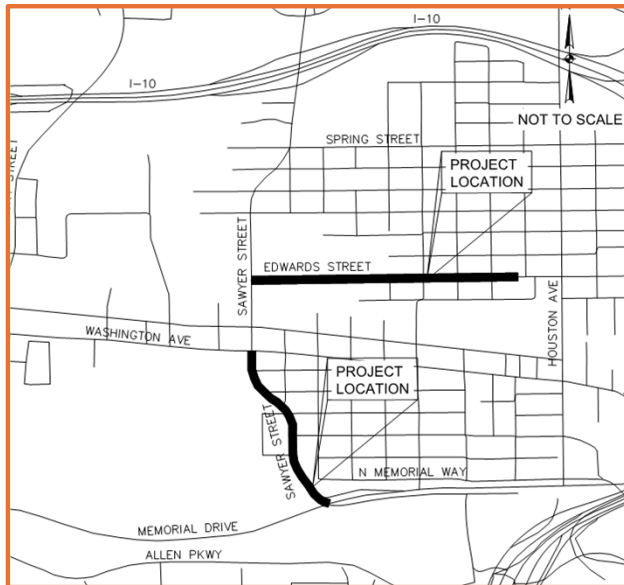
- (T-1322) Multimodal Improvements
- (T-1310) Hemphill Street Improvements
- (T-1329) Oliver Street
- (T-1394) Safe Intersection Crossing and Sidewalk Program

- **Board Action**

- Pending DCR approval for Oliver St Reconstruction, EHRA requests approval for a not to exceed amount of \$100,000 to initiate survey and open up design stages for plan set creation.
- Pending approvals from the City of Houston on T-1322 and T-1395, EHRA requests permission to move into the Bid and Advertising Phase when appropriate.

(T-1322) Multimodal Improvements

- Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards
- EHRA is working towards final design approvals. EHRA is responding accordingly.
- Expected to Advertise Q4 of 2026



Vicinity Map



City asked this location to be redesigned. EHRA coordinated with the ADA consultant to work out the best fit solution and is now waiting on final approvals.

(T-1310) Hemphill Street Improvements

- Work Authorization No. T-1310-WA1-2023
- EHRA provided the recommendation to award letter and bid tabulations to the June 24, 2026 board report. The project was awarded to Vera Industries, LLC for the low bid amount of \$2,011,803.75.
- Hemphill St. is being reconstructed between Washington Ave and Lubbock St.
- Vera (contractor) has mobilized:

Work to date includes:

- Installation of 3 new fire hydrants and TS&Vs
- Water line connections at Lubbock St and Kane St have been completed and work at Decatur St and Union St is underway this week.
- Temporary asphalt along the west side of Hemphill has been completed.

Work in the coming weeks includes the placement of low profile concrete barriers for safety, as required by the City of Houston for traffic control measures. Once in place, beginning on the south end of the project at Lubbock, Vera will begin work on the storm sewer improvements.

Community Engagement:

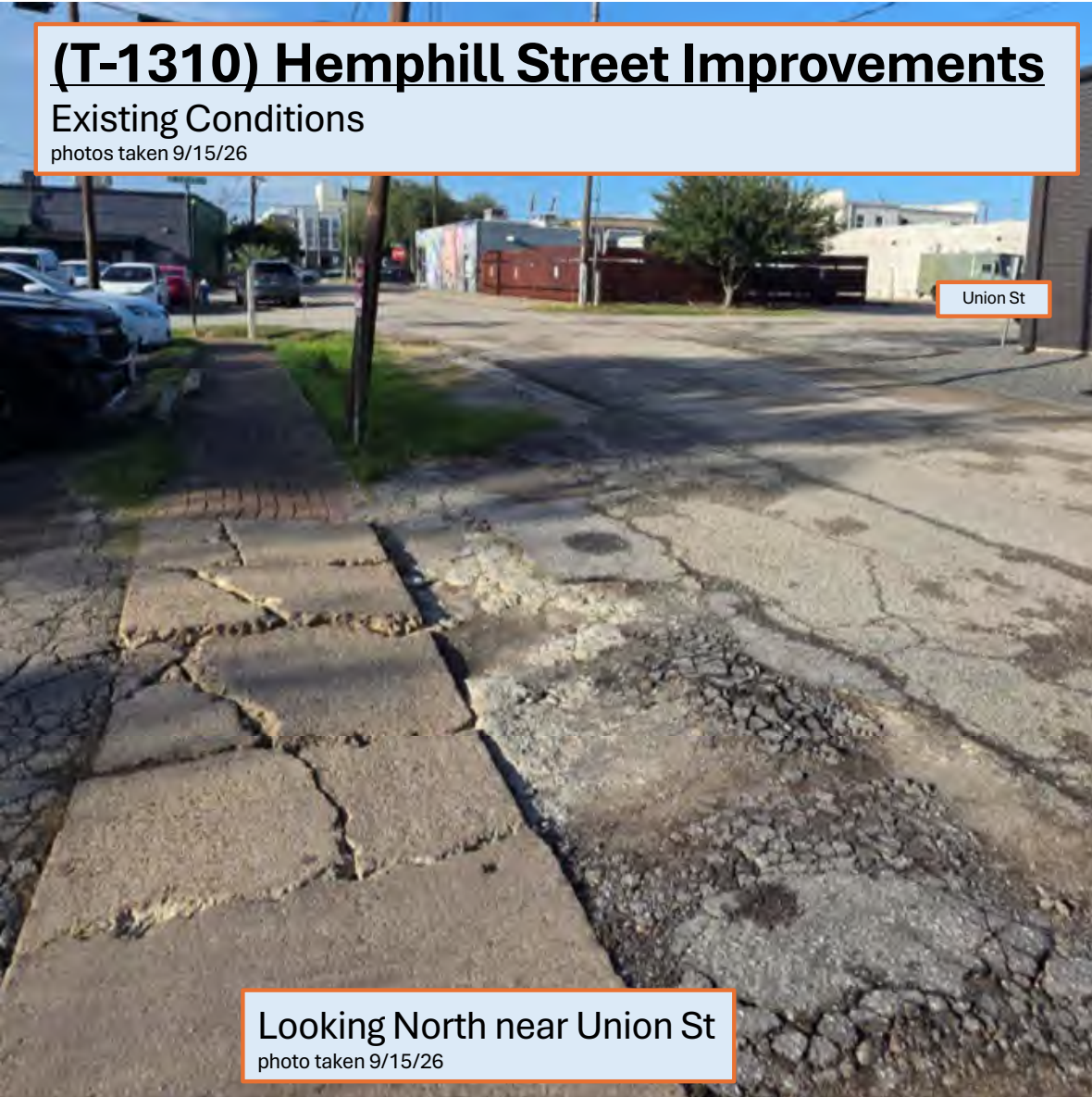
EHRA remains diligent in public outreach beyond City standards. Communication with adjacent stakeholders and homeowners has been steady. As questions arise, EHRA is working to coordinate appropriately and keep everyone informed.



(T-1310) Hemphill Street Improvements

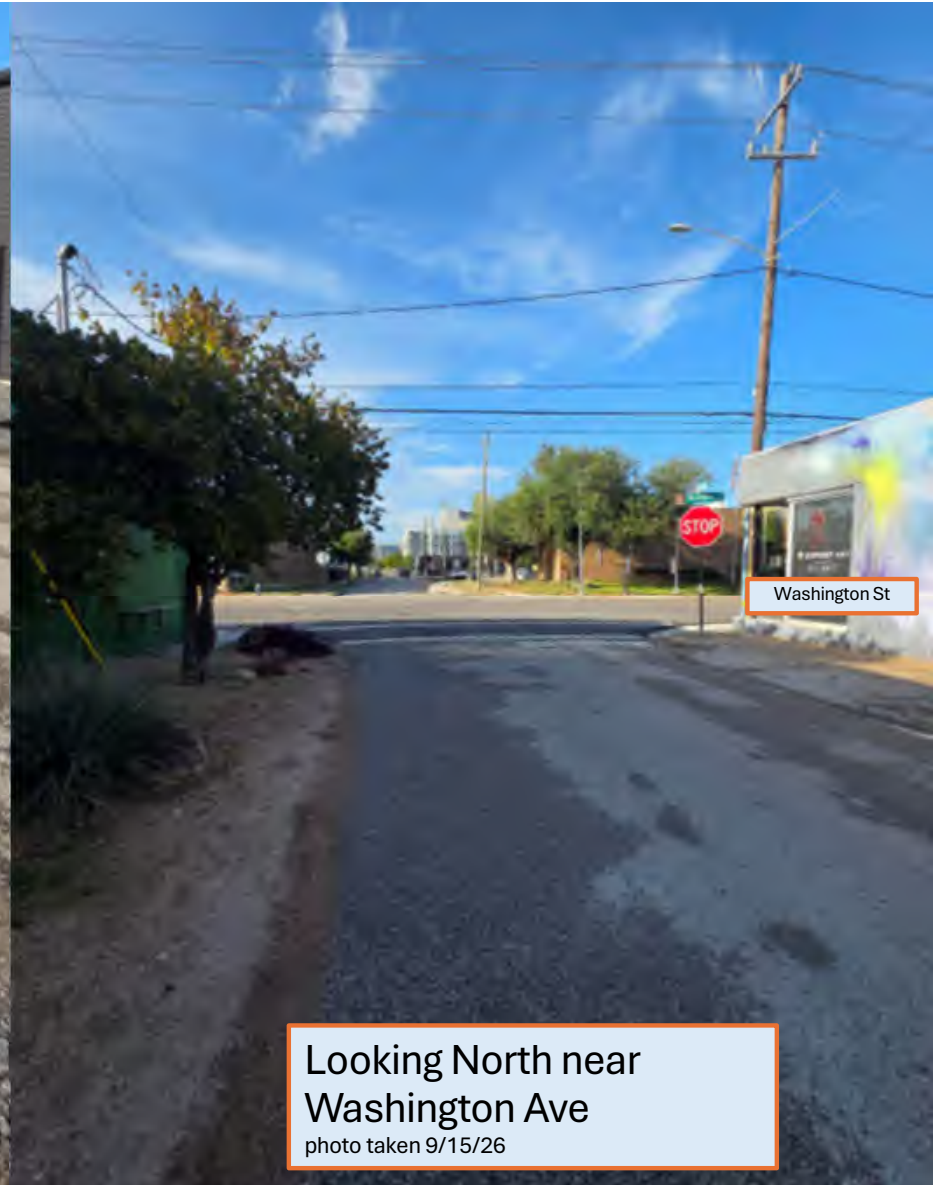
Existing Conditions

photos taken 9/15/26



Looking North near Union St

photo taken 9/15/26



**Looking North near
Washington Ave**

photo taken 9/15/26

(T-1310) Hemphill Street Improvements

Existing Conditions (pre-construction) – Looking South at Kane St

photo taken 9/15/26



Kane St

Kane St

(T-1310) Hemphill Street Improvements

Existing Conditions (pre-construction) – Looking North at Kane St

photo taken 9/15/26



Kane St

(T-1310) Hemphill Street Improvements

Existing Conditions (pre-construction) - Looking North near Lubbock

photo taken 9/15/26



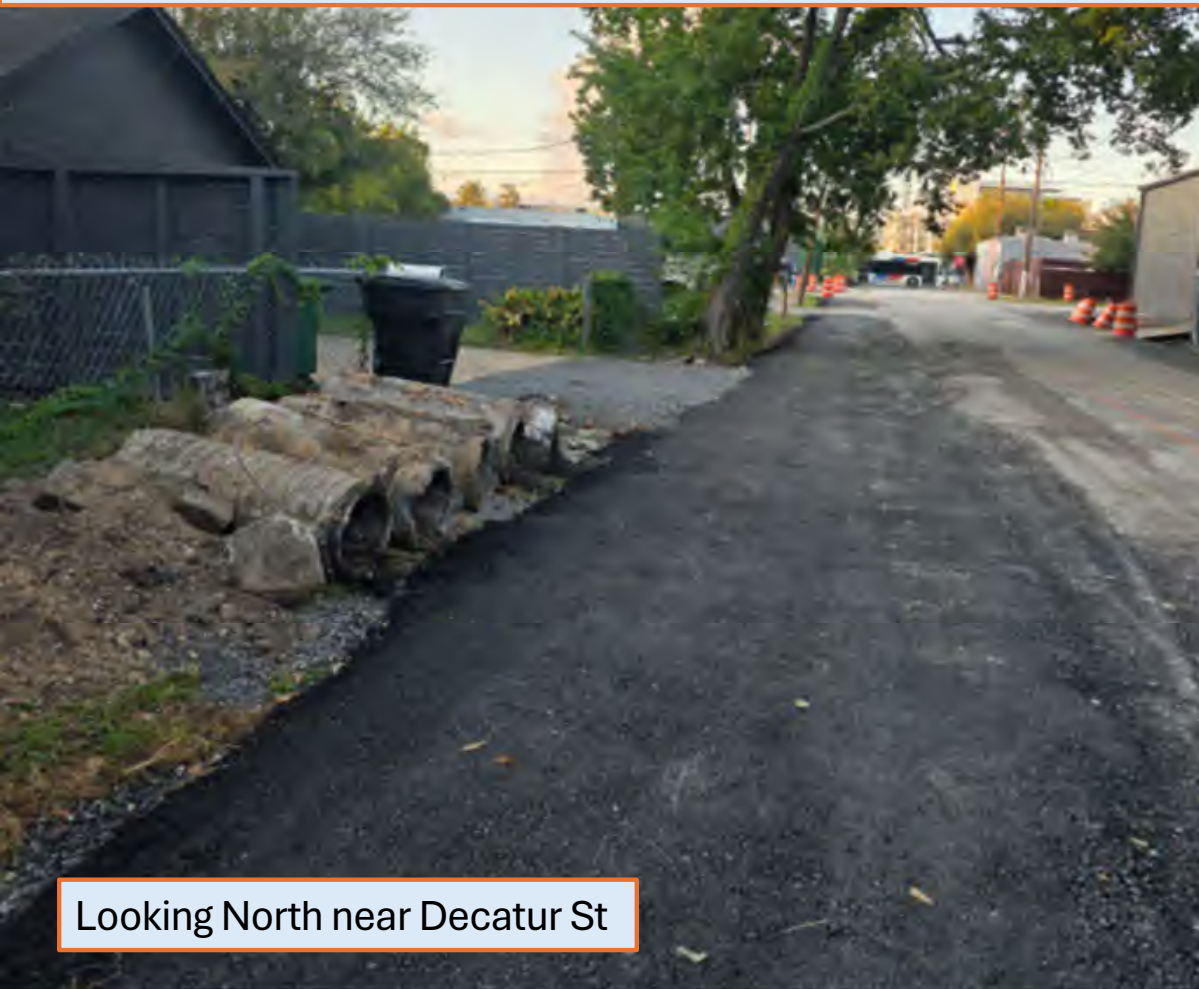
(T-1310) Hemphill Street Improvements

Construction photos taken the first 2 weeks of October



(T-1310) Hemphill Street Improvements

Construction photos taken the first 2 weeks of October



Looking North near Decatur St



Trees discussed with Arborist for preservation purposes

(T-1329) Oliver Street

- Work Authorization No. T-1329-WA1-2024
- EHRA met with the COH Design Concept Report (DCR) committee and the appropriately assembled design discipline representatives to review the report and design alternatives. The COH requested minor alternative revisions.
 - EHRA has completed the requested revisions and is setting up a final meeting to move into design.
- The Oliver Street design improvements include two United Pacific Railroad (UPRR) crossings. The TIRZ 13 board approved coordinating safe pedestrian crossing designs for these locations. EHRA, the COH, and UPRR are meeting onsite for a diagnostics review of the crossings on Oct 29, 2026 at 9am.
- Pending COH approvals at the next DCR meeting, EHRA requests approval to move into design. Details from that meeting are required for final details related to the work authorization. Thus, EHRA requests approval to release Survey and for early stages of design not to exceed \$100,000. Work Authorization

(T-1329) Oliver Street

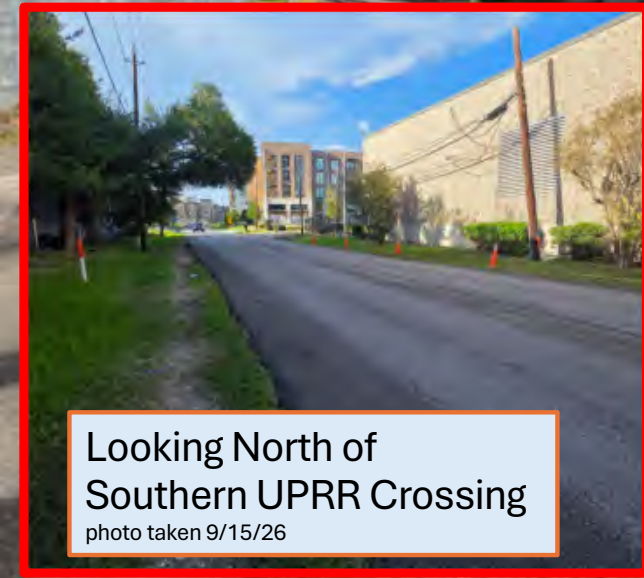
Existing Conditions
Southern UPRR Crossing

photo taken 9/15/26



Looking North of
Southern UPRR Crossing

photo taken 9/15/26



(T-1329) Oliver Street

Existing Conditions
Northern UPRR Crossing

photo taken 9/15/26



(T-1329) Oliver Street

Existing Conditions

Northern UPRR Crossing (looking North)

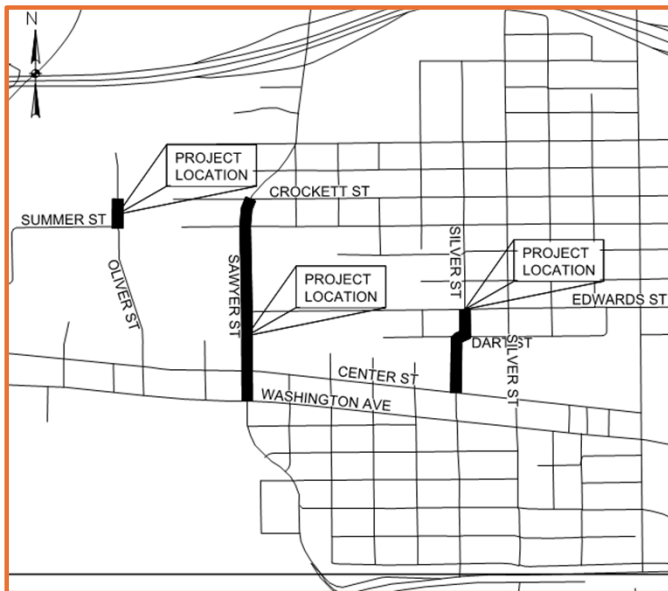
photo taken 9/15/26

Summer St

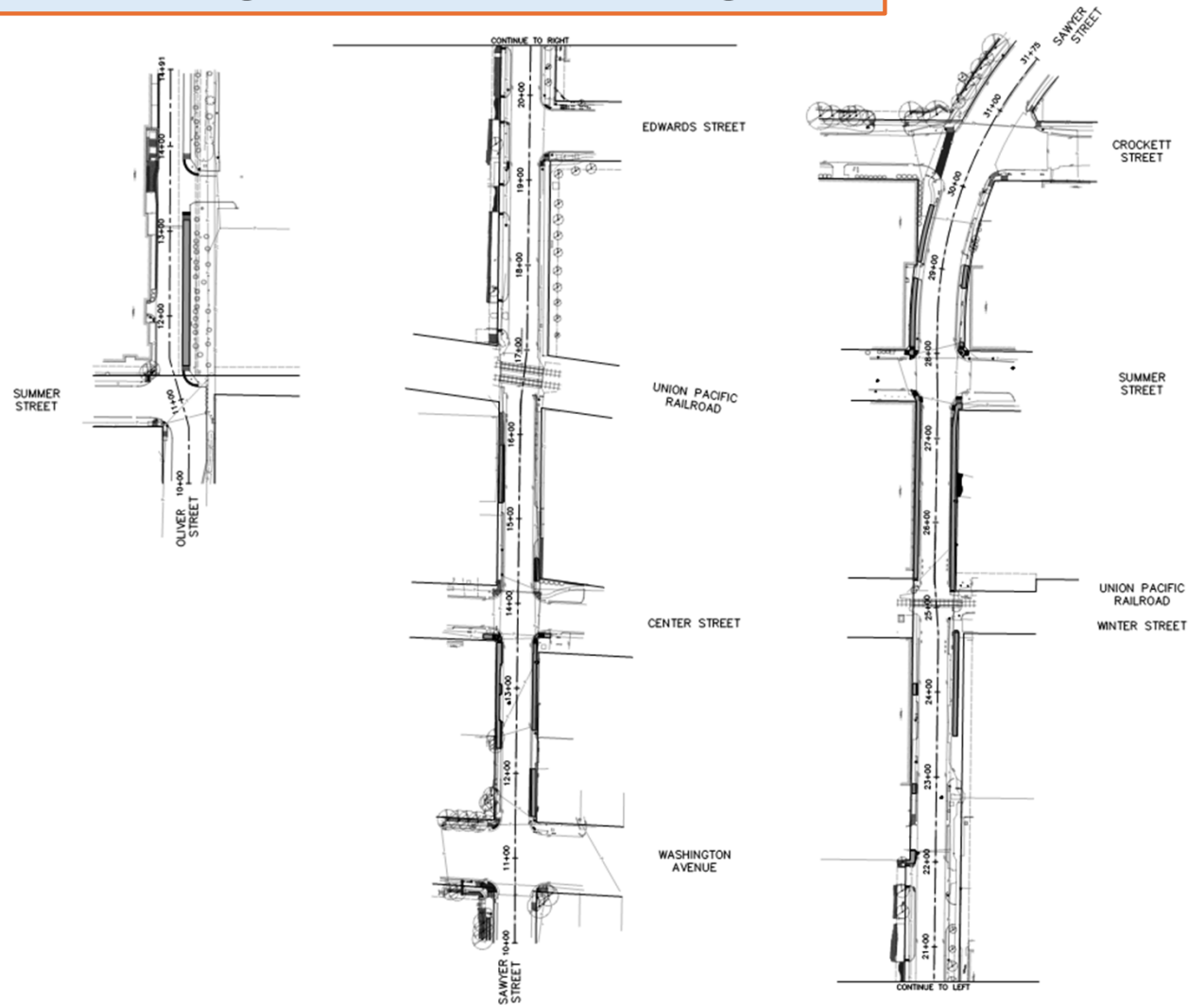


(T-1394) Safe Intersection Crossing and Sidewalk Program

- Work Authorization No. T-1399-WA1-2024
- EHRA is working towards final approvals. EHRA is responding accordingly.
- Expected to Advertise Q4 of 2026 in conjunction with T-1322



Vicinity Map



REINVESTMENT ZONE NUMBER THIRTEEN

CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amendment

Project Plan and Reinvestment Zone Financing Plan

November 1, 2026

REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE THIRTEEN, CITY OF HOUSTON, TEXAS
OLD SIXTH WARD ZONE
PART E – FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Thirteen, City of Houston, Texas, also known as the Old Sixth Ward Zone (“Zone”) was created by the City of Houston, Texas (“City”) on December 22, 1998, by Ordinance No. 1998-1256, as requested by the Old Sixth Ward Neighborhood Association and petitioners in an area located west of downtown Houston, north of Memorial Drive and on approximately 150 acres of land known as the historic Old Sixth Ward neighborhood. The purposes of the Zone were to advance historic preservation, facilitate physical improvements to the historic Dow School, encourage affordable and market-rate housing projects, and encourage development and redevelopment in the area.

Section One:

The Part A and Part B Plan: A Project Plan and Reinvestment Zone Financing Plan for the Zone was adopted on July 28, 1999, by Ordinance No. 1999-794 (the “Part A Plan”). On August 11, 1999, by Ordinance No. 1999-827, the City adopted the First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part B Plan”). Together the Part A Plan and the Part B Plan provided mechanisms needed to assist in the repositioning of the Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included in the Plans addressed existing conditions consisting of substandard and deteriorating structures; inadequate and deteriorated streets, utilities, and sidewalks; faulty and obsolete lot layouts; safety issues; and school improvements.

The Part C Plan: On October 27, 2010, by Ordinance No. 2010-819, the City adopted the Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part C Plan”). The Part C Plan provided additional funding for the design and construction of public roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements, and public art.

The Part D Plan: On June 20, 2012, by Ordinance No. 2012-571, the City adopted the Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part D Plan”). The Part D Plan provided for the enhancement of and improvements to the approximately 100 acres of land annexed into the Zone in conjunction with the Part D Plan, as well as the areas covered in the Part A Plan, Part B Plan, and Part C Plan. The Part D Plan further contemplated expenditure of project costs to implement projects in areas outside of the boundaries of the Zone that provide a benefit to the Zone, as authorized by Chapter 311 of the Texas Tax Code.

The Zone and the City now desire to amend the Plans as further described herein, (the “Part E Plan”).

Section Two:

The Part E Plan: The Part E Plan will remedy recent and historic negative trends within the Zone by creating a viable and attractive environment for investment and redevelopment. Improvements have been identified that will enhance the community by attracting new businesses and residents to the area. The term of the Zone will be extended to December 31, 2056.

Public improvements proposed in this Part E Plan are in relationship to the original goals of the Zone and are as follows:

Proposed Goals for Improvements in the Zone:

Goal 1: Infrastructure Improvements

Improvements to public streets and other public infrastructure will create an environment that stimulates private investment in retail, residential, and multi-family developments. Reconstruction (major and minor) of key streets and storm water systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City and other governmental entities as needed, and where possible, these projects will include elements that would not otherwise be included in those programs.

Goal 2: Support Retail Development in Commercial Areas and Enhance Associated Pedestrian-Friendly Environment and Local Public Parking Opportunities

The retention and expansion of retail and commercial developments is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued success of residential projects in the area.

The character and development patterns that make the Old Sixth Ward attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Old Sixth Ward would take full advantage of retail and dining opportunities. The Zone proposes to coordinate with public and private investment partners to develop parking solutions. The Zone will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period visiting a larger number of venues. The construction of parking will also benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

Goal 3: Drainage and Detention Facilities

Project costs will include the construction of flood mitigation utility systems and the design and construction of new storm water systems, detention basins, channel and environmental/ecological restoration projects and reclamation in coordination with the City.

Goal 4: Parks and Related Amenities

Redevelopment, improvement and creation of parks, public open green space, appropriate recreational facilities, and related amenities including access and egress improvements, land acquisition, dedication of public easements, parking, and the construction of enhancements. All improvements will be integrated with adjacent land uses and provided with upgrades focused on connectivity, pedestrian safety, and the visual environment.

Goal 5: Pedestrian and Streetscape Enhancements

The creation of pedestrian-friendly, multimodal safe environments necessitates reconstruction of the pedestrian realm. Streetscape/pedestrian level enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include sidewalks, street trees, landscaping, and pedestrian amenities. Construction of improved sidewalk systems including ADA-compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the Zone and to adjacent areas.

The development of pedestrian facilities, bikeways, and trails, including sidewalks, pedestrian bridges, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities is necessary to enhance safety and connectivity. Improvements include establishment of pedestrian and bike lanes where adequate right-of-way/public easements are available.

Goal 6: Cultural and Public Facilities and Historic Preservation

The quality of life for area residents will be enhanced through increased efforts to rehabilitate cultural and public facilities and historic preservation initiatives.

A. PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public, and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinances, master plans, or building codes.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): No other non-project costs are known at this time.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): [It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.]

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown in Exhibit 1.

Proposed Kind, Number, and Location of all Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone, including the Apartment Market Study for a Low-Income Housing Tax Credit Development for the Texas Department of Housing and Community Affairs, by Patrick O'Conner and Associated, Inc. in 1998. In addition, Exhibits 2-5 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$94,639,393. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, and Part E Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Notes have been issued by the Zone. On October 22, 2008, by Ordinance No. 2008-941, the City approved an Agreement for Financing Public Infrastructure Improvements by and among the City of Houston, Reinvestment Zone Number Thirteen, and the Old Sixth Ward Redevelopment Authority. Subsequently on August 26, 2008, by Ordinance No. 2009-793, the City approved a First Amended and Restated Agreement for Financing Public Infrastructure Improvements. Additional bonds or notes may be issued. The value and timing of these future bond or note issuances will correlate to the debt capacity as derived from the revenue schedules attached hereto, and by actual market conditions for the issuance and sale of such bonds or notes. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant fundings and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grand funding partnerships. Tax Year 1999 was the base year for the Zone, and Tax Year 2050 is the scheduled termination date. As outlined in Exhibits 2 through 5, at least \$94,639,393 increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.51910/\$100 of assessed valuation in the Original and Annexed Areas, a Houston Independent School District contribution of \$.84890/\$100 of assessed valuation in the Original Area through tax year 2028.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of August 2025 is \$1,565,844,743.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

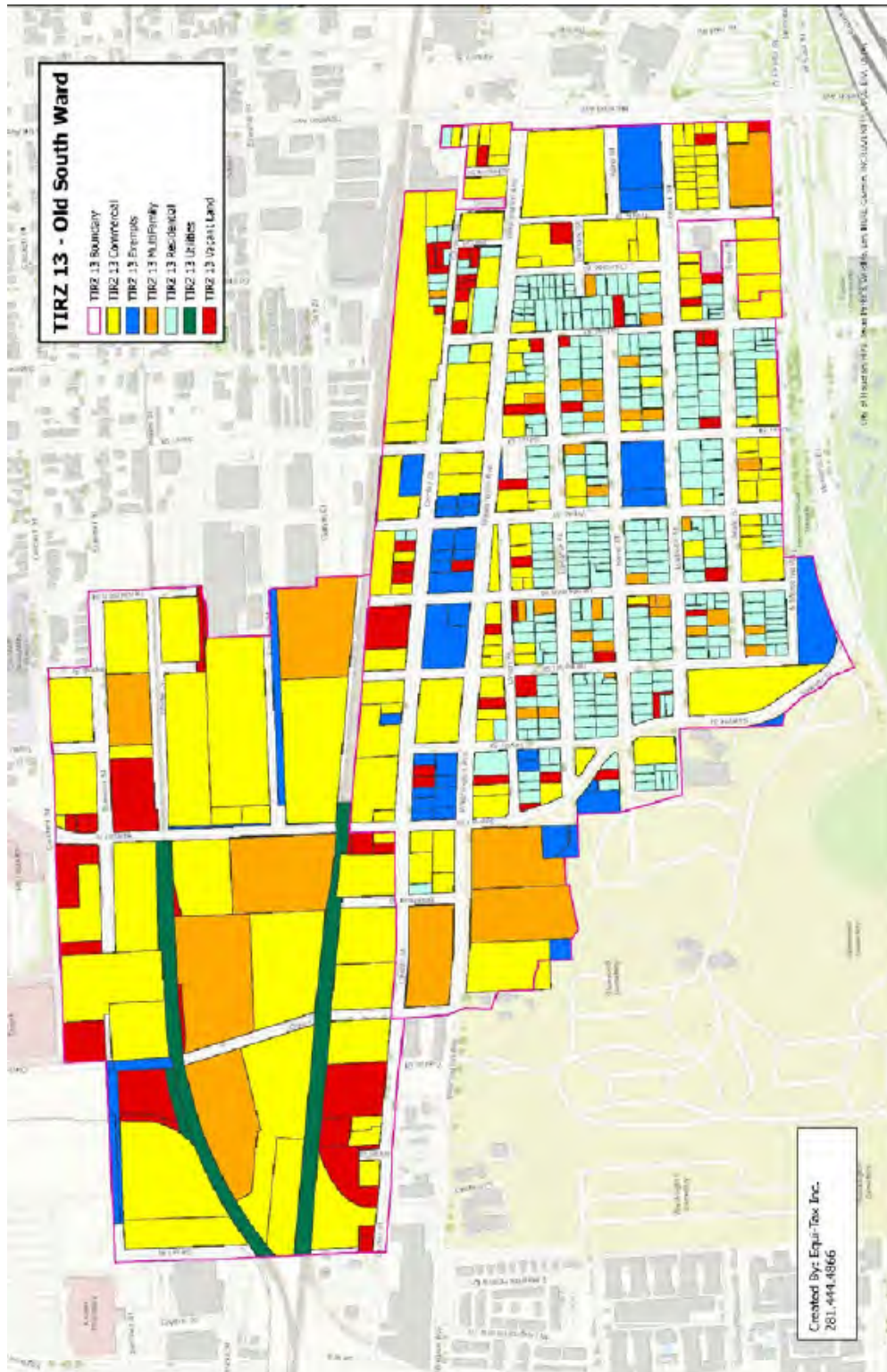
Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created pursuant to Ordinance No. 1998-1256, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, and the increased demand on the already-distressed infrastructure, the Part E Plan extends the duration of the Zone to December 31, 2050.

The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, after the issuance of proposed revenue bonds, notes, or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

Affordable Housing (Texas Tax Code § 311.011(f)): The Zone was created by petition of property owners constituting more than 50% of the assessed value of property in the Zone. One-third of tax increment revenues of the Zone are dedicated to the provision of affordable housing, which may be provided inside or outside the Zone authorized by Chapter 311, Texas Tax Code. An estimated \$71,270,157 will be used for affordable housing over the remaining life of the Zone.

Maps and Exhibits

Map 1 – Map of Proposed and Existing Land Uses in Zone



Map 1

Exhibit 1 - Parts A,B,C,D, and E Plan Project Cost

Project Cost Amendments: The following table includes the approved project cost for the Part A, Part B, Part C, Part D and the changes made to those budgets through this Part E

Project Type	Estimated Costs 1999 Plan	Estimated Costs 1999 Plan (Amended)	Estimated Costs 2010 Plan	Estimated Costs 2012 Plan	Estimated Costs 2026 Plan	Total	Costs Through 6/30/2025	Remaining Costs
Infrastructure Improvements :								
Total Infrastructure Improvements (public utilities, roadways, sidewalks)	\$3,312,000	\$3,312,000	\$9,000,000	\$25,000,000	\$92,458,843	\$100,687,187	\$8,228,344	\$92,458,843
Other Project Costs:								
Total Historic Preservation	\$1,000,000	\$1,000,000	\$2,000,000	\$3,000,000	\$1,000,000	\$2,013,867	\$1,013,867	\$1,000,000
Total Parks and Recreational Facilities	\$134,000	\$134,000	\$3,000,000	\$3,000,000	\$3,000,000	\$5,064,382	\$2,064,382	\$3,000,000
Total Mitigation and Remediations for Washington Courtyards	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Total TIRZ Creation	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0
Total TIRZ Management	\$500,000	\$500,000	\$1,339,973		\$1,750,000	\$4,079,553	\$2,329,553	\$1,750,000
Total Affordable Housing	\$5,517,419	\$6,865,955	\$11,765,306	\$11,765,306	\$101,537,474	\$114,824,342	\$13,286,868	\$101,537,474
Total Administrative (COH and HSID)					\$15,077,069	\$15,077,069		\$15,077,069
Educational Project Costs								
Dow School	\$428,000	\$428,000	\$0	\$0	\$0			
Educational Facilities	\$2,579,000	\$4,426,691	\$0	\$0	\$0			
Total Educational Project Costs	\$3,007,000	\$4,854,691	\$0	\$0	\$0	\$3,020,802	\$3,020,802	\$0
Financing Plan								
Project Plan Total	\$13,630,419	\$16,826,656	\$27,105,279	\$42,765,306	\$33,594,498	\$55,592,049	\$1,997,551	\$33,594,498
						\$280,359,251	\$31,941,367	\$248,417,884

Exhibit 2 - Net Revenue All Jurisdictions

Tax Year (1)	Increment Revenue			Total Transfers	Net Revenue (Total Increment Revenue Less Transfers)
	City	HISD	Total Increment Revenue		
2026	\$4,788,495	\$267,759	\$5,056,254	\$2,039,096	\$3,017,158
2027	\$5,001,023	\$267,759	\$5,268,782	\$2,120,565	\$3,148,217
2028	\$5,222,052	\$267,759	\$5,489,811	\$2,205,293	\$3,284,518
2029	\$5,451,922		\$5,451,922	\$2,089,903	\$3,362,018
2030	\$5,690,986		\$5,690,986	\$2,181,545	\$3,509,442
2031	\$5,939,614		\$5,939,614	\$2,276,852	\$3,662,762
2032	\$6,198,186		\$6,198,186	\$2,375,971	\$3,822,215
2033	\$6,467,102		\$6,467,102	\$2,479,056	\$3,988,046
2034	\$6,746,773		\$6,746,773	\$2,586,263	\$4,160,510
2035	\$7,037,632		\$7,037,632	\$2,697,759	\$4,339,873
2036	\$7,340,125		\$7,340,125	\$2,813,715	\$4,526,411
2037	\$7,654,718		\$7,654,718	\$2,934,309	\$4,720,410
2038	\$7,981,895		\$7,981,895	\$3,059,726	\$4,922,169
2039	\$8,322,159		\$8,322,159	\$3,190,161	\$5,131,998
2040	\$8,676,033		\$8,676,033	\$3,325,813	\$5,350,220
2041	\$9,044,062		\$9,044,062	\$3,466,890	\$5,577,172
2042	\$9,426,812		\$9,426,812	\$3,613,611	\$5,813,201
2043	\$9,824,873		\$9,824,873	\$3,766,201	\$6,058,672
2044	\$10,238,856		\$10,238,856	\$3,924,895	\$6,313,961
2045	\$10,669,398		\$10,669,398	\$4,089,936	\$6,579,462
2046	\$11,117,161		\$11,117,161	\$4,261,579	\$6,855,583
2047	\$11,582,836		\$11,582,836	\$4,440,087	\$7,142,749
2048	\$12,067,137		\$12,067,137	\$4,625,736	\$7,441,401
2049	\$12,570,810		\$12,570,810	\$4,818,811	\$7,752,000
2050	\$13,094,631		\$13,094,631	\$5,019,608	\$8,075,022
2051	\$13,639,404		\$13,639,404	\$5,228,438	\$8,410,966
2052	\$14,205,968		\$14,205,968	\$5,445,621	\$8,760,347
2053	\$14,795,195		\$14,795,195	\$5,671,491	\$9,123,703
2054	\$15,407,990		\$15,407,990	\$5,906,396	\$9,501,594
2055	\$16,045,298		\$16,045,298	\$6,150,697	\$9,894,600
2056	\$16,708,097		\$16,708,097	\$6,404,771	\$10,303,327
Total	\$298,957,243	\$803,278	\$299,760,521	\$115,210,795	\$184,549,726

Exhibit 2A - Transfer Schedule All Jurisdictions

		Increment Revenue			Transfers									
					Affordable Housing			HISD Educational		Admin Fees				
Tax Year(1)	CITY	HISD (2)	Total	COH	HISD (2)	Total		(2)	COH	HISD (2)	Total	Total Transfers	Net Revenue (Total Increment Revenue less Total Transfers)	
2026	\$4,788,495	\$267,759	\$5,056,254	\$1,596,165	\$89,253	\$1,685,418		\$89,253	\$239,425	\$25,000	\$264,425	\$2,039,096	\$3,017,158	
2027	\$5,001,023	\$267,759	\$5,268,782	\$1,667,008	\$89,253	\$1,756,261		\$89,253	\$250,051	\$25,000	\$275,051	\$2,120,565	\$3,148,217	
2028	\$5,222,052	\$267,759	\$5,489,811	\$1,740,684	\$89,253	\$1,829,937		\$89,253	\$261,103	\$25,000	\$286,103	\$2,205,293	\$3,284,518	
2029	\$5,451,922		\$5,451,922	\$1,817,307		\$1,817,307			\$272,596		\$272,596	\$2,089,903	\$3,362,018	
2030	\$5,690,986		\$5,690,986	\$1,896,995		\$1,896,995			\$284,549		\$284,549	\$2,181,545	\$3,509,442	
2031	\$5,939,614		\$5,939,614	\$1,979,871		\$1,979,871			\$296,981		\$296,981	\$2,276,852	\$3,662,762	
2032	\$6,198,186		\$6,198,186	\$2,066,062		\$2,066,062			\$309,909		\$309,909	\$2,375,971	\$3,822,215	
2033	\$6,467,102		\$6,467,102	\$2,155,701		\$2,155,701			\$323,355		\$323,355	\$2,479,056	\$3,988,046	
2034	\$6,746,773		\$6,746,773	\$2,248,924		\$2,248,924			\$337,339		\$337,339	\$2,586,263	\$4,160,510	
2035	\$7,037,632		\$7,037,632	\$2,345,877		\$2,345,877			\$351,882		\$351,882	\$2,697,759	\$4,339,873	
2036	\$7,340,125		\$7,340,125	\$2,446,708		\$2,446,708			\$367,006		\$367,006	\$2,813,715	\$4,526,411	
2037	\$7,654,718		\$7,654,718	\$2,551,573		\$2,551,573			\$382,736		\$382,736	\$2,934,309	\$4,720,410	
2038	\$7,981,895		\$7,981,895	\$2,660,632		\$2,660,632			\$399,095		\$399,095	\$3,059,726	\$4,922,169	
2039	\$8,322,159		\$8,322,159	\$2,774,053		\$2,774,053			\$416,108		\$416,108	\$3,190,161	\$5,131,998	
2040	\$8,676,033		\$8,676,033	\$2,892,011		\$2,892,011			\$433,802		\$433,802	\$3,325,813	\$5,350,220	
2041	\$9,044,062		\$9,044,062	\$3,014,687		\$3,014,687			\$452,203		\$452,203	\$3,466,890	\$5,577,172	
2042	\$9,426,812		\$9,426,812	\$3,142,271		\$3,142,271			\$471,341		\$471,341	\$3,613,611	\$5,813,201	
2043	\$9,824,873		\$9,824,873	\$3,274,958		\$3,274,958			\$491,244		\$491,244	\$3,766,201	\$6,058,672	
2044	\$10,238,856		\$10,238,856	\$3,412,952		\$3,412,952			\$511,943		\$511,943	\$3,924,895	\$6,313,961	
2045	\$10,669,398		\$10,669,398	\$3,556,466		\$3,556,466			\$533,470		\$533,470	\$4,089,936	\$6,579,462	
2046	\$11,117,161		\$11,117,161	\$3,705,720		\$3,705,720			\$555,858		\$555,858	\$4,261,579	\$6,855,583	
2047	\$11,582,836		\$11,582,836	\$3,860,945		\$3,860,945			\$579,142		\$579,142	\$4,440,087	\$7,142,749	
2048	\$12,067,137		\$12,067,137	\$4,022,379		\$4,022,379			\$603,357		\$603,357	\$4,625,736	\$7,441,401	
2049	\$12,570,810		\$12,570,810	\$4,190,270		\$4,190,270			\$628,541		\$628,541	\$4,818,811	\$7,752,000	
2050	\$13,094,631		\$13,094,631	\$4,364,877		\$4,364,877			\$654,732		\$654,732	\$5,019,608	\$8,075,022	
2051	\$13,639,404		\$13,639,404	\$4,546,468		\$4,546,468			\$681,970		\$681,970	\$5,228,438	\$8,410,966	
2052	\$14,205,968		\$14,205,968	\$4,735,323		\$4,735,323			\$710,298		\$710,298	\$5,445,621	\$8,760,347	
2053	\$14,795,195		\$14,795,195	\$4,931,732		\$4,931,732			\$739,760		\$739,760	\$5,671,491	\$9,123,703	
2054	\$15,407,990		\$15,407,990	\$5,135,997		\$5,135,997			\$770,400		\$770,400	\$5,906,396	\$9,501,594	
2055	\$16,045,298		\$16,045,298	\$5,348,433		\$5,348,433			\$802,265		\$802,265	\$6,150,697	\$9,894,600	
2056	\$16,708,097		\$16,708,097	\$5,569,366		\$5,569,366			\$835,405		\$835,405	\$6,404,771	\$10,303,327	
Totals	\$298,957,243	\$803,278	\$299,760,521	\$99,652,414	\$267,759	\$99,920,174	\$267,759	\$14,947,862	\$75,000	\$15,022,862	\$14,947,862	\$115,210,795	\$184,549,726	

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2056

(2) HISD participation is scheduled to terminate in Tax Year 2028

DM-#8309260.4

- (1) HISD participation ends in FY 2028
- (2) Base Year is 1998
- (3) Projected Growth is 4% per year
- (4) Collection Rate is projected at 55%

Exhibit 3- Revenue Schedule Original Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2025	\$34,345,500	\$545,897,824	\$511,552,324	95%	0.51910	\$2,522,695
2026	\$34,345,500	\$567,733,737	\$533,388,237	95%	0.51910	\$2,630,377
2027	\$34,345,500	\$590,443,086	\$556,097,586	95%	0.51910	\$2,742,367
2028	\$34,345,500	\$614,060,810	\$579,715,310	95%	0.51910	\$2,858,837
2029	\$34,345,500	\$638,623,242	\$604,277,742	95%	0.51910	\$2,979,965
2030	\$34,345,500	\$664,168,172	\$629,822,672	95%	0.51910	\$3,105,939
2031	\$34,345,500	\$690,734,899	\$656,389,399	95%	0.51910	\$3,236,952
2032	\$34,345,500	\$718,364,295	\$684,018,795	95%	0.51910	\$3,373,204
2033	\$34,345,500	\$747,098,867	\$712,753,367	95%	0.51910	\$3,514,908
2034	\$34,345,500	\$776,982,821	\$742,637,321	95%	0.51910	\$3,662,279
2035	\$34,345,500	\$808,062,134	\$773,716,634	95%	0.51910	\$3,815,545
2036	\$34,345,500	\$840,384,619	\$806,039,119	95%	0.51910	\$3,974,942
2037	\$34,345,500	\$874,000,004	\$839,654,504	95%	0.51910	\$4,140,714
2038	\$34,345,500	\$908,960,004	\$874,614,504	95%	0.51910	\$4,313,118
2039	\$34,345,500	\$945,318,405	\$910,972,905	95%	0.51910	\$4,492,417
2040	\$34,345,500	\$983,131,141	\$948,785,641	95%	0.51910	\$4,678,889
2041	\$34,345,500	\$1,022,456,386	\$988,110,886	95%	0.51910	\$4,872,819
2042	\$34,345,500	\$1,063,354,642	\$1,029,009,142	95%	0.51910	\$5,074,507
2043	\$34,345,500	\$1,105,888,828	\$1,071,543,328	95%	0.51910	\$5,284,262
2044	\$34,345,500	\$1,150,124,381	\$1,115,778,881	95%	0.51910	\$5,502,408
2045	\$34,345,500	\$1,196,129,356	\$1,161,783,856	95%	0.51910	\$5,729,279
2046	\$34,345,500	\$1,243,974,530	\$1,209,629,030	95%	0.51910	\$5,965,225
2047	\$34,345,500	\$1,293,733,511	\$1,259,388,011	95%	0.51910	\$6,210,609
2048	\$34,345,500	\$1,345,482,852	\$1,311,137,352	95%	0.51910	\$6,465,808
2049	\$34,345,500	\$1,399,302,166	\$1,364,956,666	95%	0.51910	\$6,731,216
2050	\$34,345,500	\$1,455,274,252	\$1,420,928,752	95%	0.51910	\$7,007,239
2051	\$34,345,500	\$1,513,485,223	\$1,479,139,723	95%	0.51910	\$7,294,304
2052	\$34,345,500	\$1,574,024,632	\$1,539,679,132	95%	0.51910	\$7,592,851
2053	\$34,345,500	\$1,636,985,617	\$1,602,640,117	95%	0.51910	\$7,903,340
2054	\$34,345,500	\$1,702,465,041	\$1,668,119,541	95%	0.51910	\$8,226,248
2055	\$34,345,500	\$1,770,563,643	\$1,736,218,143	95%	0.51910	\$8,562,073
2056	\$34,345,500	\$1,841,386,189	\$1,807,040,689	95%	0.51910	\$8,911,331

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2056

(2) Base Year is Tax Year 1998

(3) Projected Growth for Tax Year 2022 to 2056 is an incremental increase of 4% each year

(4) Collection Rate for Tax Years 2022 to 2056 at 95%

Exhibit 3A- Revenue Schedule 2012 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2025	\$72,052,621	\$490,073,075	\$418,020,454	95%	0.51910	\$2,061,447
2026	\$72,052,621	\$509,675,998	\$437,623,377	95%	0.51910	\$2,158,118
2027	\$72,052,621	\$530,063,038	\$458,010,417	95%	0.51910	\$2,258,655
2028	\$72,052,621	\$551,265,559	\$479,212,938	95%	0.51910	\$2,363,215
2029	\$72,052,621	\$573,316,182	\$501,263,561	95%	0.51910	\$2,471,956
2030	\$72,052,621	\$596,248,829	\$524,196,208	95%	0.51910	\$2,585,047
2031	\$72,052,621	\$620,098,782	\$548,046,161	95%	0.51910	\$2,702,662
2032	\$72,052,621	\$644,902,734	\$572,850,113	95%	0.51910	\$2,824,982
2033	\$72,052,621	\$670,698,843	\$598,646,222	95%	0.51910	\$2,952,194
2034	\$72,052,621	\$697,526,797	\$625,474,176	95%	0.51910	\$3,084,495
2035	\$72,052,621	\$725,427,868	\$653,375,247	95%	0.51910	\$3,222,087
2036	\$72,052,621	\$754,444,983	\$682,392,362	95%	0.51910	\$3,365,184
2037	\$72,052,621	\$784,622,783	\$712,570,162	95%	0.51910	\$3,514,004
2038	\$72,052,621	\$816,007,694	\$743,955,073	95%	0.51910	\$3,668,777
2039	\$72,052,621	\$848,648,002	\$776,595,381	95%	0.51910	\$3,829,741
2040	\$72,052,621	\$882,593,922	\$810,541,301	95%	0.51910	\$3,997,144
2041	\$72,052,621	\$917,897,679	\$845,845,058	95%	0.51910	\$4,171,243
2042	\$72,052,621	\$954,613,586	\$882,560,965	95%	0.51910	\$4,352,305
2043	\$72,052,621	\$992,798,129	\$920,745,508	95%	0.51910	\$4,540,610
2044	\$72,052,621	\$1,032,510,054	\$960,457,433	95%	0.51910	\$4,736,448
2045	\$72,052,621	\$1,073,810,456	\$1,001,757,835	95%	0.51910	\$4,940,119
2046	\$72,052,621	\$1,116,762,875	\$1,044,710,254	95%	0.51910	\$5,151,936
2047	\$72,052,621	\$1,161,433,390	\$1,089,380,769	95%	0.51910	\$5,372,227
2048	\$72,052,621	\$1,207,890,725	\$1,135,838,104	95%	0.51910	\$5,601,329
2049	\$72,052,621	\$1,256,206,354	\$1,184,153,733	95%	0.51910	\$5,839,595
2050	\$72,052,621	\$1,306,454,608	\$1,234,401,987	95%	0.51910	\$6,087,392
2051	\$72,052,621	\$1,358,712,793	\$1,286,660,172	95%	0.51910	\$6,345,100
2052	\$72,052,621	\$1,413,061,304	\$1,341,008,683	95%	0.51910	\$6,613,117
2053	\$72,052,621	\$1,469,583,757	\$1,397,531,136	95%	0.51910	\$6,891,855
2054	\$72,052,621	\$1,528,367,107	\$1,456,314,486	95%	0.51910	\$7,181,742
2055	\$72,052,621	\$1,589,501,791	\$1,517,449,170	95%	0.51910	\$7,483,225
2056	\$72,052,621	\$1,653,081,863	\$1,581,029,242	95%	0.51910	\$7,796,767

(1) The 2012 Ward 2 Base is \$72,052,621. Rate in Tax Year 2012 is 0.51910.

(2) Base Year is Tax Year 1998

(3) Projected Growth for Tax Year 2022 to 2056 is an Incremental Increase of 4% each year

(4) Collection Rate for Tax Years 2022 to 2056 at 95%

Old 6th Ward Redevelopment Authority
Capacity Analysis
10.9.2025

As of 10/10/2025

									Obligations and Expenditures							
Growth	TY	FY	Net City Revenue (a)	Series 2026	Series 2031	Total Debt Service	Bonding Coverage	Add: Net HISD Revenue	Overhead (b)	COH CO Debt Service	MSF	Total Other Obligations	Bond Proceeds	Capital Projects*	Addn'l Cashflow for Projects	Cumulative Fund Balance
16.55%	2023	2025	2,478,157			-		94,163	372,798	242,344	137,599	752,741			8,977,728	8,977,728
3.77%	2024	2026	2,545,134			-		94,163	380,254	246,894	137,599	764,747	32,255,233	4,620,000	29,509,783	38,487,511
10.20%	2025	2027	2,947,503	2,358,064		2,358,064	1.25x	94,766	387,859	250,619	137,599	776,077		4,575,000	(4,666,873)	33,820,639
4.0%	2026	2028	3,078,898	2,358,064		2,358,064	1.31x	97,646	395,616	248,519	137,599	781,734		1,675,000	(1,638,255)	32,182,383
4.0%	2027	2029	3,215,548	2,358,064		2,358,064	1.36x	103,526	403,529	112,584	137,599	653,712		7,550,000	(7,242,702)	24,939,682
4.0%	2028	2030	3,357,665	2,358,064		2,358,064	1.42x	103,406	411,599		137,599	549,198			553,808	25,493,490
4.0%	2029	2031	3,505,466	2,358,064		2,358,064	1.49x		419,831		137,599	557,430			589,972	26,083,462
4.0%	2030	2032	3,659,180	2,358,064	569,189	2,927,253	1.25x		428,228		137,599	565,827	7,412,906		7,579,006	33,662,468
4.0%	2031	2033	3,819,042	2,358,064	569,189	2,927,253	1.30x		436,792		137,599	574,391			317,397	33,979,865
4.0%	2032	2034	3,985,298	2,358,064	569,189	2,927,253	1.36x		445,528		137,599	583,127			474,918	34,454,783
4.0%	2033	2035	4,158,205	2,358,064	569,189	2,927,253	1.42x		454,439		137,599	592,038			638,914	35,093,697
4.0%	2034	2036	4,338,028	2,358,064	569,189	2,927,253	1.48x		463,527		137,599	601,126			809,648	35,903,345
4.0%	2035	2037	4,525,044	2,358,064	569,189	2,927,253	1.55x		472,798		137,599	610,397			987,394	36,890,739
4.0%	2036	2038	4,719,540	2,358,064	569,189	2,927,253	1.61x		482,254		137,599	619,853			1,172,434	38,063,173
4.0%	2037	2039	4,921,816	2,358,064	569,189	2,927,253	1.68x		491,899		137,599	629,498			1,365,065	39,428,238
4.0%	2038	2040	5,132,184	2,358,064	569,189	2,927,253	1.75x		501,737		137,599	639,336			1,565,595	40,993,833
4.0%	2039	2041	5,350,966	2,358,064	569,189	2,927,253	1.83x		511,772		137,599	649,371			1,774,342	42,768,175
4.0%	2040	2042	5,578,499	2,358,064	569,189	2,927,253	1.91x		522,007		137,599	659,606			1,991,640	44,759,815
4.0%	2041	2043	5,815,134	2,358,064	569,189	2,927,253	1.99x		532,447		137,599	670,046			2,217,835	46,977,650
4.0%	2042	2044	6,061,234	2,358,064	569,189	2,927,253	2.07x		543,096		137,599	680,695			2,453,286	49,430,935
4.0%	2043	2045	6,317,178	2,358,064	569,189	2,927,253	2.16x		553,958		137,599	691,557			2,698,368	52,129,303
4.0%	2044	2046	6,583,360	2,358,064	569,189	2,927,253	2.25x		565,037		137,599	702,636			2,953,471	55,082,774
4.0%	2045	2047	6,860,189	2,358,064	569,189	2,927,253	2.34x		576,338		137,599	713,937			3,218,999	58,301,773
4.0%	2046	2048	7,148,092	2,358,064	569,189	2,927,253	2.44x		587,865		137,599	725,464			3,495,375	61,797,148
4.0%	2047	2049	7,447,510	2,358,064	569,189	2,927,253	2.54x		599,622		137,599	737,221			3,783,036	65,580,184
4.0%	2048	2050	7,758,905	2,358,064	569,189	2,927,253	2.65x		611,615		137,599	749,214			4,082,438	69,662,622
4.0%	2049	2051	8,082,756	2,358,064	569,189	2,927,253	2.76x		623,847		137,599	761,446			4,394,057	74,056,679
4.0%	2050	2052	8,419,561	2,358,064	569,189	2,927,253	2.88x		636,324		137,599	773,923			4,718,385	78,775,065
			145,563,356	61,309,677	11,952,960	73,262,637		587,670	13,812,617	1,100,960	3,852,772	18,766,349	39,668,139	18,420,000	78,775,065	

Par Amount 33,990,000 7,975,000 41,965,000

Project Fund	32,255,233	7,412,906	39,668,139
Cost of Issuance (2.5%)	849,750	319,000	1,168,750
Underwriters Discount (0.8%)	271,920	63,800	335,720
Insurance (1.00%)	613,097	179,294	792,391
Total Uses of Proceeds	33,990,000	7,975,000	41,965,000

Rate 5.50% 4.50%

(a) TY 2025 Certified Values as provided by Equitax calculated at 96.46% trueup. at assumed growth rate at 4% thereafter. Nets out 1/3 affordable housing. TY 2024 actuals provided by City.

(b) Overhead based on FY 2025 financial statements. Growth at 2%

City of Houston, Texas, Ordinance No. 2026-_____

AN ORDINANCE APPROVING THE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (OLD SIXTH WARD ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2056; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

By Ordinance No. 1998-1256, passed and approved on December 22, 1998 (the "Creation Ordinance"), the City Council of the City of Houston, Texas (the "City") designated Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Old Sixth Ward area; and

WHEREAS, by City Ordinance No. 1999-794, passed and adopted on July 28, 1999, the City Council approved the Project Plan and Reinvestment Zone Financing Plan for the Zone (the "Original Plan"); and

WHEREAS, the City Council previously enlarged the boundaries of the Zone by Ordinance No. 2012-195 on February 29, 2012; and

WHEREAS, the Code authorizes the Board of Directors of the Zone to adopt an amendment to the Plan, which amendment becomes effective upon approval by the City Council; and

WHEREAS, the Board of Directors of the Zone adopted and recommended subsequent amendments to the Plan, which the City Council approved by City Ordinance Nos. 1999-827, 2010-819, and 2012-571, respectively on August 11, 1999, October 27, 2010, and June 20, 2012 (the Original Plan, as amended, the "Plan"); and

WHEREAS, the Board of Directors of the Zone, at its December 3, 2025, board meeting, considered and adopted a proposed fourth amendment to the Plan ("Fourth

Amendment”), and recommended the Fourth Amendment for approval by the City Council; and

WHEREAS, before the Board of Directors of the Zone may implement the Fourth Amendment, the City Council must approve the Fourth Amendment; and

WHEREAS, a public hearing on the Fourth Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation in the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Fourth Amendment on [_____]; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth Amendment and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Fourth Amendment and the concept of tax increment financing; and

WHEREAS, in the Creation Ordinance, the termination date specified for the Zone was December 31, 2028, establishing a 30-year duration period for the Zone; and

WHEREAS, pursuant to the Fourth Amendment, the Zone’s projects have been expanded, requiring additional time to implement the projects in the Plan, rendering inadequate the initially established 30-year duration for the Zone; and

WHEREAS, pursuant to Code Section 311.007(c) and Section 311.017(a), the City Council may, by ordinance, extend a reinvestment zone’s termination date to a date later than the date originally established for termination of a zone; and

WHEREAS, the addition of 30 years to the duration of the Zone, extending the

duration to December 31, 2056, will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Fourth Amendment; and

WHEREAS, an amendment to the Plan to extend the Zone's duration for an additional 30 years has been approved by the Zone's Board of Directors and submitted to the City for review and approval; and

WHEREAS, the Zone's Board of Directors has requested the City Council to extend the termination date of the Zone for an additional 30 years; and

WHEREAS, the findings contained in the Creation Ordinance continue to apply to the Zone and all terms and conditions of the Creation Ordinance, except as modified herein, remain in full force and effect; and

WHEREAS, the City desires to approve the Fourth Amendment and to extend the Zone's termination date for an additional 30 years as described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the facts and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval of the Fourth Amendment. That the Plan is hereby amended by adding "Part E," attached to this Ordinance as Exhibit "A." The Fourth Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth Amendment to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Extension of the Duration of the Zone. That the termination date of Reinvestment Zone Number Thirteen, City of Houston, Texas, is hereby extended to December 31, 2056. Except as provided in the preceding sentence of this Ordinance, the Creation Ordinance shall continue in full force and effect.

Section 5. Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. That City Council officially finds, determines, recites, and declares that sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings law, Chapter 551, TEX. GOV'T CODE ANN., as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered, and formally acted upon. City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this _____ day of _____ 2026

APPROVED this _____ day of _____ 2026.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is _____.

City Secretary

EXHIBIT "A"

**PART E - FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN
FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS
(OLD SIXTH WARD ZONE)**