

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

September 12, 2012

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 12th day of September 2012, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Anello	Chair
Steve Kirkland	Vice Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Patricia Garza	Director
Monica Savino	Director
Alice Valdez	Director
Ann Guercio	Director

and all of said persons were present except Directors Card and Garza, thus constituting a quorum.

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Ralph De Leon of the City of Houston; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”); Alyssa Hill of Gainer, Donnelly & Desroches, LLP; Dutch Snell, Shadi Jam and Robert Sussman representing Lone Star Bazaar and Ebbie Brooks of Better Houston.

**PUBLIC COMMENTS**

Mr. Snell reported that Lone Star Bazaar is planning an event to be held in the Addicks Building in December. He stated that they hope to have a circus element to the event and noted that local artisans will be selling crafts.

**DETERMINE QUORUM; CALL TO ORDER**

Director Anello noted that a quorum was present and called the meeting to order.

**APPROVE MINUTES**

The Board considered approving the minutes of August 8, 2012. Following discussion, upon a motion made by Director Kirkland and seconded by Director Valdez, the Board voted unanimously to approve the minutes of August 8, 2012.

## **FINANCIAL REPORT**

Ms. Russell reported that Ms. Morton would present the financial report at the October meeting.

Mr. Lord reported that MM Properties had made the contributions required by their Development Agreement with the Authority for the dog/human park. He stated that MM Properties was allowed to deduct from their contribution, the amount of capping an old City well. Mr. De Leon reported that the Department of Public Works had reviewed the costs submitted by MM Properties for the well project and found them to be reasonable. Mr. Lord reported the final contribution for the park is due in July 2013.

## **AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2012**

Ms. Hill presented the audit for fiscal year ending June 30, 2012. She noted that a footnote might be added in connection with the Development Agreement with MM Properties. Following discussion, upon a motion made by Director Kirkland and seconded by Director Lindsay, the Board voted unanimously to approve the audit for fiscal year ending June 30, 2012, subject to final review of the footnote.

## **ENGINEERING SERVICES, PLANS, WORK ORDERS AND CHANGE ORDERS RELATED TO INFRASTRUCTURE IMPROVEMENTS IN THE OLD SIXTH WARD**

Mr. McGregor presented the engineer's report, a copy of which is attached to these minutes.

### **Design, construction and installation of entry monument signage**

Mr. McGregor reported that Neon Electric Corporation ("NEC") has had delivery delays which may delay the completion of the signage installation until October.

Mr. McGregor next reported that three damaged concrete street markers will be change ordered into the current contract and that seven more blank markers will be fabricated for future use.

Mr. McGregor stated that NEC will perform a survey of all of the street signs in the Authority and make recommendations for the rehabilitation of same.

### **Substitute sanitary sewer service and sidewalk improvements Phase 2A**

Mr. McGregor presented and recommended for payment Pay Request No. 8 and Final to Millis Development & Construction in the amount of \$85,051.24. He stated that the City of Houston will conduct its final inspection on September 14, 2012, and the final payment will be released at that time.

After discussion, Director Lindsay moved that the Board approve Pay Request No. and Final as presented. Director Savino seconded the motion and it passed by unanimous vote.

#### Connections from private sanitary sewers to the public sanitary sewers Phase 1B

Mr. McGregor next reported that the construction of the private sanitary sewer connections to the public sanitary sewers in Phase 1B has been bid and a contractor selected. He noted that the contracts will be executed once the Interlocal Agreement with the City of Houston has been executed. Mr. De Leon stated that the Interlocal Agreement will be considered by the City Council at its next meeting.

#### Connections from private sanitary sewers to the public sanitary sewers Phase 2B

Mr. McGregor then reported that EHRA has collected 70 Right of Entry forms from the 84 properties included in Phase 2B. He stated that a topographic survey has been conducted on each of the properties from which an executed form has been received. Mr. McGregor noted that they will continue to try and contact the remaining property owners.

#### CenterPoint Power Pole Evaluation

Mr. McGregor reported that EHRA is working with CenterPoint Energy to have an evaluation conducted of the power poles in the Authority to determine whether any of the poles are unsafe and should be repaired. He noted that if CenterPoint does not deem a pole to be unsafe, they will provide an estimate for straightening the pole.

### **ATTORNEY'S REPORT**

#### Resolution Regarding Annual Review of the Investment Policy and List of Qualified Broker/Dealers

Mr. Lord presented the Resolution Regarding Annual Review of the Investment Policy and List of Broker/Dealers, a copy of which is attached to these minutes. He stated that the Authority is required to review its Investment Policy on an annual basis, but noted that no changes are necessary at this time. Following discussion, upon a motion made by Director Kirkland and seconded by Director Guercio, the Board voted unanimously to adopt the Resolution Regarding Annual Review of the Investment Policy and List of Broker/Dealers as presented.

### **MECA'S REPORT**

Director Valdez reported on plans for the upcoming Gala. She then reported that as she was leaving MECA one evening, she saw a homeless nude man defecating in the park. The Board discussed ways of increasing security and safety in the park, including the possible installation of a fence and automatic gate that closes at dusk and opens at dawn and increasing police patrols in the area. Mr. De Leon stated that he would work

with the City regarding possible solutions to the park safety concerns and contact the Houston Police Department to request additional patrols in the area.

### **PROPOSAL FROM BETTER HOUSTON**

Director Anello introduced Ms. Brooks and stated that the Houston City Council had expressed its desire that the Authority do a better job of communicating with the public. He stated that Better Houston could assist by posting website updates. Ms. Brooks stated that Better Houston can structure the website better and conduct updates as necessary. The Board discussed the budget available to allot to Better Houston. After further discussion, Director Kirkland moved that the Board approve the proposal with Better Houston with a budget of \$200.00/month plus a set up fee not to exceed \$1000.00. Director Lindsay seconded the motion and it carried by unanimous vote.

### **COMMEMORATION OF THE FOUNDERS**

The Board reviewed the architectural rendering of the commemoration plaque and discussed the unveiling of same.

### **EXECUTIVE SESSION**

There was no executive session for the month.

### **ITEMS FOR NEXT MEETING**

Director Savino reported that she had attended a Liveable Study meeting at which recommendations for the route of a proposed hike and bike trail were discussed. The Board discussed the proposed routes and options that might be safer. The Board discussed review of the options for park security, designation of a committee for design of Decatur Park and the livable study options at the next meeting.

### **PUBLIC COMMENTS**

There were no comments from the public.

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Secretary

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