

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

October 30, 2013

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 30th day of October 2013, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Anello	Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Patricia Garza	Director
Monica Savino	Director
Alice Valdez	Director
Ann Guercio	Director
Chris Silkwood	Director
Jason Johnson	Director

and all of said persons were present except Director Valdez, thus constituting a quorum.

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Melissa Morton of The Morton Accounting Services; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”); Ralph De Leon of the City of Houston; Aaron Bourgeois of Lentz Engineering; Chris Dray of Moody Rambin; Tyler Flood of Tyler Flood & Associates; Alyssa Hill of Gainer Donnelly; Michael Graham of Element Architects; Alec Cass of Better Houston; and Leatha Allen, a resident of the Authority.

DETERMINE QUORUM; CALL TO ORDER

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

SWORN STATEMENT AND OATH OF OFFICE

Ms. Silkwood and Mr. Johnson took their oaths of office and executed their sworn statements.

APPROVE MINUTES

The Board considered approving the minutes of August 14, 2013. Director Card moved that the Board approve the minutes of August 14, 2013. Director Guercio seconded the motion and it passed by a vote of seven for the motion. Director Garza abstained from voting on the matter.

AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2013

The Board discussed approval of the audit for the fiscal year ending June 30, 2013. Ms. Hill informed that Board that there were no issues with the report for the year. After discussion, Director Lindsay moved that the Board ratify and approve the audit as presented. Director Card seconded the motion and it carried unanimously.

PROJECTS REPORT

Proposed Office Building on Washington Avenue

Director Anello reported on the history of the proposal for the office building. He stated that adjustments have been made to the plans that satisfied the requests made by the Board. Mr. Flood stated that the plans have been revised to provide for wider walking paths, more landscaping, the addition of a cistern to catch water, enclosed trash containers and preservation of the original sign at the location. He also reported on plans for a café/coffee bar. Director Anello stated that one of his primary objections to the original plans was the elimination of the parallel parking for existing businesses. After discussion, the Board agreed to withdraw its objection to the plans and approve the revised plans so long as the plat notes are added regarding parking with a notation that the development will not affect parking on the opposite side of the street and a stipulation that the signage would be tasteful and unobtrusive. Director Anello stated that he would prepare a letter of support in accordance with the Board's directives.

FINANCIAL REPORT

Ms. Morton presented the financial report, including the profit and loss budget to actual, balance sheet, unpaid bills detail, general operating fund, and profit and loss detail reports. A copy of the financial report is attached to these minutes.

Following discussion on the financial report, upon a motion made by Director Guercio and seconded by Director Anello, the Board unanimously voted to approve the financial report, including the payment of invoices.

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 completed the change out of the seasonal symbols on the signage in the Authority from Summer to the MECA design. He then reported that NEC had performed a survey of all of the street signs in the Authority and provided recommendations for rehabilitation of same. Mr.

McGregor stated that he is coordinating with the City of Houston and NEC to develop a uniform signage for the Authority.

The Board discussed the possible fabrication of sign medallions to be installed for the Houston Marathon and agreed that the medallion should include a welcome to the runners and reflect a female and male runner. After discussion, Director Lindsay moved that the Board delegate the sign design to Director Card who will coordinate with Mr. McGregor for the fabrication and installation. Director Savino seconded the motion and it carried with a unanimous vote.

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

Mr. McGregor next reported that all 92 houses have been connected to the public sewer line by T-Construction. He noted that the contractor is still working to gather the remaining restoration letters from the residents and will submit their final pay estimate at that time. Mr. McGregor presented and recommended for payment Pay Estimate No. 5 in the amount of \$33,985.24. He then stated that an investigation revealed that Manuela Silva's residence had not been connected to the public sewers as previously believed and he presented Change Order No. 2 and Final Quantity Adjustment in the amount of \$8,000 for approval to cover the cost of same. After discussion, Card moved that the Board approve the pay estimate and change order as presented. Director Savino seconded the motion and it carried by unanimous vote.

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 74 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.

Coordination with the Bayou Preservation Association ("BPA") on Clean Water Act Grant

Mr. McGregor reported that BPA has received a Phase I Grant to demonstrate Low-Impact Development Technologies in Urban Street Right-of-Way in the Galveston Bay Watershed. He stated that Phase I includes Stakeholder Engagement and Preconstruction Monitoring. Mr. McGregor stated that he is working with BPA on behalf of the Authority on a preliminary plan to have the Authority be the Stakeholder for the project. He stated that BPA has a preliminary interest in Hemphill. Director Savino questioned how the potential project would be monitored. Mr. McGregor stated that Mr. Lord would prepare an agreement regarding the project.

Sawyer Park Driveway Removal

Mr. McGregor reported that he had revised the plans for the removal of the Sawyer Park driveway as requested by the City of Houston, but noted that it has been delayed in the legal department. Mr. De Leon stated that he would contact legal to

determine the cause of the delay and help to expedite if possible. Mr. McGregor stated that the developer wants to proceed with development of the back half of the tract for a dog park for the apartment tenants.

CenterPoint Power Pole Evaluation

Mr. McGregor reported that EHRA is continuing efforts to have CenterPoint Energy conduct an evaluation 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

Lease Agreement with MECA

Director Anello stated that plans are to spend between \$6,000 to \$8,000 to improve one of the meeting rooms in MECA. The Board took no action on the matter.

Resolution Regarding Annual Review of Investment Policy and Disclosure Statement of Investment Officer

The Board requested that Ms. Russell send out a copy of the policy and deferred action on the matter.

PROJECTS REPORT

Contract with Asakura Robinson Company for Sawyer and Dow Parks and Urban Realm Pattern Book

Director Anello then reported that the Authority's attorney had prepared agreements with Asakura Robinson Company ("Asakura") for the design of Sawyer Park and Dow Park (the "Parks") and for an Urban Realm Pattern Book which would compliment the existing design guidelines for the Authority. After discussion, Director Lindsay moved that the Board approve the agreements with Asakura for the Parks and the Urban Realm Pattern Book as presented. Director Card seconded the motion and it carried unanimously.

Community Outreach Program

Director Anello stated that Alex Cass from Better Houston has completed the website design for the Authority.

MECA'S REPORT

There was no report for the month.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

Director Savino requested that an item be included to discuss the Washington Avenue Parking Benefit District. She noted that she received an appointment to serve on the board of this district.

PUBLIC COMMENTS

There were no comments from the public.

Secretary

LIST OF ATTACHMENTS

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engineer's report 2