

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

February 25, 2015

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, on the 25th day of February 2015, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Also present were: Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Blake McGregor and Criselda Gonzales of Edminster Hinshaw Russ & Associates (“EHRA”); Zakcq Lockrem of Asakura Robinson; Steven David of the City of Houston; Mandy McGowen of First Ward Civic Association; and John Deal of 1502 Sawyer LLC.

DETERMINE QUORUM; CALL TO ORDER

Director Anello noted that a quorum was present and called the meeting to order. He requested that the attendees introduce themselves.

DEVELOPER REIMBURSEMENT AGREEMENT WITH 1502 SAWYER LLC

Mr. Deal addressed the Board regarding a new development in the Authority. He stated that this company had purchased one-half of the old Riviana rice facility at Sawyer and Summer to develop a project called the Silos on Sawyer which will include artist studios, creative workspaces and some retail. Mr. Deal stated that the City is requiring the installation of a barrier along the Union Pacific Railroad Track. In connection with same, he requested that the Board consider reimbursing the cost of constructing the barrier from future increment. After discussion, Director Anello moved that the Board authorize the Authority’s attorney to negotiate a draft agreement with 1502 Sawyer LLC to reimburse the cost of the railroad barrier out of future increment. Director Card

seconded the motion and it passed with a vote of eight to zero. Director Garza abstained from voting on the matter.

APPROVE MINUTES

The Board considered approving the minutes of December 10, 2014. Director Lindsay moved that the Board approve the minutes of December 10, 2014. Director Guercio seconded the motion and it passed unanimously.

FINANCIAL REPORT

In the absence of Melissa Morton, Director Anello discussed 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 Card and seconded by Director Lindsay, the Board unanimously voted to approve the financial report and the payment of invoices.

PRESENTATION FROM FIRST WARD CIVIC ASSOCIATION

Ms. McGowan addressed the Board regarding the possibility of expanding the boundaries of the Authority to encompass the property in the First Ward neighborhood. Mr. David stated that he would review maps of the neighborhoods and run preliminary tax numbers. After further discussion, Director Anello moved that the Board direct the Authority's consultants to work the City staff to collect data and documentation in connection with the proposed expansion of the Authority and amendment of the project plan. Director Johnson seconded the motion and it carried unanimously.

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") did not install the Houston Marathon seasonal discs to the Authority signage. He stated that the spring discs should be installed soon.

Director Guercio departed the meeting.

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

Mr. McGregor then reported on the contract for the new phase 2 of the connections from the private sanitary sewers to the public sanitary sewers. He stated that once the interlocal agreement with the City of Houston is amended and the funds are transferred to the Authority, a notice to proceed will be issued to the contractor. Mr. David stated that he will determine a time frame for approval of the agreement and release of funds and advise the engineer.

Park for Humans and Dogs

Mr. McGregor reported that he has created construction plans that include the structural, landscaping, grading, drainage, underground utilities, sidewalks and loop road removal and submitted same to the City for a second agency review. He also reported that the City is requiring a Wastewater Capacity Reservation application prior to Code Enforcement reviewing the private property plan set. Mr. McGregor stated that the application has been submitted and plans will follow once the application is approved.

Dow School Park

Director Anello reported that he met with Joe Turner about the Dow School Park. He stated that Mr. Turner has now informed the Authority that the contribution for the park had been downsized from \$400,000 to \$300,000.

Traffic Sign Replacement

Mr. McGregor then reported that he, Director Anello and Williams Architectural Signage Design and Consulting met to define the scope of Phase 1 of the replacement of the street signs in the Authority. He stated that based on this meeting, Ed Williams is preparing a revised scope of Phase 1.

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 chosen Hemphill as one of its project locations. Mr. McGregor stated that sampling and testing will begin in the first quarter of 2015.

Work Order No. 17 – General Engineering Services

Mr. McGregor then reported that he is filing 311 reports with the City regarding violations found in the Authority.

PROJECTS REPORT

Proposal from Asakura Robinson

Mr. Lockrem reviewed a proposal for the improvement of Sawyer Street. He stated that the ideas in the proposal are driven by the Livable Center Study, the character of the neighborhood and the Mayor's Complete Streets program. Mr. Lockrem reported that there are three distinct projects: (i) Sawyer Street from Washington Avenue to the south which will involve ideas for slowing traffic, tying in bike trail connections, installing brick sidewalks and creating safer crossing areas; (ii) the intersection of Washington Avenue and Sawyer Street which will include treatments to reflect the character of Old Sixth Ward such as brick sidewalks, logo benches and trash cans; and (iii) Sawyer Street from Washington Avenue to the north which will include creating more pedestrian friendly areas.

After discussion, Director Anello moved that the Board approve the proposal with Asakura Robinson for the improvement of Sawyer Street. Director Lindsay seconded the motion and it carried by unanimous vote.

Washington Avenue Projects

The Board discussed the curb improvements, but took no action on the matter.

MECA Meeting Room

The Board next discussed the rehabilitation of the meeting room in MECA. Director Johnson stated minor demolition is needed in order to proceed with the rehabilitation of the meeting room. Mr. Lord stated that the Authority needs documentation to define who is responsible during the demolition.

After discussion Director Anello moved that the Board authorize preparation of a document that allows for expenses to conduct the inspection and determine what improvements are needed in an amount not to exceed \$1,500. Director Lindsay seconded the motion and it carried by unanimous vote.

Community Outreach Program

There was no report for the month.

PROJECT FINANCING OPTIONS

Mr. Lord reported that BBVA Compass Bank is looking at the debt capacity for the Authority. The Board agreed to revisit the matter in the next year.

MECA'S REPORT

There was no report for the month.

EXECUTIVE SESSION

There was no executive session for the month.

ITEMS FOR NEXT MEETING

There were no items for the next meeting

PUBLIC COMMENTS

There were no comments from the public.

Secretary

LIST OF ATTACHMENTS

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