

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

May 27, 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 27th day of May 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 except Directors Garza and Valdez, thus constituting a quorum.

Also present were: Melissa Morton of The Morton Associates; Clark Lord and Debbie Russell of Bracewell & Giuliani, LLP; Blake McGregor of Edminster Hinshaw Russ & Associates (“EHRA”); Armando Severoa of MECA; and Steven David of the City of Houston.

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.

APPROVE MINUTES

The Board considered approving the minutes of April 8, 2015. Director Johnson moved that the Board approve the minutes of April 8, 2015. Director Lindsay seconded the motion and it passed unanimously.

BUDGET FOR FISCAL YEAR END 2015

The Board next reviewed the budget for fiscal year end 2016. Mr. David reported that because the City of Houston (the “City”) did not include the private sanitary sewer in the 2016 budget, the Authority may perform the work and the City will fund the project

in 2016 from the 2017 budget. He stated that he, Mr. McGregor and Mr. Lord will meet with Mark Lathan in June to conclude the terms of the agreement for this project.

The Board then discussed the CIP budget to include Sabine Street, the Dow School Park, the Hawk Crossing, the METRO bus stop, Washing Avenue curbs and sidewalk repairs, traffic sign replacement, 2017 Hemphill, Summer street and sustainable streets. Upon a motion made by Director Lindsay and seconded by Director Anello, the Board voted unanimously to approve the budget subject to final revisions. A copy of the budget is attached as an exhibit to these minutes.

The Board then discussed payment of the next debt payment to the City. Upon a motion made by Director Card and seconded by Director Savino, the Board voted unanimously to approve funding of the debt payment to the City upon receipt of the increment.

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 Lindsay and seconded by Director Guercio, the Board unanimously voted to approve the financial report and 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") will install the summer discs soon.

Park for Humans and Dogs

Mr. McGregor reported that he received approval of the public construction drawings from the City. He then requested approval to advertise for bids for the project. Mr. McGregor noted that the City is currently reviewing the private property plan set.

Dow School Park

Mr. McGregor reported that Asakura Robinson and MetaLab have received comments from General Services and the Houston Parks and Recreation Department and is revising the plans to incorporate the review comments. He stated that design is

underway for the drainage, grading and Storm Water Pollution Prevention plan for the park. Mr. McGregor noted that the project will require an updated Wastewater Capacity Reservation letter from the City to gain construction plan approval.

After discussion, Director Card moved that the Board authorize the engineer to advertise for bids for the Park for Humans and Dogs and approve the submittal of the WCR to the City for the Dow School Park with the time for same to be billed to the General Engineering Work Order. Director Guercio seconded the motion and it carried unanimously.

Traffic Sign Replacement

Mr. McGregor then reported that the Authority's attorney is working with Williams Architectural Signage Design and Consulting ("Williams") to finalize the contract for the traffic sign replacement.

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 started in March. He noted that BPA plans for construction to commence in the winter of 2017 and the current plans for Hemphill will have to be revised accordingly to meet the anticipated construction start date.

Work Order No. 24 – General Engineering Services

Mr. McGregor then presented Work Order No. 24 for General Engineering Services in the amount of \$20,000.

Upon a motion made by Director Card and seconded by Director Guercio, the Board voted unanimously to approve Work Order No. 24 as presented.

PROJECTS REPORT

MECA Meeting Room

The Board next discussed the rehabilitation of the meeting room in MECA. Director Johnson stated that he has a contractor coming next week to evaluate the project regarding the proposed renovations. The Board deferred action on the matter.

Washington Avenue

The Board discussed the status of the work to be performed by Universal Landscaping but took no action on the matter.

Community Outreach Program

There was no report for the month.

Boundary Expansion

Mr. David stated that his investigation into the possible annexation of First Ward into the Authority revealed that the majority of the property is residential. He noted, however, that a developer is looking at property behind the Kroger for possible development. The Board deferred action on the matter.

MECA'S REPORT

Mr. Severoa reported on flooding in the basement. He also reported on the development of a labyrinth across from MECA.

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

financial report 2
engineer's report 2