

MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

July 22, 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 22nd day of July 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 and Criselda Gonzalez of Edminster Hinshaw Russ & Associates (“EHRA”); and Diane Warren, a resident in the Authority.

DETERMINE QUORUM; CALL TO ORDER

Director Johnson 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 May 27, 2015. Director Lindsay moved that the Board approve the minutes of May 27, 2015. Director Card seconded the motion and it passed unanimously.

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. Director Lindsay noted that the reference to interest on page one of the report should be changed to increment.

Following discussion on the financial report, upon a motion made by Director Lindsay and seconded by Director Silkwood, the Board unanimously voted to approve the financial report, as revised, and the payment of invoices.

REQUEST FROM RESIDENT AT 1910 KANE

Ms. Warren addressed the Board regarding a drainage issue that has developed since the installation of the new brick sidewalks in front of her house. After review of the photographs of the property, Director Anello moved that the Board authorize the engineer to assess the situation at 1910 Kane along with adjoining properties and work with the Project Committee to approve repairs to same at a cost not to exceed \$2,500. Director Lindsay seconded the motion and it carried by unanimous vote.

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.

Entry Monument Disks and Concrete Street Signs

Mr. McGregor reported that he has requested that Neon Electric Corporation ("NEC") replace three damaged concrete street signs located at the southwest corner of Sabine and Kane, the southwest corner of Kane and White and the southwest corner of Union and Hemphill.

Park for Humans and Dogs

Mr. McGregor reported that he received two bids for the public infrastructure phase of the Park for Humans and Dogs (the "Project") and recommended award of the contract in the amount of \$158,158 to Jerdon Enterprises, LP, because it would result in the best and most economical completion of the facilities. Upon a motion made by Director Card and seconded by Director Anello and based on the recommendation of the engineer, the Board voted unanimously to award the contract for the Project to Jerdon Enterprise, LP.

Mr. McGregor then reported that he will need approval for contracts for the landscape, gazebo and fence construction and for the fence installation and park signage. After discussion, Director Anello moved that the Board delegate authority to the Project

Committee to award the contracts described above at a total cost not to exceed \$185,000. Director Silkwood seconded the motion and it carried by unanimous vote.

The Board then discussed the amount of dog waste being left in the park by dog owners. Director Lindsay stated that she would have a sign prepared asking people to pick up after their pets for posting in the park.

Dow School Park

Mr. McGregor reported that he had submitted construction plans to Asakura Robinson (“AR”) for drainage, grading and the storm water pollution prevention plan to be included in the overall plan set. He stated that AR will submit the 50% construction drawings to Houston Parks and Recreation Department for review by July 24, 2015. He stated that this project will require an updated Wastewater Capacity Reservation letter from the City to gain construction plan approval which he has started.

Traffic Sign Replacement

Mr. McGregor then reported that the Authority’s attorney is working with Williams Architectural Signage Design and Consulting 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.

General Engineering Services

Mr. McGregor then reported that he has been corresponding with the City regarding the funding for the sanitary sewer phase 2 project.

Director Anello asked Mr. McGregor to incorporate the design of the wayfinding signs in the Authority into the Hawk sign. Mr. McGregor stated that he will bring a rendering of same to the next meeting.

PROJECTS REPORT

MECA Meeting Room

The Board next discussed the rehabilitation of the meeting room in MECA. Director Johnson stated that he received a bid from a contractor for the major components of the project in the amount of \$13,080. The Board authorized Director Johnson to continue working with the contractor to begin work on the project including approval of a deposit to commence the work. The Board agreed to consider a lease for the room at the next meeting.

Sawyer Street Vision

The Board then reviewed the proposal from AR for the Sawyer Street Vision which will serve as a guide to developers to create an environment that is inviting to pedestrians, friendly to bicyclists and promotes multi-modal connection that are supportive of future development. After discussion, Director Card moved that the Board approve the proposal for Sawyer Street except for items relating to the pedestrian realm, street furniture, crosswalks and intersections and street trees. Director Anello seconded the motion and it carried by unanimous vote.

Mr. McGregor requested the Board's approval to work this into the CIP, which request was granted. The Board then discussed phasing and financing of the project.

Community Outreach Program

There was no report for the month.

Boundary Expansion

Director Anello stated that Steven David's investigation into the possible annexation of First Ward into the Authority revealed that the majority of the property is residential. Director Anello stated that First Ward Civic Association needs guidance on how to proceed. The Board deferred action on the matter.

MECA'S REPORT

The Board discussed MECA's application to the Timkin Foundation for funds for an elevator to be installed in the building.

PAYMENT TO MMP 2411 WASHINGTON

Ms. Morton presented a check in the amount of 18,948.86 that represents the final payment to MMP 2411 Washington under the development agreement. Upon a motion made by Director Lindsay and seconded by Director Card, the Board voted unanimously to approve the payment as presented.

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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