

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**October 21, 2020**

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**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF  
HOUSTON, TEXAS**

**OLD SIXTH WARD REDEVELOPMENT  
AUTHORITY AND  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON,**

**TEXAS NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO  
ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone") to be held on **October 21, 2020, at 5:30 p.m.**, via telephonic communication\*. To attend the meeting please use the following URL <https://bracewell.webex.com/bracewell/j.php?MTID=mddf264d0c1a554a00e833ed869e35e22> or dial **US Toll free 1.855.282.6330**, when prompted enter **Access Code 145 220 6964#** and join as a participant to consider and take action upon the following matters:

\* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended various open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/d-sc684d78a0c04b3db>

**Introductions and Meeting Guidelines.**

1. Receive public comment.  
\*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email Sherry Weesner [sherry@old6wardtirz.org](mailto:sherry@old6wardtirz.org) and let us know before the meeting that you wish to speak.
2. Minutes of the previous meetings:
  - a. The Authority; and
  - b. The Zone.
3. Administrator Report, including;
  - a. CIP;
  - b. Old Sixth Ward Governance Guidelines
  - c. Mobility Study Report
4. Projects and Engineering:
  - a. Project Committee Report;
  - b. Discuss and possible action of Approval of the Lovett Design Submittals pertaining to Developer Agreement; and
  - c. Engineering Consultant's Report;
    - i. Update on Dow School Park
    - ii. Update Substitute Sanitary Sewer Service
    - iii. Hemphill Reconstruction
  - d. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
5. Financial Matters:
  - a. Finance Committee Report;
  - b. Receive Financial Report Summary, including account and fund activity statements, and

- investment report;
  - c. Authorize payment of invoices;
  - d. Other matters, if any.
- 6. Communications and Public Engagement:
  - a. Communications and Public Engagement Committee Report;
  - b. Other matters, if any.
- 7. Executive Session – the Authority:
  - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
  - b. purchase, exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code § 551.072; and
  - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.
- 8. Executive Session – the Zone:
  - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
  - b. purchase, exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code § 551.072; and
  - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.
- 9. Reconvene and take any necessary action regarding items discussed in executive session.
- 10. Items for next meeting.
- 11. Adjourn.

*Clark Stockton Lord*

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Clark Stockton Lord  
Attorney for the Authority and the Zone

**Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Bracewell LLP at (713) 221-3338 at least three business days prior to the meeting so that the appropriate arrangements can be made. For live closed captions of the meeting please refer to the following link <https://www.streamtext.net/player?event=TIRZ13>**

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

September 16, 2020

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on the 16th day of September, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Ann Guercio	Director
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

All members of the Board of Directors were present, thus constituting a quorum.

Also present were: Alyssa Hill and Jessica Ortiz of Carr Riggs & Ingram; Marie Bryant of CART Services; Sara Montelongo of Senator Carol Alvarado’s office, District Six of Harris County; Eleni Pappas of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Lisa Duffy with the City of Houston; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of Principle Solutions, (“Administrator”); Melissa Morton of the Morton Accounting Services, (“Bookkeeper”).

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

**MEETING RULES**

Director Neisel reviewed the rules for the proper conduct of the Board meeting.

**DETERMINE QUORUM; CALL TO ORDER**

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

## **PUBLIC COMMENT**

No public comments were given.

## **APPROVE MINUTES**

The Board considered approving the minutes of June 17, 2020 Authority. Upon a motion brought by Director Hollins, seconded by Director Guercio, the Board approved the June 17, 2020 meeting minutes. Director Anello abstained.

## **RECONSTITUTE BOARD OF DIRECTORS**

Director Neisel introduced one (1) new director Leigh Hollins and provided a brief history of her background. He then stated that the Board currently did not have a Vice-Chair and nominated Director Guercio. Upon a motion brought by Director Lindsay, seconded by Director Hollins, the Board unanimously voted to appoint Director Guercio as Vice-Chair of the Board of Directors

## **COMMITTEE ASSIGNMENTS**

Director Neisel then stated that Director Zuniga's willingness to serve on the Finance Committee is appreciated, although her real interest is communications. Director Hollins has graciously agreed to serve on the Finance Committee and Director Zuniga will be moving to the Communications Committee.

Upon a motion brought by Director Card, seconded by Director Guercio, the Board unanimously voted approve Director Zuniga move to the Communications Committee and Director Hollins be appointed to the Finance Committee

## **ADMINISTRATOR REPORT**

### **CIP**

The Board recognized Ms. Weesner who reported that the Authority's CIP/Budget was approved by City Council on September 9<sup>th</sup>. However, a discrepancy was discovered this year. The City of Houston (the "City") has been crediting the TIRZ 13 (the "TIRZ") with the entire increment from a number of parcels that are only partially within the TIRZ. She stated the City has corrected the error and the increment going forward will be correct. Ms. Weesner reported that the error has occurred for the last five (5) years. A one-time reduction of \$755,826 was made to our increment payment this year. She noted that the TIRZ's budget was approved, however, it is less money than expected. Ms. Weesner then stated that the TIRZ will continue with the Hemphill project and mobility study as currently planned for this year. She noted that the TIRZ did have some money in our budget for potential crossing improvements that might be identified in the Mobility Study and any of those items will probably need to wait until FY 2022

which starts in July of 2021, and may also need to make other adjustment in the FY2022 budget.

Ms. Weesner then answered the Board's questions. Director Anello requested that Equi-Tax, the TIRZ's Tax Assessor Collector provide a report and that the report include confirmed payments and related information to cross-reference with the City's records.

#### Potential Life Extension/Annexation/Project Plan Amendment

Ms. Weesner reported that the City generally asks TIRZs if they are interested in an annexation or a life extension and does not mean that the City will decide to proceed. After discussion with the project committee a request was put forward for a life extension to 2050 and asked the City to look at a potential annexation around Silver on the North Side of Washington. Ms. Weesner noted that Silver is one of the few streets that goes through and therefore it is important to both the north and south sections of the TIRZ. She added that the TIRZ currently only has an 8-year remaining life and will limit the projects that the TIRZ can undertake. Ms. Weesner stated that an extension would provide the TIRZ time to consider additional projects and will be able to consider if the TIRZ should use its borrowing capacity to accelerate some projects.

#### Discussion and possible action Building Inspection Proposal

Ms. Weesner reminded the Board that the TIRZ has an agreement with the City related to the original purchase of the Dow Elementary School ("MECA"). The agreement requires the TIRZ to provide the City with a building inspection report. The TIRZ has requested proposals through EHRA and received four (4) proposals. She stated the Project Committee reviewed all four (4) proposals and selected Walter P. Moore as the best value for the TIRZ, a copy of which is attached hereto as Exhibit "B". Ms. Weesner added that after the report is complete a copy will be provided to the City, the TIRZ and to MECA.

After consideration, upon a motion brought by Director Card, seconded by Director Lindsay, the Board unanimously voted to approve the Walter P. Moore proposal and authorize Bracewell to move forward with contract review and negotiations.

### **PROJECTS AND ENGINEERING**

#### Project Committee Report

Director Neisel reported that the Project's Committee has met and discussed a number of items have already been discussed.

#### Discuss and possible action of approval of the Lovett Design submittals pertaining to Developer Agreement

Director Neisel stated that the TIRZ has not received additional submissions from

Lovett.

Discussion and possible action -Approval of Mobility Study Proposal

Director Neisel reminded the Board that at the last meeting the Board voted to proceed and request a proposal for the Mobility Study from Traffic Engineering, Inc. (“TEI”), a copy of which is attached hereto as Exhibit “C”. He added that after review of the proposal the Projects Committee recommended proceeding with the base proposal and will be meeting with the TEI and providing information as part of TEI’s basic public engagement process. Director Neisel added that the Silver Street analysis has been included in response to requests from landowners in the north part of the TIRZ and are working on a potential cost sharing arrangement for that portion of the study.

Upon a motion brought by Director Guericco, seconded by Director Lindsay, the Board unanimously approved the proposal and authorized the final approval be completed by the Chair and authorize Mr. Lord to move forward to start work on the Contracts and any other agreements.

**Engineer’s Report**

Mr. Macy presented the engineer’s report, including the following projects: (i) Update on Dow School Park; (ii) Substitute Sanitary Sewer Connections, Phase 2B; (iii) Update and discuss Possible Action for Hemphill Project; (iv) General Engineering work authorizations; (v) General Engineering work authorizations, a copy of which is attached hereto as Exhibit “D”. No Action was taken.

**FINANCIAL REPORT**

Finance Committee Report

Director Card presented the Finance Committee Report and is attached hereto as Exhibit “E”.

Discussion and Possible Action – Update to Invoice Management Procedure.

Director Card reported that the Finance Committee has been discussing an update to our invoice management procedure. She noted the change will require a slight change to the current process. Director Card outlined the process and stated that after invoices are approved, the Bookkeeper will set up the bill payments. She recommended that this procedure be adopted to commence with the October invoices, a copy of the Updated Invoice Management Procedure, is attached hereto as Exhibit “F”.

After review, upon a motion brought by Director Neisel, seconded by Director Guericco, the Board unanimously voted to approve the Financial Oversight Process.

Receive Financial Report Summary, including account and fund activity statements, and investment report

Ms. Morton reviewed 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 hereto as Exhibit “G”. Ms. Morton reported that the TIRZ pays the City encroachment fees and they do not accept ACH payment method. She recommended the Board pay the encroachment fess via on-line payment.

Authorize payment of invoices

Director Neisel stated that the Project Committee reviewed related invoices and recommends approval for payment, the construction and engineering invoices. Director Card reported that the Finance Committee reviewed the finance invoices and recommends approval.

After discussion, Director Lindsay moved that the Board (i) approve the financial report, payment of the invoices; and (ii) authorize the Bookkeeper to pay the City encroachment fees on-line. Director Neisel seconded the motion, and the motion carried.

Approve audit for fiscal year ending June 30, 2020 and authorize filing with the City of Houston

Ms. Ortiz presented the draft audit report for the fiscal year ending June 30, 2020, reviewed it with the Board and answered the Board’s questions. After discussion, Director Anello moved that the Board approve the audit and authorize the filing of the same with the City. Director Guerico seconded the motion, and was approved by the Board unanimously, a copy of the draft audit is attached hereto as Exhibit “H”.

Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers

The Board recognized Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit “I”. He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated. After discussion, Director Card moved that the Board adopt the Resolution as presented. Director Neisel seconded the motion and it carried unanimously.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

Director Guerico presented the Communications Committee Report, a copy of which is attached hereto as Exhibit “J”.



## Communications and Public Engagement Committee Report

Director Guerico reported that the Communications Committee met and she presented the Communications Committee Report, a copy of which is attached hereto as Exhibit “K”.

### Discussion and Possible Action – Approval of Graphics and Website Proposal recommendation

Director Guerico reminded the Board that at the previous meeting the Board voted to issue a request for proposals to four (4) firms that design and manage websites for TIRZ and Management Districts in the area. The Communications Committee issued a request for proposals to those firms, one firm was unresponsive, another firm did reach out and let us know that they did not have the capacity to take on additional clients right at this time. Director Guerico added that two (2) proposals were received, including: (i) one from Busy Bee Creatives; and (ii) one from eLsqrd Media Group. She stated the Communications Committee reviewed the proposals and both firms answered committee member questions. Director Guerico stated that the Communications Committee is recommending eLsqrd.

Upon a motion brought by Director Guerico, seconded by Director Lindsay, the Board unanimously voted to approve the proposal for eLsqrd Media Group. A copy of the proposal is attached hereto as Exhibit “L”.

### Discussion and Possible Action -Media and Communications Policy

Director Guerico reported that the Communications Committee has been discussing a media policy for some time. For example, the policy details what any Board member should do if approached by the media, a copy of the policy is attached hereto as Exhibit “M”. Director Guerico stated that the Communications Committee recommends that The Board adopt policy.

After review, upon a motion brought by Director Guerico, seconded by Director Card, the Board unanimously voted to approve the Media and Communications Policy.

## **EXECUTIVE SESSION**

There was no executive session for the month.

## **ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved and executed on \_\_\_\_\_, 2020.

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Secretary

DRAFT

**MINUTES OF REGULAR MEETING  
OF  
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September 16, 2020

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Upon a motion brought by Director Guerico, seconded by Director Lindsay, the Board unanimously voted to approve the proposal for eLsqrd Media Group. A copy of the proposal is attached hereto as Exhibit “L”.

### Discussion and Possible Action -Media and Communications Policy

Director Guerico reported that the Communications Committee has been discussing a media policy for some time. For example, the policy details what any Board member should do if approached by the media, a copy of the policy is attached hereto as Exhibit “M”. Director Guerico stated that the Communications Committee recommends that The Board adopt policy.

After review, upon a motion brought by Director Guerico, seconded by Director Card, the Board unanimously voted to approve the Media and Communications Policy.

## **EXECUTIVE SESSION**

There was no executive session for the month.

## **ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved and executed on \_\_\_\_\_, 2020.

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Secretary

DRAFT

Tax Increment Reinvestment Zone (TIRZ) #13 – Old Sixth Ward  
**Committee Report Form**

**Committee Name:** Project Committee **Date of Meeting:** 10/14/2020

**Chairperson:** Phil Neisel

**Attendees:**

Phil Neisel

Sherry Weesner

Claude Anello

Click or tap here to enter text.

Larissa Lindsey

Click or tap here to enter text.

**Points of Discussion:**

1. Hemphill
2. Walk Bike Study
3. CIP

**Items for Board Consideration/Action:**

Information only



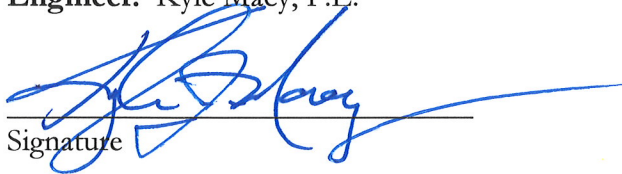
10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
TBPE No. F-726 | TBPLS No. 10092300

## T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

**Date:** Through October 15, 2020

Date of Board Meeting: October 21, 2020

**Engineer:** Kyle Macy, P.E.

  
Signature

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Agenda Item 4.c-d, Engineering

### C. Engineering Consultant's Report

i. Update on Dow School Park:

1. The swing re-design and installation is complete.

**ACTION ITEM: None at this time.**

ii. Update Substitute Sanitary Sewer Connections, Phase 2B:

1. Texas Pride is finalizing documents.

**ACTION ITEM: None at this time.**

iii. Hemphill Reconstruction.

1. UPDATE: Hemphill Preliminary Engineering Report (PER).  
Work Authorization No. 13-T-1310-WA1-2020-TOPO

The PER, now referred to as the Design Concept Report (DCR) has been through the first review process with HPW. The Engineer is maintaining updates with the administrator while working through a variance request with the COH to improve the pedestrian realm of the design alternatives.

**ACTION ITEM: Update on status**

2. (T-1310) Hemphill Street Improvements  
Work Authorization No. 21-01

This work will begin after HPW has approved the Hemphill DCR.

- iv. General Engineering work authorizations.

**ACTION ITEM: None at this time.**

**NOTE:** For Active Work Authorizations Summary and General Timeline see attached Exhibit 1 and 2.

- D. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.**



**10011 Meadowglen Lane**  
**Houston, Texas 77042**  
**EHRainc.com | 713.784.4500**  
 TBPE No. F-726 | TBPLS No. 10092300

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

**WORK AUTHORIZATION SUMMARY**

**Date:** Through October 15, 2020

**EXHIBIT 1: Active Work Authorization SUMMARY**

CIP #	Work Authorization	Description	Total Value	Spent	Percent Complete
1310	13-T-1310-WA1-2020	Through the Design Concept Report process with Houston Public Works, the Hemphill Reconstruction project will be approved with a design alternative prior to design.	\$41,000.00	\$35,600.00	87%
1310	21-01	Design of Hemphill Reconstruction complete with plan approvals	\$120,500.00	\$0.00	0%

**EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE**

**CIP 1310 – Hemphill Reconstruction Design Concept Report (DCR)**

Item	Date / Window	Description
1	7/30/2020	Existing Conditions Meeting With HPW
2	Oct/Nov	Pending Variance Result from HPW meet for Final DCR Review
3	Item 2 + 1 week	Final Report submittal after addressing HPW comments from Final DCR Review for final design alternative

**CIP 1310 - Hemphill Reconstruction Design**

Item	Date / Window	Description
1	TBD	Start pending Final DCR approval from HPW

Tax Increment Reinvestment Zone (TIRZ) #13 – Old Sixth Ward  
**Committee Report Form**

**Committee Name:** Finance Committee      **Date of Meeting:** No Meeting was held

**Chairperson:** Cynthia Card

**Attendees:**

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**Points of Discussion:**

**Items for Board Consideration/Action:**

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**Monthly Financial Report Summary**  
**October Board Meeting**  
**Wednesday, October 21, 2020**

At the beginning of September, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$1,841,942. During the month, OSWRA received 100% of its income from money market interest (\$418). OSWRA processed \$17,571 in disbursements during the period. 62% of the disbursement related to payments to Bracewell for legal services (\$5,015) and to SMW Principle Solutions for administrative consulting (\$5,890). The ending balance as of month end September 30, 2020 was \$1,824,789.

The invoices pending approval total \$33,506. -\$0- needs to be transferred to the Operating Account to cover the pending invoices. See attached "Unpaid Bills Detail" Reports on page 4.

Capital Improvement Project spending for the period totaled \$11,242. The funds were all spent towards the Streetscape project. See page 5 for the "Capital Projects Detail" Reports.

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**General Operating Fund**  
 As of September 30, 2020

**BEGINNING BALANCE :** **\$ 1,841,941.75**

**REVENUE**

Money Market	409.45	Interest
Texas Class Investment	8.36	Interest

**Total Revenue** 417.81

**DISBURSEMENTS**

ACH	Bracewell LLP	5,014.65
ACH	Edminster Hinshaw Russ	3,325.00
ACH	SMW Principle Solutions	5,890.26
ACH	The Morton Accounting	3,307.90
ACH	Prosperity Bank	32.80

**Total Disbursements** 17,570.61

**ENDING BALANCE :** **\$ 1,824,788.95**

-

**September 30, 2020**

**Interest Rate**

**Balance**

**LOCATION OF ASSETS**

Prosperity Bank Operating		87,396.38
Prosperity Money Market Account	0.31%	1,665,506.23
Texas Class Investment	0.19%	71,886.34

**Total Account Balance** **\$ 1,824,788.95**



**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of October 16, 2020

Type	Date	Num	Memo	Due Date	Open Balance
<b>Bracewell LLP</b>					
Bill	09/30/2020	21893041	General Legal through September 30, 2020	10/10/2020	2,658.75
Bill	09/30/2020	21893040	Admin- Meeting through September 30, 2020	10/10/2020	4,900.50
Total Bracewell LLP					7,559.25
<b>Carr Riggs &amp; Ingram LLC</b>					
Bill	09/18/2020	16983986	2020 Audit - 94-02285	09/28/2020	8,300.00
Total Carr Riggs & Ingram LLC					8,300.00
<b>Houston Bike Share</b>					
Bill	09/18/2020	2076	Sawyer Yards BCycle Station	09/28/2020	6,984.00
Bill	09/18/2020	2077	South Yard BCycle Station	09/28/2020	4,258.00
Total Houston Bike Share					11,242.00
<b>SMW Principle Solutions, Inc.</b>					
Bill	09/30/2020	1297	Administrative Consulting September 2020	10/10/2020	6,404.93
Total SMW Principle Solutions, Inc.					6,404.93
<b>TOTAL</b>					<b>33,506.18</b>

**Old Sixth Ward Redevelopment Authority  
Capital Projects Detail**

September 2020

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1314 Streetscape</b>					
Bill	09/18/2020	2076	Houston Bike Share	Sawyer Yards BCycle Station	6,984.00
Bill	09/18/2020	2077	Houston Bike Share	South Yard BCycle Station	4,258.00
Total T-1314 Streetscape					11,242.00
Total Capital Improvement Project					11,242.00
<b>TOTAL</b>					<b>11,242.00</b>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**July through September 2020**

10/16/20

Accrual Basis

	Jul - Sep 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
COH TIRZ Increment	0.00	1,245,535.00	-1,245,535.00	0.0%
Grant Proceeds	0.00	200,000.00	-200,000.00	0.0%
HISD TIRZ Increment	0.00	253,009.00	-253,009.00	0.0%
Interest Income - City TIRZ Fun	0.00	784.00	-784.00	0.0%
Interest Income Money Market	1,119.30	5,500.00	-4,380.70	20.4%
<b>Total Income</b>	<b>1,119.30</b>	<b>1,704,828.00</b>	<b>-1,703,708.70</b>	<b>0.1%</b>
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1301 Entry Monumentation	0.00	15,000.00	-15,000.00	0.0%
T-1304 Sanitary Sewer Rehab	0.00	150,000.00	-150,000.00	0.0%
T-1307 Historic Sabine Street	0.00	10,000.00	-10,000.00	0.0%
T-1310 Hemphill Road	11,300.00	1,780,000.00	-1,768,700.00	0.6%
T-1312 Sustainable Streetscapes	0.00	0.00	0.00	0.0%
T-1313 Dow School Park	600.00	200,000.00	-199,400.00	0.3%
T-1314 Streetscape	11,692.00	150,000.00	-138,308.00	7.8%
T-1319 Sawyer St Reconstruction	0.00	0.00	0.00	0.0%
T-1320 Pedestrian Crossing Wash	0.00	180,000.00	-180,000.00	0.0%
T-1323 Traffic Sign Replacement	0.00	0.00	0.00	0.0%
T-1399 Concrete Panel Replaceme	0.00	25,000.00	-25,000.00	0.0%
<b>Total Capital Improvement Project</b>	<b>23,592.00</b>	<b>2,510,000.00</b>	<b>-2,486,408.00</b>	<b>0.9%</b>
<b>Total COGS</b>	<b>23,592.00</b>	<b>2,510,000.00</b>	<b>-2,486,408.00</b>	<b>0.9%</b>
<b>Gross Profit</b>	<b>-22,472.70</b>	<b>-805,172.00</b>	<b>782,699.30</b>	<b>2.8%</b>
<b>Expense</b>				
Bank Service Charges	91.10			
Interest Expense	0.00	89,468.00	-89,468.00	0.0%
Municipal Services Costs	0.00	142,891.00	-142,891.00	0.0%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	1,125.00	35,000.00	-33,875.00	3.2%
Legal Fees	3,793.50	35,000.00	-31,206.50	10.8%
Program Consultant	0.00	20,000.00	-20,000.00	0.0%
Tax Consultants	1,941.00	2,000.00	-59.00	97.1%
<b>Total Program and Project Consultatnt</b>	<b>6,859.50</b>	<b>92,000.00</b>	<b>-85,140.50</b>	<b>7.5%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	3,307.90	15,000.00	-11,692.10	22.1%
Administration Consultant	26,944.09	100,000.00	-73,055.91	26.9%
Audit Fees	8,300.00	16,300.00	-8,000.00	50.9%
Insurance Expense	0.00	2,250.00	-2,250.00	0.0%
Office Expenses	0.00	15,000.00	-15,000.00	0.0%
<b>Total TIRZ Administration &amp; Overhead</b>	<b>38,551.99</b>	<b>148,550.00</b>	<b>-109,998.01</b>	<b>26.0%</b>
Utilities	1,016.80			
<b>Total Expense</b>	<b>46,519.39</b>	<b>472,909.00</b>	<b>-426,389.61</b>	<b>9.8%</b>
<b>Net Ordinary Income</b>	<b>-68,992.09</b>	<b>-1,278,081.00</b>	<b>1,209,088.91</b>	<b>5.4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Other Income	0.00	0.00	0.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-68,992.09</b>	<b>-1,278,081.00</b>	<b>1,209,088.91</b>	<b>5.4%</b>

**Old Sixth Ward Redevelopment Authority**  
**Balance Sheet Prev Year Comparison**  
 As of September 30, 2020

	<u>Sep 30, 20</u>	<u>Sep 30, 19</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	1,665,506.23	425,367.19	1,240,139.04	291.6%
Prosperity Operating Account	87,396.38	49,267.40	38,128.98	77.4%
Texas Class Investment Acct 781	71,886.34	1,858,744.23	-1,786,857.89	-96.1%
<b>Total Checking/Savings</b>	<u>1,824,788.95</u>	<u>2,333,378.82</u>	<u>-508,589.87</u>	<u>-21.8%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	0.00	90,000.00	-90,000.00	-100.0%
<b>Total Accounts Receivable</b>	<u>0.00</u>	<u>90,000.00</u>	<u>-90,000.00</u>	<u>-100.0%</u>
<b>Other Current Assets</b>				
Prepaid Insurance	1,142.68	1,376.25	-233.57	-17.0%
<b>Total Other Current Assets</b>	<u>1,142.68</u>	<u>1,376.25</u>	<u>-233.57</u>	<u>-17.0%</u>
<b>Total Current Assets</b>	<u>1,825,931.63</u>	<u>2,424,755.07</u>	<u>-598,823.44</u>	<u>-24.7%</u>
<b>TOTAL ASSETS</b>	<u><b>1,825,931.63</b></u>	<u><b>2,424,755.07</b></u>	<u><b>-598,823.44</b></u>	<u><b>-24.7%</b></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	34,167.08	279,036.63	-244,869.55	-87.8%
<b>Total Accounts Payable</b>	<u>34,167.08</u>	<u>279,036.63</u>	<u>-244,869.55</u>	<u>-87.8%</u>
<b>Other Current Liabilities</b>				
Cert Of Obligation Current Prin	160,000.00	150,000.00	10,000.00	6.7%
Cert of Obligation Int Accrual	29,823.11	32,573.52	-2,750.41	-8.4%
Retainage Payable	0.00	32,014.31	-32,014.31	-100.0%
<b>Total Other Current Liabilities</b>	<u>189,823.11</u>	<u>214,587.83</u>	<u>-24,764.72</u>	<u>-11.5%</u>
<b>Total Current Liabilities</b>	<u>223,990.19</u>	<u>493,624.46</u>	<u>-269,634.27</u>	<u>-54.6%</u>
<b>Long Term Liabilities</b>				
Certificate of Obligation	1,466,715.00	1,626,715.00	-160,000.00	-9.8%
<b>Total Long Term Liabilities</b>	<u>1,466,715.00</u>	<u>1,626,715.00</u>	<u>-160,000.00</u>	<u>-9.8%</u>
<b>Total Liabilities</b>	<u>1,690,705.19</u>	<u>2,120,339.46</u>	<u>-429,634.27</u>	<u>-20.3%</u>
<b>Equity</b>				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	2,151,344.18	2,684,210.72	-532,866.54	-19.9%
Net Income	-68,992.09	-432,669.46	363,677.37	84.1%
<b>Total Equity</b>	<u>135,226.44</u>	<u>304,415.61</u>	<u>-169,189.17</u>	<u>-55.6%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>1,825,931.63</b></u>	<u><b>2,424,755.07</b></u>	<u><b>-598,823.44</b></u>	<u><b>-24.7%</b></u>

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through September 2020**

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Interest Income Money Market</b>					
Deposit	07/31/2020			Interest	363.58
Deposit	07/31/2020			Interest	15.62
Deposit	08/31/2020			Interest	310.80
Deposit	08/31/2020			Interest	11.49
Deposit	09/30/2020			Interest	409.45
Deposit	09/30/2020			Interest	8.36
Total Interest Income Money Market					1,119.30
Total Income					1,119.30
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	07/27/2020	83803	Edminster Hinshaw Russ & Asso...	Hemphill Street Prelim Engineering through 7.20.20	8,150.00
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	225.00
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	225.00
Bill	08/31/2020	84270	Edminster Hinshaw Russ & Asso...	Hemphill Street Prelim Engineering through 8.17.20	2,700.00
Total T-1310 Hemphill Road					11,300.00
<b>T-1313 Dow School Park</b>					
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	262.50
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	337.50
Total T-1313 Dow School Park					600.00
<b>T-1314 Streetscape</b>					
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	450.00
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	
Bill	09/18/2020	2076	Houston Bike Share	Sawyer Yards BCycle Station	6,984.00
Bill	09/18/2020	2077	Houston Bike Share	South Yard BCycle Station	4,258.00
Total T-1314 Streetscape					11,692.00
Total Capital Improvement Project					23,592.00
Total COGS					23,592.00
Gross Profit					-22,472.70
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	07/31/2020			Service Charge	25.00
Check	08/31/2020			Service Charge	33.30
Check	09/30/2020			Service Charge	32.80
Total Bank Service Charges					91.10
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	07/27/2020	83804	Edminster Hinshaw Russ & Asso...	Through 7.20.20 (86.54% Complete)	500.00
Bill	08/31/2020	84271	Edminster Hinshaw Russ & Asso...	Through 8.17.20 (89.66% Complete)	625.00
Total Engineering Consultant					1,125.00
<b>Legal Fees</b>					
Bill	08/31/2020	21889236	Bracewell LLP	General Legal through August 31, 2020	1,134.75
Bill	09/30/2020	21893041	Bracewell LLP	General Legal through September 30, 2020	2,658.75
Total Legal Fees					3,793.50
<b>Tax Consultants</b>					
Bill	07/01/2020	55571	Equi-Tax, Inc.	July 2020 - June 30, 2021	1,941.00
Total Tax Consultants					1,941.00
Total Program and Project Consultatnt					6,859.50
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2020	2094	The Morton Accounting Services	July and August CPA Services	3,307.90
Total Accounting Fees					3,307.90

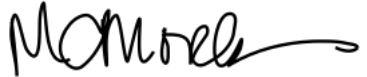
**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July through September 2020**

Type	Date	Num	Name	Memo	Amount
<b>Administration Consultant</b>					
Bill	07/31/2020	21888031	Bracewell LLP	Admin- Meeting through July 31, 2020	1,331.00
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	5,100.00
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 - Expense Reimbursement	0.00
Bill	08/30/2020	21889237	Bracewell LLP	Admin- Meeting through August 31, 2020	3,879.90
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	5,325.00
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 - Expense Reimbursement	2.76
Bill	09/30/2020	21893040	Bracewell LLP	Admin- Meeting through September 30, 2020	4,900.50
Bill	09/30/2020	1297	SMW Principle Solutions, Inc.	September 2020 Consulting	6,375.00
Bill	09/30/2020	1297	SMW Principle Solutions, Inc.	September 2020 - Expense Reimbursement	29.93
Total Administration Consultant					26,944.09
<b>Audit Fees</b>					
Bill	09/18/2020	16983986	Carr Riggs & Ingram LLC	2020 Audit - 94-02285	8,300.00
Total Audit Fees					8,300.00
Total TIRZ Administration & Overhead					38,551.99
<b>Utilities</b>					
Bill	07/02/2020	Inv 1509377	City of Houston - Encroachment	2021 Fee (August 2020 - August 2021)	266.80
Bill	09/02/2020	Inv 1521652	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	09/02/2020	1521651	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	09/02/2020	Inv 1521653	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Total Utilities					1,016.80
Total Expense					46,519.39
Net Ordinary Income					-68,992.09
<b>Net Income</b>					<b>-68,992.09</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**QUARTERLY INVESTMENT REPORT**  
**1st QUARTER FISCAL YEAR 2021**  
**July 1, 2020 to**  
**September 30, 2020**

Transaction Date	TexasClass Deposits or Withdrawals	Book Value	Market Value	Activity
7/1/2020	Texas Class	\$ 71,850.87	\$ 71,850.87	Beginning Balance
7/31/2020	15.62	71,866.49	71,866.49	Interest 0.26%
8/31/2020	11.49	71,877.98	71,877.98	Interest 0.19%
9/30/2020	8.36	71,886.34	71,886.34	Interest 0.1424%
9/30/2020		71,886.34	71,886.34	Ending Balance

*The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.*

Investment Officer: 

Tax Increment Reinvestment Zone (TIRZ) #13 – Old Sixth Ward  
**Committee Report Form**

**Committee Name:** Communications and Public  
Engagement

**Date of Meeting:** No Meeting was held

**Chairperson:** Ann Guercio

**Attendees:**

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**Points of Discussion:**

**Items for Board Consideration/Action:**