

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JUNE 16, 2021**

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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 **June 16, 2021, 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=mbf02616a72169e0688da467538d08d69> or dial US **Toll free 1.855.282.6330**, when prompted enter **Access 145 793 8888#** 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-s09a949404eec47099960a591df4c2fa9>

**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. Engage auditor to prepare the audit for the fiscal year ending June 30, 2021
4. Administrator Report, including:
  - a. Trees for Houston work;
  - b. Mobility Study;
    - i. Update;
  - c. Precinct 2 grant application; and
  - d. 2022 Budget/CIP.
5. Projects and Engineering:
  - a. Project Committee Report;
  - b. Discussion and possible action Greystar Development;
  - c. Engineering Consultant's Report;
    - i. Update Substitute Sanitary Sewer Service;
    - ii. Hemphill Reconstruction; and
    - iii. Intersection at Washington and Silver and North Memorial Way and Silver.
  - d. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.

6. 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; and
  - d. Other matters, if any.
7. Communications and Public Engagement:
  - a. Communications and Public Engagement Committee Report; and
  - b. Other matters, if any.
8. Items for next meeting.
9. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



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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>**

**TAB 2.a.**

**MINUTES OF AUTHORITY APRIL 21, 2021**

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

April 21, 2021

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 21<sup>st</sup> day of April, 2021, 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
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

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

Also present were: Marie Bryant of CART Services; Shaida Libhart of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of Principle Solutions, (“Administrator”); Cassandra Robinson-Bacon 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 April 21, 2021. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the April 21, 2021.

## **ADMINISTRATOR REPORT**

### Old Sixth Ward Governance Guidelines

The Board recognized Ms. Weesner reminded everyone the Board wanted to create a basis governance document, which has been posted on the website and received public comment. She stated that the Board reviewed the comments and incorporated many of them. Ms. Weesner reported that the updated version is attached hereto as Exhibit "B" for review, comment and approval.

After review, upon a motion brought by Director Guercio, seconded by Director Zuniga, the Board unanimously voted to approve the Governance Guidelines, as presented.

### Mobility Study Report

The Board recognized Ms. Libhart who gave a general updated report and reviewed the targeted locations for the project to the Board. She then answered the Board's questions.

### Precinct 2 grant application

Ms. Weesner reported that recent grant opportunity to fund two (2) locations: (i) Washington Avenue to Memorial Drive/Buffalo Bayou Park; and (ii) Sawyer Street to Silver Street. She then stated that the grant was approved with a letter confirming the award, a copy of which is attached hereto as Exhibit "C".

### 2022 Budget/Capital Improvements Plan ("CIP")

Ms. Weesner reminded the Board of the annual review process for the budget and noted that the CIP is a five (5) year projection. She stated that the typical process is to approve a draft in April for submission to the City and hope the TIRZ meeting with Public Works and Economic Development can be scheduled in May or early June. The Board can then discuss any additional changes identified, or any requests from the City at the June meeting and approve the final submission to the City. Ms. Weesner stated that the final submission will be sent to City Council for approval. A copy of the budget and CIP is attached hereto as Exhibit "D".

Ms. Weesner then stated the pandemic and a City reorganization have slowed progress down and resulted in unexpected delays. Therefore, most of the projects have

been slow moving.

After consideration, upon a motion brought by Director Neisel, seconded by Director Lindsay, the Board unanimously voted to approve the draft budget and submit to the City for discussion.

#### FY 2022 Meeting Schedule

Ms. Weesner reviewed the expected meeting schedule for fiscal year 2022, a copy of which is attached hereto as Exhibit “E”.

### **PROJECTS AND ENGINEERING**

#### Discussion 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 Greystar Development (“Greystar”)

Director Neisel reported that Mr. Lord has prepared a draft agreement with Greystar and currently coordinating with Greystar.

#### **Engineer’s Report**

Mr. Macy presented the engineer’s report, including the following projects: (i) Substitute Sanitary Sewer Connections, Phase 2B; (ii) Hemphill Reconstruction; (iii) Hemphill Street Improvements; (iv) General Engineering work authorizations, a copy of which is attached hereto as Exhibit “F”. No Action was taken.

### **FINANCIAL REPORT**

#### Finance Committee Report

Director Maillet requested Ms. Robinson-Bacon provide the Bookkeeper’s report.

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

Ms. Robinson-Bacon 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”.

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 Maillet reported that the Finance Committee reviewed the finance invoices and recommends approval.

After discussion, Director Lindsay moved that the Board approve the financial report, payment of the invoices. Director Anello seconded the motion, and the motion carried.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

Communications and Public Engagement Committee Report

Director Guercio stated that the Communications Committee have been coordinating with the website contractor who is working on the website, including: (i) the development version of the site is now created; (ii) Content has been migrated from the old version to the new version; (iii) inputting all of the documents in the respective places and sure they will be compatible with how the site is setup; (iv) the sitemap and design is almost finalized. No action was taken.

**ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved.

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Secretary

DRAFT

**TAB 2.b.**

**MINUTES OF ZONE APRIL 21, 2021**

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON**

April 21, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 21<sup>st</sup> day of April, 2021, 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
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

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

Also present were: Marie Bryant of CART Services; Shaida Libhart of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Brian Jackson of the City of Houston (the “City”); Sherry Weesner of Principle Solutions, (“Administrator”); Cassandra Robinson-Bacon 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 April 21, 2021. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the April 21, 2021.

## **ADMINISTRATOR REPORT**

### Old Sixth Ward Governance Guidelines

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After review, upon a motion brought by Director Guercio, seconded by Director Zuniga, the Board unanimously voted to approve the Governance Guidelines, as presented.

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The Board recognized Ms. Libhart who gave a general updated report and reviewed the targeted locations for the project to the Board. She then answered the Board’s questions.

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Ms. Weesner then stated the pandemic and a City reorganization have slowed progress down and resulted in unexpected delays. Therefore, most of the projects have been slow moving.

After consideration, upon a motion brought by Director Neisel, seconded by Director Lindsay, the Board unanimously voted to approve the draft budget and submit to the City for discussion.

#### FY 2022 Meeting Schedule

Ms. Weesner reviewed the expected meeting schedule for fiscal year 2022, a copy of which is attached hereto as Exhibit “E”.

### **PROJECTS AND ENGINEERING**

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

#### Discussion and possible action Greystar Development (“Greystar”)

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### **FINANCIAL REPORT**

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After discussion, Director Lindsay moved that the Board approve the financial report, payment of the invoices. Director Anello seconded the motion, and the motion carried.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

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**ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved.

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Secretary

DRAFT

**TAB 3.**

**AUDITOR ENGAGEMENT**



June 2, 2021

To Board of Directors  
Old Sixth Ward Redevelopment Authority  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002

We are pleased to confirm our understanding of the services we are to provide Old Sixth Ward Redevelopment Authority (the Authority) for the year ending June 30, 2021. We will audit the financial statements of the governmental activities and major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Authority as of and for the year ending June 30, 2021. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

- 1) Schedule of Operating Expenses and Capital Expenditures
- 2) Schedule of Estimated Project Costs to Actual Expenditures (Project Plan reconciliation)

### **Audit Objective**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will assist in preparing the financial statements of the Authority in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement preparation previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in

communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

With regards to using the auditors' report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents. With regards to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Dispute Resolution**

In the event of a dispute between the parties which arises out of or relates to this contract or engagement letter, the breach thereof or the services provided or to be provided hereunder, if the dispute cannot be settled through negotiation, the parties agree that before initiating arbitration, litigation or other dispute resolution procedure, they will first try, in good faith, to resolve the dispute through non-binding mediation. All parties agree that an alternative form of dispute resolution shall not be undertaken by either party until the expiration of fifteen (15) calendar days following notice being provided to the other party indicating that the dispute cannot be settled through mediation. The mediation will be administered by the American Arbitration Association under its Dispute Resolution Rules for Professional Accounting and Related Services Disputes. The costs of any mediation proceedings shall be shared equally by all parties.

### **Statute of Limitations**

The parties agree that there shall be a one-year statute of limitation (from the delivery of the service or termination of the contract) for the filing of any requests for arbitration, lawsuit, or proceeding related to this agreement. If such a claim is filed more than one year, or the minimum durational period having been determined as permissible by applicable statutory law or by a court of competent jurisdiction, subsequent to the delivery of the service or termination of the contract, whichever occurs first in time, then it shall be precluded by this provision, regardless of whether or not the claim has accrued at that time.

### **Electronic Data Communication and Storage and Use of Third Party Service Provider**

In the interest of facilitating our services to your government, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to your government may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over, and shall not be responsible for, the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors. You consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement. You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records. In the event you suffer a loss of any files or records due to accident, inadvertent mistake, or Act of God, copies of which you have provided to us pursuant to this agreement, we shall not be responsible or obligated to provide you a copy of any such file or record which we may retain in our possession.

### **Engagement Administration, Fees, and Other**

We understand that your consultants will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Carr, Riggs and Ingram, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the regulator or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Carr, Riggs and Ingram, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the regulator or its designee. The regulator or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are

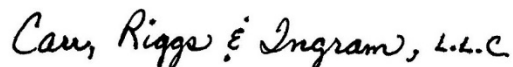
unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

We expect to begin our audit on approximately August 2, 2021 and to issue our reports no later than September 30, 2021. Draft financial statements will be provided to the Board of Directors for review two weeks prior to the scheduled board meeting in which the financial statements will be presented for approval. Alyssa Hill is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.), except that we agree that our audit fee will not exceed \$8,600. In addition, we estimate out of pocket expenses to be \$100. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 45 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to Old Sixth Ward Redevelopment Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Carr, Riggs & Ingram, LLC

RESPONSE:

This letter correctly sets forth the understanding of Old Sixth Ward Redevelopment Authority.

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

City of Houston signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**TAB 4**

**ADMINISTRATOR'S REPORT**





**Trees For Houston**  
 P. O Box 270477  
 Houston, TX 77277-0477

# Estimate

**Estimate #:** 100  
**Estimate Date:** 3/18/2021

Sherry F. Weesner, P.E.  
 TIRZ 13/ OSWRA  
 711 Louisiana, Suite 2300  
 Houston, Texas 77006

Terms

Description	Qty	Unit Price	Amount
Stake removal project		\$2.00	

Trees For Houston is a 501(c)3 nonprofit organization, Federal Tax ID 760046318.

**Note: Actual Number of stakes will be determined during the project or at completion. Number of stakes would be 500-700.**

**Total**

Phone #	Fax:	Email
713-840-8733	713-840-8734	katherine@treesforhouston.org

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TAX YEAR	2020	2021	2022	2023	2024	2025
<b>TIRZ 13</b>	<b>FY2021 Estimate</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
City	\$ 2,212,688	\$ 2,324,375	\$ 2,440,530	\$ 2,561,330	\$ 2,686,963	\$ 2,817,621
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 417,014	\$ 428,413	\$ 439,811	\$ 451,209	\$ 462,608	\$ 474,006
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	<b>\$ 2,629,702</b>	<b>\$ 2,752,788</b>	<b>\$ 2,880,341</b>	<b>\$ 3,012,539</b>	<b>\$ 3,149,571</b>	<b>\$ 3,291,627</b>
<b>CITY OF HOUSTON</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
GRANT PROCEEDS (5)	\$ -	\$ 410,000	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 6,284	\$ 7,962	\$ 6,133	\$ 10,228	\$ 4,611	\$ 7,676
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 2,635,986</b>	<b>\$ 3,170,750</b>	<b>\$ 2,886,474</b>	<b>\$ 3,022,767</b>	<b>\$ 3,154,182</b>	<b>\$ 3,299,303</b>
ISD Education Set-Aside	\$ 167,794	\$ 172,370	\$ 176,946	\$ 181,522	\$ 186,099	\$ 191,797
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 468,961	\$ 774,792	\$ 813,510	\$ 853,777	\$ 895,654	\$ 939,207
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 139,005	\$ 142,804	\$ 146,604	\$ 150,403	\$ 154,203	\$ 158,002
Municipal Services	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891
Administrative Fees						
City	\$ 110,634	\$ 116,219	\$ 122,027	\$ 128,067	\$ 134,348	\$ 140,881
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Other - One Time Adjustment for Split Parcels	\$ 805,806					
<b>TRANSFERS</b>	<b>\$ 1,860,091</b>	<b>\$ 1,374,076</b>	<b>\$ 1,426,978</b>	<b>\$ 1,481,660</b>	<b>\$ 1,538,195</b>	<b>\$ 1,597,778</b>
Management Consulting Services	\$ 241,250	\$ 241,250	\$ 241,250	\$ 241,250	\$ 241,250	\$ 241,250
<b>Loan (CO Due to City)</b>						
Principal	\$ 160,000	\$ 165,000	\$ 170,000	\$ 205,334	\$ 205,797	\$ 211,122
Interest	\$ 89,468	\$ 80,669	\$ 71,000	\$ 35,797	\$ 31,122	\$ 26,172
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEBT SERVICE</b>	<b>\$ 249,468</b>	<b>\$ 245,669</b>	<b>\$ 241,000</b>	<b>\$ 241,131</b>	<b>\$ 236,919</b>	<b>\$ 237,294</b>
<b>TOTAL EXPENSES</b>	<b>\$ 490,718</b>	<b>\$ 486,919</b>	<b>\$ 482,250</b>	<b>\$ 482,381</b>	<b>\$ 478,169</b>	<b>\$ 478,544</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 285,177</b>	<b>\$ 1,309,755</b>	<b>\$ 977,246</b>	<b>\$ 1,058,728</b>	<b>\$ 1,137,818</b>	<b>\$ 1,222,981</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 1,891,627</b>	<b>\$ 1,851,554</b>	<b>\$ 1,426,309</b>	<b>\$ 2,378,555</b>	<b>\$ 1,072,281</b>	<b>\$ 1,785,098</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 2,176,804</b>	<b>\$ 3,161,309</b>	<b>\$ 2,403,555</b>	<b>\$ 3,437,281</b>	<b>\$ 2,210,098</b>	<b>\$ 3,008,079</b>
<b>Projects</b>						
MMP 2411 Washington	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
T-1301 Historic District Monumentation	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -
T-1304 Sanitary Sewer Rehabilitation/Substitute Service	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1307 Historic Sabine Street	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
T-1310 Hemphill Road	\$ 25,000	\$ -	\$ -	\$ 1,780,000	\$ -	\$ -
T-1313 Dow School Park	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -
T-1314 Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
T-1317 Washington Ave Pedestrian Improvements	\$ -	\$ -	\$ -	\$ 560,000	\$ -	\$ -
T-1319 Sawyer Street Re-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1320 Pedestrian Crossing Improvements on Washington	\$ -	\$ 790,000	\$ -	\$ -	\$ -	\$ -
T-1399 Safe Sidewalk Program	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
T-1322 Sawyer Street Multimodal Improvement (Washington to Memorial Drive)	\$ -	\$ 452,000	\$ -	\$ -	\$ -	\$ -
T-1324 Silver Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 2,500,000
T-1325 Edwards Street Multimodal Improvements (Sawyer to Silver)	\$ -	\$ 368,000	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 325,250</b>	<b>\$ 1,735,000</b>	<b>\$ 25,000</b>	<b>\$ 2,365,000</b>	<b>\$ 425,000</b>	<b>\$ 2,525,000</b>
<b>TOTAL PROJECTS</b>	<b>\$ 325,250</b>	<b>\$ 1,735,000</b>	<b>\$ 25,000</b>	<b>\$ 2,365,000</b>	<b>\$ 425,000</b>	<b>\$ 2,525,000</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 1,851,554	\$ 1,426,309	\$ 2,378,555	\$ 1,072,281	\$ 1,785,098	\$ 483,079
<b>Ending Fund Balance</b>	<b>\$ 1,851,554</b>	<b>\$ 1,426,309</b>	<b>\$ 2,378,555</b>	<b>\$ 1,072,281</b>	<b>\$ 1,785,098</b>	<b>\$ 483,079</b>

Notes:



## MEMORANDUM

**TO:** TIRZ 13  
**FROM:** Kyle Macy, P.E.  
**SUBJECT:** Hemphill Roadway Reconstruction – CIP Cost, Drainage & Updated IDM Criteria, and Method to Proceed (Design Phase Services)  
**PROJECT:** Topographic Survey and Preliminary Engineering Report for Hemphill Street Improvements (Work Authorization NO. 13-T-1310-WA1-2020)  
EHRA Project No: 021-001-00  
**DATE:** May 19, 2021

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### ❖ CIP Cost Budget:

In response to new drainage criteria by the City of Houston (COH), effective April 1, 2021, EHRA re-analyzed the stormwater system required for the reconstruction of Hemphill Street. The financial impact to the project budget is significant as can be seen in this table.

	Total Cost Budget	Storm Water Budget	Percentage of Total
Previous PCE	\$1,780,000*	\$194,600	11%
Revised PCE	\$2,700,725	\$1,220,200	45%
* Current CIP Budget PCE - Preliminary Cost Estimate			

### ❖ Project Background:

In line with the primary project goal of providing a pedestrian realm, Hemphill Reconstruction gained traction with the financial support of a grant opportunity supporting the installation of a Low Impact Development (LID) feature. The LID feature chosen was a permeable paver sidewalk.

Hemphill Street currently consists of open ditch roadway along a 50-foot ROW, that due to current encroachments and layout requires conversion to curb and gutter design in order to provide for a new sidewalk.

In an effort to provide maximum pedestrian safety, reduce drainage capacity impact from new construction, and avoid existing encroachments, EHRA obtained a pavement width variance from the COH. This variance reduced the required 26-foot pavement width to 20 feet.

Despite the reduced pavement width, the COH's updated Chapter 9 IDM criteria, when applied, results in a storm sewer system much larger than originally scoped. The specific criteria change responsible for the cost increase is the requirement to detain for any disturbed area that results in impervious surface at 0.75 acre-feet per acre. These adjustments in cost prompted EHRA to communicate with the TIRZ administrator and coordinate a meeting with the COH to discuss potential drainage variance opportunities. The results of that meeting are as follows.



## ❖ **Methods to Proceed:**

- EHRA met with the Office of the City Engineer (OCE) representatives on May 13<sup>th</sup> to discuss potential alternative drainage solutions for Hemphill in an effort to reduce cost.

### 1. **Variance Request for Drainage:**

- The OCE drainage representatives are not able to directly grant a drainage variance. A variance request must be submitted with Level of Service analysis, additional clarification as to why criteria may not be met, and proposed alternatives.
- The OCE representatives noted that cost restrictions cannot be the only factor for requesting a variance.
- Due to Hemphill's topography and location within the watershed, which falls approximately 8 feet from Washington down to Lubbock, and proximity to Buffalo Bayou, EHRA inquired if time of concentration could be considered in proposed capacity reduction. Per the OCE, time of concentration is not an allowable discussion point for requesting a variance. The new IDM criteria specifically states that time of concentration may not be used as reasoning for excluding a project from meeting detention requirements.
- The OCE representatives stated that the process for variance approval is changing and hope to speed up the response time.
- **In order to prepare a variance request with limitations, a level of service comparison and analysis with alternatives, additional services would be required to analyze different storm events. However, the likelihood of the analysis producing reasons strong enough to gather support for a variance in this political climate is low.**
  - Time to prepare variance and perform level of service analysis: **3 months**
  - Time to have variance reviewed: **6 weeks Estimated**
  - Total Cost: **\$100,000**
- **With the time required to prepare the variance, and have it reviewed, the Grant funds for the project may expire and be lost.**
- Though requested, the OCE representatives were not able to provide any information regarding likelihood of variance approval.

### 2. **Scope Adjustments to Overall Project - Hemphill Reconstruction or Rehabilitation:**

- Reconstruction Project - Adjustments to the scope in an effort to reduce cost such as reducing the project limits but still include proposed sidewalk construction. This option requires meeting new COH IDM standards. An initial look at installing a sidewalk on only one side of the street by EHRA showed the continued demand for a large storm water system to meet detention criteria. If considered at a simply linear relationship, the project scope is estimated to be reduced from 1000-feet to 650-feet to fit within the previous PCE budget.
- Rehabilitation Project - Removal of sidewalk from project scope and only complete rehabilitation of the existing street. This option would not meet the project goal of providing a pedestrian realm or widening the streetscape.

## ❖ **Action Items:**

- TIRZ 13 to discuss information found in this memorandum and choose a course of action.

**Note:** Existing Work Authorization NO. 13-T-1310-WA1-2020-TOPO, Topographic Survey and Preliminary Engineering Report for Hemphill Street Improvements is complete with the DCR presentation held May 19, 2021 with the COH. At this time, additional services would be required to pursue additional variances for this project.

**TAB. 5.c.**

**ENGINEER'S REPORT**



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 June 9, 2021

Date of Board Meeting: June 16, 2021

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



Signature

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Agenda Item 5.c-d, Engineering

### C. Engineering Consultant's Report

- i. Update Substitute Sanitary Sewer Connections, Phase 2B:
  1. Project has been completed. EHRA is awaiting final pay application from Texas Pride to recommend the release of retainage.

**ACTION ITEM: None at this time**

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

EHRA presented the final Design Concept Report (DCR) for Hemphill Street Reconstruction on May 19, 2021, to the City of Houston (COH). The DCR Approval Letter was received from the COH on May 24, 2021 and is attached to this engineering report. In response to COH comments, and at the request of the TIRZ, a memorandum was prepared regarding the COH Drainage and Updated Design Criteria. This memorandum addresses how recent changes impact construction costs for Hemphill Street Reconstruction and was presented to the Project's Committee on May 20, 2021.

**ACTION ITEM: Pending board decision on method to proceed.**

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

This work is pending board direction.

- iii. 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.**

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION SUMMARY - (THROUGH JUNE 9, 2021)**



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

**EXHIBIT 1: Active Work Authorization SUMMARY**

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1310 & 13-T-1310-WA1-2020	DCR	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	\$41,000.00	100%	N/A	COMPLETE
1310 & 21-01	Design	Design of Hemphill Reconstruction complete with plan approvals	\$120,500.00	\$0.00	0%	Q4 2021	Q3 2022

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

<b>CIP 1310 – Hemphill Reconstruction Design Concept Report (DCR)</b>		
Item	Date / Window	Description
1	7/30/2020	Existing Conditions Meeting With HPW
2	2/10/2021	Variance for 20 foot pavement width approved Feb 10, 2021. Adjust design alternative for change and coordinate meeting for Final DCR Review with HPW
3	5/24/2021	Received DCR Approval Letter from HPW

<b>CIP 1310 - Hemphill Reconstruction Design</b>		
Item	Date / Window	Description
1	TBD	Pending Board Direction





**Date:** 05/24/2021  
**To:** Kyle Macy, EHRA Inc.  
**Attention:** Shapoor Golshan, Project Manager, Interagency; Ashley Soward, EHRA, Inc.  
**From:** Thomas Kirn, Planner, Interagency  
**Subject:** DCR Approval for TIRZ 13 Hemphill Street

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The City of Houston's Interagency group has reviewed and approved the TIRZ 13 Hemphill Street DCR. We agree that Alternative 3, as presented, represents the most beneficial choice for the project scope. The project can continue coordination and review with design plans, schematics, or other required documents under the review of Shapoor Golshan.

The candidate project summary information is as follows:

Project Needs Summary: (Improvements may include the following; additional specific improvements can be found in the provided materials)

- Full surface reconstruction with curb and gutter with 20-foot pavement width street & 6-foot sidewalks
- Upgrade stormwater drainage to equal or better than current COH IDM requirements
- Enhance pedestrian mobility and safety throughout project limits
- Incorporate LID features made possible by previously mentioned grant and coordination with COH

Please contact Shapoor Golshan at (832) 395-2444 or [Shapoor.Golshan@houstontx.gov](mailto:Shapoor.Golshan@houstontx.gov) concerning the next steps in the review process.

**memo**

**TAB 6.b.**

**FINANCIAL REPORT**



**Monthly Financial Report Summary**  
**June Board Meeting**  
**Wednesday, June 16, 2021**

At the beginning of April, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$1,662,875. During the month, OSWRA received \$343 mainly from money market interest. OSWRA processed \$87,305 in disbursements during the period. 77% of the disbursement related to payments to Traffic Engineers for the Mobility Study (\$53,770) and to SMW Principle Solutions for administrative consulting (\$13,303). The ending balance as of month end May 31, 2021 was \$1,575,413.

The invoices pending approval total \$36,855. \$35,000 needs to be transferred to the Operating Account to cover the pending invoices. See attached "Unpaid Bills Detail" Reports on page 3.

Capital Improvement Project spending for the period totaled \$56,250. The funds were mainly spent towards the Streetscape project. See page 4 for the "Capital Projects Detail" Reports.

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**General Operating Fund**  
 As of May 31, 2021

**BEGINNING BALANCE :** **\$ 1,662,375.23**

**REVENUE**

Money Market	177.47	Interest
Texas Class Investment	2.63	Interest
Money Market	159.67	Interest
Texas Class Investment	3.25	Interest

**Total Revenue** 343.02

**DISBURSEMENTS**

ACH	Bracewell LLP	2,660.75
ACH	SMW Principle Solutions	6,735.00
ACH	Edminster Hinshaw Russ	2,000.00
ACH	Traffic Engineers Inc	25,739.60
ACH	Prosperity Bank	33.10
ACH	Bracewell LLP	7,410.25
ACH	Edminster Hinshaw Russ	187.50
ACH	SMW Principle Solutions	6,567.88
ACH	The Morton Accounting	2,407.95
ACH	Prosperity Bank	33.00
ACH	Traffic Engineers Inc	28,030.00
ACH	Walter P Moore	5,500.00

**Total Disbursements** 87,305.03

**ENDING BALANCE :** \$ 1,575,413.22

<b>LOCATION OF ASSETS</b>	<b>Interest Rate</b>	<b>May 31, 2021 Balance</b>
Prosperity Bank Operating		280,990.80
Prosperity Money Market Account	0.15%	1,222,499.87
Texas Class Investment	0.04%	71,922.55
<b>Total Account Balance</b>		<u><u>\$ 1,575,413.22</u></u>

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of June 9, 2021

Type	Date	Num	Memo	Due Date	Open Balance
<b>Bracewell LLP</b>					
Bill	05/31/2021	21909668	Admin- Meeting through May 31, 2021	06/10/2021	870.80
Bill	05/31/2021	21909669	General Legal through May 31, 2021	06/10/2021	1,000.00
Total Bracewell LLP					1,870.80
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	05/26/2021	87858	General Engineering Consultant - \$20,000	06/05/2021	1,000.00
Total Edminster Hinshaw Russ & Associates Inc					1,000.00
<b>SMW Prinicple Solutions, Inc.</b>					
Bill	05/31/2021	1359	Administrative Consulting May 2021	06/10/2021	6,265.50
Total SMW Prinicple Solutions, Inc.					6,265.50
<b>Texas Municipal League Intergov League</b>					
Bill	06/01/2021	FY22 Insu...	FY22 Insurance - #6749	06/11/2021	1,293.60
Total Texas Municipal League Intergov League					1,293.60
<b>The Captioning Company Inc.</b>					
Bill	05/31/2021	2021-03-14	Captioning Transcript Services - March 17, 2021	06/10/2021	302.50
Bill	05/31/2021	2021-04-11	Captioning Transcript Services - April 21, 2021	06/10/2021	302.50
Total The Captioning Company Inc.					605.00
<b>Traffic Engineers Inc</b>					
Bill	05/31/2021	13202	Mobility Planning Study - Project Cost \$153,000	06/10/2021	25,820.00
Total Traffic Engineers Inc					25,820.00
<b>TOTAL</b>					<b>36,854.90</b>

**Old Sixth Ward Redevelopment Authority**  
**Capital Projects Detail**  
**April through May 2021**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	04/30/2021	1344	SMW Principle Solutions, Inc.	April 2021 Consulting	300.00
Bill	05/31/2021	1359	SMW Principle Solutions, Inc.	May 2021 Consulting	487.50
Total T-1310 Hemphill Road					787.50
<b>T-1314 Streetscape</b>					
Bill	04/30/2021	1344	SMW Principle Solutions, Inc.	April 2021 Consulting	675.00
Bill	04/30/2021	13184	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	28,030.00
Bill	05/31/2021	1359	SMW Principle Solutions, Inc.	May 2021 Consulting	937.50
Bill	05/31/2021	13202	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	25,820.00
Total T-1314 Streetscape					55,462.50
Total Capital Improvement Project					56,250.00
<b>TOTAL</b>					<b>56,250.00</b>

## Old Sixth Ward Redevelopment Authority

## Profit &amp; Loss Budget vs. Actual

06/09/21

July 2020 through March 2021

Accrual Basis

	Jul '20 - Mar 21	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	12,500.00	200,000.00	-187,500.00	6.3%
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	2,806.13	5,500.00	-2,693.87	51.0%
<b>Total Income</b>	<b>15,306.13</b>	<b>1,704,828.00</b>	<b>-1,689,521.87</b>	<b>0.9%</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	262.50	150,000.00	-149,737.50	0.2%
T-1307 Historic Sabine Street	0.00	14,661.00	-14,661.00	0.0%
T-1310 Hemphill Road	18,912.50	1,781,687.50	-1,762,775.00	1.1%
T-1312 Sustainable Streetscapes	0.00	0.00	0.00	0.0%
T-1313 Dow School Park	4,544.13	200,000.00	-195,455.87	2.3%
T-1314 Streetscape	112,016.50	150,000.00	-37,983.50	74.7%
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>135,735.63</b>	<b>2,516,348.50</b>	<b>-2,380,612.87</b>	<b>5.4%</b>
<b>Total COGS</b>	<b>135,735.63</b>	<b>2,516,348.50</b>	<b>-2,380,612.87</b>	<b>5.4%</b>
<b>Gross Profit</b>	<b>-120,429.50</b>	<b>-811,520.50</b>	<b>691,091.00</b>	<b>14.8%</b>
<b>Expense</b>				
Bank Service Charges	288.90	0.00	288.90	100.0%
Interest Expense	59,646.22	89,468.00	-29,821.78	66.7%
Municipal Services Costs	0.00	142,891.00	-142,891.00	0.0%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	6,937.50	35,000.00	-28,062.50	19.8%
Legal Fees	8,807.50	35,000.00	-26,192.50	25.2%
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>17,686.00</b>	<b>92,000.00</b>	<b>-74,314.00</b>	<b>19.2%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	10,554.75	15,000.00	-4,445.25	70.4%
Administration Consultant	70,044.53	100,000.00	-29,955.47	70.0%
Audit Fees	8,300.00	16,300.00	-8,000.00	50.9%
Insurance Expense	-53.00	2,250.00	-2,303.00	-2.4%
Office Expenses	6,017.50	15,000.00	-8,982.50	40.1%
<b>Total TIRZ Administration &amp; Overhead</b>	<b>94,863.78</b>	<b>148,550.00</b>	<b>-53,686.22</b>	<b>63.9%</b>
<b>Utilities</b>	<b>1,016.80</b>			
<b>Total Expense</b>	<b>173,501.70</b>	<b>472,909.00</b>	<b>-299,407.30</b>	<b>36.7%</b>
<b>Net Ordinary Income</b>	<b>-293,931.20</b>	<b>-1,284,429.50</b>	<b>990,498.30</b>	<b>22.9%</b>
<b>Other Income/Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-293,931.20</b>	<b>-1,284,429.50</b>	<b>990,498.30</b>	<b>22.9%</b>

## Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

06/09/21

As of May 31, 2021

Accrual Basis

	May 31, 21	May 31, 20	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	1,222,499.87	1,094,066.75	128,433.12	11.7%
Prosperity Operating Account	280,990.80	18,364.96	262,625.84	1,430.0%
Texas Class Investment Acct 781	71,922.55	71,832.49	90.06	0.1%
<b>Total Checking/Savings</b>	<b>1,575,413.22</b>	<b>1,184,264.20</b>	<b>391,149.02</b>	<b>33.0%</b>
<b>Accounts Receivable</b>				
Accounts Receivable	0.00	90,000.00	-90,000.00	-100.0%
<b>Total Accounts Receivable</b>	<b>0.00</b>	<b>90,000.00</b>	<b>-90,000.00</b>	<b>-100.0%</b>
<b>Other Current Assets</b>				
Prepaid Insurance	1,142.68	1,376.25	-233.57	-17.0%
<b>Total Other Current Assets</b>	<b>1,142.68</b>	<b>1,376.25</b>	<b>-233.57</b>	<b>-17.0%</b>
<b>Total Current Assets</b>	<b>1,576,555.90</b>	<b>1,275,640.45</b>	<b>300,915.45</b>	<b>23.6%</b>
<b>TOTAL ASSETS</b>	<b>1,576,555.90</b>	<b>1,275,640.45</b>	<b>300,915.45</b>	<b>23.6%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	284,941.53	19,659.36	265,282.17	1,349.4%
<b>Total Accounts Payable</b>	<b>284,941.53</b>	<b>19,659.36</b>	<b>265,282.17</b>	<b>1,349.4%</b>
<b>Other Current Liabilities</b>				
Retainage Payable	0.00	32,014.31	-32,014.31	-100.0%
<b>Total Other Current Liabilities</b>	<b>0.00</b>	<b>32,014.31</b>	<b>-32,014.31</b>	<b>-100.0%</b>
<b>Total Current Liabilities</b>	<b>284,941.53</b>	<b>51,673.67</b>	<b>233,267.86</b>	<b>451.4%</b>
<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>	<b>1,466,715.00</b>	<b>1,626,715.00</b>	<b>-160,000.00</b>	<b>-9.8%</b>
<b>Total Liabilities</b>	<b>1,751,656.53</b>	<b>1,678,388.67</b>	<b>73,267.86</b>	<b>4.4%</b>
<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	-379,319.16	-1,139,833.29	760,514.13	66.7%
<b>Total Equity</b>	<b>-175,100.63</b>	<b>-402,748.22</b>	<b>227,647.59</b>	<b>56.5%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,576,555.90</b>	<b>1,275,640.45</b>	<b>300,915.45</b>	<b>23.6%</b>



**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2020 through May 2021**

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Grant Proceeds</b>					
Invoice	12/02/2020	4	Silver Street	Mobility Study Funding	6,250.00
Invoice	12/02/2020	5	The Deal Company	Mobility Study Funding	6,250.00
Total Grant Proceeds					12,500.00
<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
Deposit	10/31/2020			Interest	352.67
Deposit	10/31/2020			Interest	7.95
Deposit	11/30/2020			Interest	341.36
Deposit	11/30/2020			Interest	7.12
Deposit	12/31/2020			Interest	350.63
Deposit	12/31/2020			Interest	5.36
Deposit	01/31/2021			Interest	4.70
Deposit	01/31/2021			Interest	223.30
Deposit	02/28/2021			Interest	188.81
Deposit	02/28/2021			Interest	2.90
Deposit	03/31/2021			Interest	199.73
Deposit	03/31/2021			Interest	2.30
Deposit	04/30/2021			Interest	177.47
Deposit	04/30/2021			Interest	2.63
Deposit	05/31/2021			Interest	3.25
Deposit	05/31/2021			Interest	159.67
Total Interest Income Money Market					3,149.15
Total Income					15,649.15
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1304 Sanitary Sewer Rehab</b>					
Bill	03/31/2021	1339	SMW Prinicple Solutions, Inc.	March 2021 Consulting	262.50
Total T-1304 Sanitary Sewer Rehab					262.50
<b>T-1310 Hemphill Road</b>					
Bill	07/27/2020	83803	Edminster Hinshaw Russ & A...	Hemphill Street Prelim Engineering through 7.20.20	8,150.00
Bill	07/31/2020	1288	SMW Prinicple Solutions, Inc.	June 2020 Consulting	225.00
Bill	08/31/2020	1291	SMW Prinicple Solutions, Inc.	August 2020 Consulting	225.00
Bill	08/31/2020	84270	Edminster Hinshaw Russ & A...	Hemphill Street Prelim Engineering through 8.17.20	2,700.00
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 - Consulting	150.00
Bill	11/30/2020	1315	SMW Prinicple Solutions, Inc.	November 2020 - Consulting	300.00
Bill	12/01/2020	84934	Edminster Hinshaw Russ & A...	Hemphill Street Prelim Engineering through 9.21.20	4,050.00
Bill	12/31/2020	1320	SMW Prinicple Solutions, Inc.	December 2020 - Consulting	450.00
Bill	01/31/2021	1325	SMW Prinicple Solutions, Inc.	January 2021 - Consulting	562.50
Bill	02/28/2021	86679	Edminster Hinshaw Russ & A...	Hemphill Street Prelim Engineering through 2.15.21	1,350.00
Bill	03/31/2021	1339	SMW Prinicple Solutions, Inc.	March 2021 Consulting	750.00
Bill	04/30/2021	1344	SMW Prinicple Solutions, Inc.	April 2021 Consulting	300.00
Bill	05/31/2021	1359	SMW Prinicple Solutions, Inc.	May 2021 Consulting	487.50
Total T-1310 Hemphill Road					19,700.00
<b>T-1313 Dow School Park</b>					
Bill	07/31/2020	1288	SMW Prinicple Solutions, Inc.	June 2020 Consulting	262.50
Bill	08/31/2020	1291	SMW Prinicple Solutions, Inc.	August 2020 Consulting	337.50
Bill	10/14/2020	1920-1	Millis Development & Constru...	Repair and replace Wooden Swing Structure	3,756.63
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 - Consulting	187.50
Total T-1313 Dow School Park					4,544.13
<b>T-1314 Streetscape</b>					
Bill	07/31/2020	1288	SMW Prinicple Solutions, Inc.	June 2020 Consulting	450.00
Bill	08/31/2020	1291	SMW Prinicple Solutions, Inc.	August 2020 Consulting	

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2020 through May 2021**

Type	Date	Num	Name	Memo	Amount
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
Bill	10/31/2020	1302	SMW Principle Solutions, Inc.	October 2020 - Consulting	1,875.00
Bill	11/30/2020	12996	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	31,695.00
Bill	11/30/2020	1315	SMW Principle Solutions, Inc.	November 2020 - Consulting	2,325.00
Bill	12/31/2020	1320	SMW Principle Solutions, Inc.	December 2020 - Consulting	1,125.00
Bill	12/31/2020	13042	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	11,938.00
Bill	01/31/2021	13059	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	18,892.00
Bill	01/31/2021	1325	SMW Principle Solutions, Inc.	January 2021 - Consulting	262.50
Bill	02/28/2021	13100	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	5,797.40
Bill	03/31/2021	1339	SMW Principle Solutions, Inc.	March 2021 Consulting	675.00
Bill	03/31/2021	13148	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	25,739.60
Bill	04/30/2021	1344	SMW Principle Solutions, Inc.	April 2021 Consulting	675.00
Bill	04/30/2021	13184	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	28,030.00
Bill	05/31/2021	1359	SMW Principle Solutions, Inc.	May 2021 Consulting	937.50
Bill	05/31/2021	13202	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	25,820.00
Total T-1314 Streetscape					167,479.00
Total Capital Improvement Project					191,985.63
Total COGS					191,985.63
Gross Profit					-176,336.48
<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
Check	10/31/2020			Service Charge	33.00
Check	11/30/2020			Service Charge	33.00
Check	12/31/2020			Service Charge	33.00
Check	01/31/2021			Service Charge	32.90
Check	02/28/2021			Service Charge	32.90
Check	03/31/2021			Service Charge	33.00
Check	04/30/2021			Service Charge	33.10
Check	05/31/2021			Service Charge	33.00
Total Bank Service Charges					355.00
<b>Interest Expense</b>					
Bill	03/15/2021	2021 Debt	City of Houston	2021 Debt Payment	59,646.22
Total Interest Expense					59,646.22
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	07/27/2020	83804	Edminster Hinshaw Russ & A...	Through 7.20.20 (86.54% Complete)	500.00
Bill	08/31/2020	84271	Edminster Hinshaw Russ & A...	Through 8.17.20 (89.66% Complete)	625.00
Bill	10/31/2020	85096	Edminster Hinshaw Russ & A...	Through 8.17.20 (5.63% Complete)	1,125.00
Bill	12/31/2020	85463	Edminster Hinshaw Russ & A...	Through 11.16.20 (8.13% Complete)	500.00
Bill	01/01/2021		Edminster Hinshaw Russ & A...		0.00
Bill	01/21/2021	86166	Edminster Hinshaw Russ & A...	Through 12.21.20 (14.69% Complete)	1,312.50
Bill	01/28/2021	86296	Edminster Hinshaw Russ & A...	Through 1.18.21 (16.56% Complete)	375.00
Bill	02/28/2021	86678	Edminster Hinshaw Russ & A...	Through 1.18.21 (19.06% Complete)	500.00
Bill	03/01/2021	84935	Edminster Hinshaw Russ & A...	Through 9.21.20	1,125.00
Bill	03/31/2021	87038	Edminster Hinshaw Russ & A...	Through 3.22.21	875.00
Bill	04/01/2021	D032101...	Walter P Moore	COH MECA Building PH 1 Visual Review	5,500.00
Bill	04/23/2021	87321	Edminster Hinshaw Russ & A...	Through 4.19.21	187.50
Bill	05/26/2021	87858	Edminster Hinshaw Russ & A...	Through 5.17.21	1,000.00
Total Engineering Consultant					13,625.00
<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
Bill	10/31/2020	21894003	Bracewell LLP	General Legal through October 31, 2020	1,037.00
Bill	12/31/2020	21898938	Bracewell LLP	General Legal through December 31, 2020	1,000.00
Bill	01/31/2021	21900297	Bracewell LLP	General Legal through January 31, 2021	527.00
Bill	02/28/2021	21902622	Bracewell LLP	General Legal through February 28, 2021	800.00

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2020 through May 2021**

Type	Date	Num	Name	Memo	Amount
Bill	03/31/2021	21903972	Bracewell LLP	General Legal through March 31, 2021	1,650.00
Bill	04/30/2021	21906098	Bracewell LLP	VOID: General Legal through April 30, 2021	0.00
Bill	04/30/2021	21907143	Bracewell LLP	General Legal through April 30, 2021	5,000.00
Bill	05/31/2021	21909669	Bracewell LLP	General Legal through May 31, 2021	1,000.00
Total Legal Fees					14,807.50
<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					30,373.50
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2020	2094	The Morton Accounting Servic...	July and August CPA Services	3,307.90
Bill	10/31/2020	2132	The Morton Accounting Servic...	September and October CPA Services	2,407.90
Bill	12/31/2020	2165	The Morton Accounting Servic...	November and December CPA Services	2,400.00
Bill	02/28/2021	2185	The Morton Accounting Servic...	January and February CPA Services	2,438.95
Bill	04/30/2021	2204	The Morton Accounting Servic...	March and April CPA Services	2,407.95
Total Accounting Fees					12,962.70
<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 Prinicple Solutions, Inc.	June 2020 Consulting	5,100.00
Bill	07/31/2020	1288	SMW Prinicple 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 Prinicple Solutions, Inc.	August 2020 Consulting	5,325.00
Bill	08/31/2020	1291	SMW Prinicple 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 Prinicple Solutions, Inc.	September 2020 Consulting	6,375.00
Bill	09/30/2020	1297	SMW Prinicple Solutions, Inc.	September 2020 - Expense Reimbursement	29.93
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 Consulting	4,350.00
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 - Expense Reimbursement	8.28
Bill	10/31/2020	21894002	Bracewell LLP	Admin- Meeting through October 31, 2020	3,712.50
Bill	11/30/2020	21896446	Bracewell LLP	Admin- Meeting through November 30, 2020	6,622.00
Bill	11/30/2020	1315	SMW Prinicple Solutions, Inc.	November 2020 Consulting	3,825.00
Bill	11/30/2020	1315	SMW Prinicple Solutions, Inc.	November 2020 - Expense Reimbursement	2.76
Bill	12/31/2020	1320	SMW Prinicple Solutions, Inc.	December 2020 Consulting	4,237.50
Bill	12/31/2020	1320	SMW Prinicple Solutions, Inc.	December 2020 - Expense Reimbursement	10.35
Bill	12/31/2020	21898931	Bracewell LLP	Admin- Meeting through December 31, 2020	2,386.50
Bill	01/31/2021	21900296	Bracewell LLP	Admin- Meeting through January 31, 2021	466.50
Bill	01/31/2021	1325	SMW Prinicple Solutions, Inc.	December 2020 Consulting	4,837.50
Bill	01/31/2021	1325	SMW Prinicple Solutions, Inc.	Administrative Consulting January 2021	
Bill	02/28/2021	1332	SMW Prinicple Solutions, Inc.	February 2021 Consulting	5,175.00
Bill	02/28/2021	1332	SMW Prinicple Solutions, Inc.	February 2021 Consulting	319.80
Bill	02/28/2021	21902621	Bracewell LLP	Admin- Meeting through February 28, 2021	1,088.50
Bill	03/31/2021	1339	SMW Prinicple Solutions, Inc.	March 2021 Consulting	4,387.50
Bill	03/31/2021	1339	SMW Prinicple Solutions, Inc.	March 2021 Expenses	660.00
Bill	03/31/2021	21903969	Bracewell LLP	Admin- Meeting through March 31, 2021	1,010.75
Bill	04/30/2021	21906054	Bracewell LLP	Admin- Meeting through April 30, 2021	2,410.25
Bill	04/30/2021	1344	SMW Prinicple Solutions, Inc.	April 2021 Consulting	5,587.50
Bill	04/30/2021	1344	SMW Prinicple Solutions, Inc.	April 2021 Expenses	5.38
Bill	05/31/2021	21909668	Bracewell LLP	Admin- Meeting through May 31, 2021	870.80
Bill	05/31/2021	1359	SMW Prinicple Solutions, Inc.	May 2021 Consulting	4,837.50
Bill	05/31/2021	1359	SMW Prinicple Solutions, Inc.	May 2021 Expenses	3.00
Total Administration Consultant					83,758.96
<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
<b>Insurance Expense</b>					
Deposit	11/23/2020		Texas Municipal League Inter...	Refund	-53.00
Total Insurance Expense					-53.00


**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2020 through May 2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Office Expenses</b>					
Bill	12/01/2020	6	eLsqrd Media Group	Website Development and Graphic Design	4,890.00
Bill	12/28/2020	2020-09-...	The Captioning Company Inc.	Captioning Transcript Services - September 13, 2020	220.00
Bill	12/28/2020	2020-09-...	The Captioning Company Inc.	Captioning Transcript Services - September 15, 2020	302.50
Bill	12/28/2020	2020-10-...	The Captioning Company Inc.	Captioning Transcript Services - October 14, 2020	302.50
Bill	03/01/2021	2020-12-...	The Captioning Company Inc.	Captioning Transcript Services - December 16, 2020	302.50
Bill	05/31/2021	2021-03-...	The Captioning Company Inc.	Captioning Transcript Services - March 17, 2021	302.50
Bill	05/31/2021	2021-04-...	The Captioning Company Inc.	Captioning Transcript Services - April 21, 2021	302.50
Total Office Expenses					6,622.50
Total TIRZ Administration & Overhead					111,591.16
<b>Utilities</b>					
Bill	07/02/2020	Inv 1509...	City of Houston - Encroachment	2021 Fee (August 2020 - August 2021)	266.80
Bill	10/31/2020	Inv 1521...	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	10/31/2020	1521651	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	10/31/2020	Inv 1521...	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Total Utilities					1,016.80
Total Expense					202,982.68
Net Ordinary Income					-379,319.16
<b>Net Income</b>					<b>-379,319.16</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**QUARTERLY INVESTMENT REPORT**  
**3rd QUARTER FISCAL YEAR 2020**  
**January 1, 2020 to**  
**March 31, 2020**

Transaction Date	TexasClass Deposits or Withdrawals	Book Value	Market Value	Activity
1/1/2020	Texas Class	\$ 1,566,640.46	\$ 1,566,640.46	Beginning Balance
1/31/2020	2,134.19	1,568,774.65	1,568,774.65	Interest 1.61%
2/28/2020	1,998.48	1,570,773.13	1,570,773.13	Interest 1.61%
3/18/2020	(1,500,000.00)	70,773.13	70,773.13	Transfer to Checking Account
3/31/2020	1,005.79	71,778.92	71,778.92	Interest 1.04%
3/31/2020		71,778.92	71,778.92	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: 

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of May 25, 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Due Date</u>	<u>Open Balance</u>
<b>Bracewell LLP</b>					
Bill	04/30/2021	21906054	Admin- Meeting through April 30, 2021	05/10/2021	2,410.25
Bill	04/30/2021	21907143	General Legal through April 30, 2021	05/10/2021	5,000.00
Total Bracewell LLP					7,410.25
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	04/23/2021	87321	General Engineering Consultant - \$20,000	05/03/2021	187.50
Total Edminster Hinshaw Russ & Associates Inc					187.50
<b>SMW Principle Solutions, Inc.</b>					
Bill	04/30/2021	1344	Administrative Consulting April 2021	05/10/2021	6,567.88
Total SMW Principle Solutions, Inc.					6,567.88
<b>The Morton Accounting Services</b>					
Bill	04/30/2021	2204	March and April CPA Services	05/10/2021	2,407.95
Total The Morton Accounting Services					2,407.95
<b>Traffic Engineers Inc</b>					
Bill	04/30/2021	13184	Mobility Planning Study - Project Cost \$153,000	05/10/2021	28,030.00
Total Traffic Engineers Inc					28,030.00
<b>Walter P Moore</b>					
Bill	04/01/2021	D0321010...	COH MECA Building PH 1 Visual Review	04/11/2021	5,500.00
Total Walter P Moore					5,500.00
<b>TOTAL</b>					<b>50,103.58</b>