

**Old Sixth Ward Redevelopment Authority, Houston Texas
Board of Directors Meeting**

Minutes of the Board of Directors meeting held Tuesday, July 27, 2004 at 6:15 p.m. at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Steve Kirkland
Mary Lawler
Larissa Lindsay
Chuck Stava
Roland Tamez

Consultants

Parke Patterson, Allyson Koether, Zone Administrators
Lisa Helfman, Zone Attorney

City of Houston

Clark Lord, City Legal Department
Rene Martinez, City Planning Department
Randy Naquin, Housing and Community Development

Call to Order

Noting that seven (7) Board members were present, Chairwoman Cahill called the meeting to order at 6:27 p.m.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Oaths of office for newly appointed directors.

Lisa Helfman stated that there is no law requiring that oaths be taken. Board member Kirkland suggested continuing with the practice of Board members providing oaths to maintain consistency, since other Board members previously submitted oaths. The oaths were passed out to new Board members Tamez, Lawler and Old Sixth Ward TIRZ Board member Paulette Simmons.

3. Approve minutes of the March 9, 2004 meeting

On a motion made by Board member Kirkland and seconded by Board member Lindsay, the Board voted to approve the minutes with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

4. Discuss and take action with regard to renewal of board insurance.

On a motion made by Board member Kirkland and seconded by Board member Lawler, the Board voted to approve renewing the board insurance with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

- 5. Receive presentation from representatives of Property Commerce regarding planned commercial development located outside of the TIRZ boundaries north of Crockett Street, east of Oliver Street, south of I-10, and west of Sawyer Street.**

Jay Williams, Helen Huey, and Chad Moss presented their plan for the aforementioned area. Included in the development project will be a Target retail store, free standing restaurants, and retail spaces. Mr. Williams stated that the center's design would be patterned after the historic character of the area. Mr. Williams answered questions regarding street and utility improvements, signage, open space and development timing.

Councilman Adrian Garcia stated that this project would be beneficial to the tax base and infrastructure in the immediate area. Councilman Garcia stated that Property Commerce approached him first with their development plans and that he has conducted numerous meetings on the project. Councilman Garcia stated that he supports this project, that he believes it will be an improvement in an otherwise blighted area, and that it would be in the community's best interest. He further stated that he supports the annexation of the project into the TIRZ boundary, if it can be shown that the financial assessment is positive.

- 6. Receive public comment.**

There was no public comment.

- 7. Discuss and take action with regard to authorizing the Zone's planning consultant and attorney to prepare a preliminary plan for annexing property located north of the Zone's current boundary, east of Oliver Street, south of I-10, and west of Sawyer Street for the purpose of facilitating the reconstruction of Sawyer Street between I-10 and Washington Avenue.**

Regarding the Target Center development, Chairwoman Cahill stated that in addition to the possibility of TIRZ funding, leveraged funding would also be sought from other agencies such as TxDOT, Harris County, City of Houston, and Metro for certain infrastructure costs.

On a motion made by Board member Lindsay and seconded by Board member Kirkland, the Board voted to authorize the TIRZ Attorney and Administrator to continue researching the annexation of the aforementioned property with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

- 8. Discuss and take action with regard to authorizing the Zone's planning consultant and attorney to incorporate historic preservation regulations previously approved for application to the municipally designated Old Sixth Ward Historic District into a document drafted to comply with the requirements of state law, including especially Chapter 211 of the Texas Local Government Code and Chapter 311 of the Texas Tax Code.**

On a motion made by Board member Lawler and seconded by Board member Lindsay, the Board voted to authorize the TIRZ Administrator and Attorney to draft historic preservation regulations pertaining to the Old Sixth Ward Historic District, with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

9. Receive reports from Zone Attorney, Administrator and CPA.

The Attorney had nothing to report.

Parke Patterson stated that he would present to the Board the qualifications of auditors for the annual financial audit for Board consideration.

Lindsay McWilliams, CPA, presented financial reports.

10. Discuss and take necessary action with regard to invoices.

On a motion made by Board member Kirkland and seconded by Board member Lawler, the Board voted to approve the following invoices with seven (7) votes in favor, zero (0) against, and zero (0) abstentions:

- Chris Grooms #3200 dated 3/31/04;
- Chris Grooms #3206 dated 6/1/04;
- Parke Patterson #2004-12 dated 4/1/04;
- Parke Patterson #2004-13 dated 5/1/04;
- Parke Patterson #2004-14 dated 6/1/04;
- Parke Patterson #2004-15 dated 7/1/04;
- Vinson & Elkins #25091312 dated 4/22/04;
- Vinson & Elkins #25093994 dated 5/17/04;
- Vinson & Elkins #25100894 dated 7/9/4.

11. Receive update from MECA regarding the Dow School project.

No update was given.

12. Receive recommendations from board members for items to be considered at next meeting.

There were no recommendations from the Board.

13. Consider adjournment.


On a motion made by Board member Kirkland and seconded by Board member Lindsay the Board voted to adjourn the Old Sixth Ward Redevelopment Authority meeting at 8:06 PM with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____

Printed Name: _____

Title: _____

Date: _____

Attest:  _____

Printed Name: Steven Kirkland

Title: Vice Chair

Date: 5-26-04

**Tax Increment Reinvestment Zone Number Thirteen, City of Houston
Board of Directors Meeting
(Also known as the Old Sixth Ward Reinvestment Zone)**

Minutes of the Board of Directors meeting held Tuesday, July 27, 2004 at 6:15p.m., at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Steve Kirkland
Mary Lawler
Larissa Lindsay
Paulette Simms
Chuck Stava
Roland Tamez

Consultants

Parke Patterson, Allyson Koether, Zone Administrators
Lisa Helfman, Zone Attorney

City of Houston

Clark Lord, City Legal Department
Rene' Martinez, City Planning Department
Randy Naquin, Housing and Community Development

Call to Order

Noting that eight (8) Board members were present, Chairperson Cahill called the meeting to order at 8:08 p.m.

1. Introduction of attendees

The attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Discuss and take appropriate action with regard to minutes of the March 9, 2004 meeting

On a motion made by Board member Kirkland and seconded by Board member Lindsay, the Board voted to approve the minutes with eight (8) votes in favor, zero (0) against, and zero (0) in abstention.

4. Receive update from MECA regarding the Dow School project; discuss matters relating to the Dow School.

There was no discussion.

5. Discuss and take necessary action with regard to actions taken by the Old Sixth Ward Redevelopment Authority at its meeting on July 27, 2004.

On a motion made by Board member Kirkland and seconded by Board member Lindsay the Board voted to adopt the earlier actions taken by the Old Sixth Ward Redevelopment Authority with eight (8) votes in favor, zero (0) against, and zero (0) abstentions.

6. Other matters to come before the Board

There were no other matters.

7. Consider adjournment

On a motion made by Board member Kirkland and seconded by Board member Lindsay the Board voted to adjourn the meeting at 8:10 PM with eight (8) votes in favor, zero (0) against, and zero (0) abstentions.

By: Jane Peckell

Printed Name: Jane Peckell

Title: Mayor

Date: 8-26-04

Attest: [Signature]

Printed Name: Steven Kirkland

Title: Vice Chair

Date: 8-26-04