

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

Minutes of the Board of Directors meeting held Monday, July 9, 2007 at 6:15 p.m. at the Dow School, 1900 Kane, Houston, Texas 77007.

**Present at the meeting:**

**Board of Directors**

Claude Anello  
Steve Kirkland  
Larissa Lindsay  
Roland Tamez  
Ann Guercio  
Patricia Garza  
Paulette Simmons

**Consultants**

Parke Patterson, Allyson Koether, Zone Administrators  
Lisa Helfman, Zone Attorney  
John Madsen  
Bill Blicht

**City of Houston**

Robert Fiederlein  
Ralph DeLeon

**Call to Order**

Noting that five (5) Board members were present, Chairman Anello called the meeting to order at 6.25 p.m.

**1. Introduction of attendees**

The meeting attendees introduced themselves.

**2. Receive public comment**

Maria Isabel announced that the neighborhood would have a public cleanup day on August 4. Ms. Isabel presented a letter requesting that Mr. Anello resign.

Barry Norman, property owner, stated that he is pleased that the TIRZ is focusing on infrastructure. He stated his concern about long-term maintenance of such improvements.

Parke Patterson and Larissa Lindsay stated the many accomplishments of Claude Anello during his tenure as President of the Authority.

**3. Discuss and take action on the minutes of the November 14, 2006 meeting**

On a motion made by Board member Kirkland and seconded by Board member Lindsay, the Board voted to approve the minutes with five (5) votes in favor, zero (0) against, and zero (0) in abstention.

**4. Receive update from MECA regarding the Dow School improvements project.**

There was nothing to report

**5. Receive reports from Zone Attorney, Administrator, and CPA.**

There were no reports.

**6. Discuss and take necessary action regarding fiscal year 2007-2008 Budget and Capital Improvement Plan.**

Parke Patterson stated the new budget includes an additional \$100,000 for Municipal Services with the City of Houston.

6:33 PM - Board member Patricia Garza entered

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

**7. Consider a proposal for audit services for fiscal year 2006-07 from Gainer, Donnelly & Desroches**

On a motion made by Board member Lindsay and seconded by Board member Guercio, the Board voted to approve the appointment of Gainer, Donnelly and Desroches to perform the 2006-2007 fiscal year audit with five (5) votes in favor, zero (0) against, and zero (2) in abstention: Board member Ann Guercio and Board member Patricia Garza.

**8. Receive an update on the City's processing of historic preservation regulations for the Old Sixth Ward.**

Robert Fiederlein stated there would be a public meeting on Wednesday, July 11 at 6:00 PM at the United Way.

6:41 PM - Board member Cynthia Card entered

Claude described the decorative metal monumentation proposed for the street signs. He is working on firming up numbers for presentation.

**9. Consider a report and proposal by Truman Edminster, P.E. civil engineer, on opportunities for improving portions of the sanitary sewer system in the Old Sixth Ward.**

Truman Edminster displayed a map of the sanitary sewer system and also discussed sidewalk and street improvements, and street sign monumentation.

On a motion made by Board member Lindsay and seconded by Board member Tamez, the Board voted to accept the proposal by Truman Edminster, P.E. with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

**10. Discuss Municipal Services Agreement**

On a motion made by Board member Tamez and seconded by Board member Guercio, the Board voted to approve the Municipal Services Agreement with seven (7) votes in favor, zero (0) against, and zero (0) in abstention.

**11. Consider a request to execute a letter to Frank Liu, Lovett Homes, acknowledging upfront development costs for the development of the property within the Zone known as the Merfish property**

Frank Liu discussed the proposed development project, including possible tenants and land uses. Bill Calderon discussed the cost of the infrastructure and parking garage. Calderon requested TIRZ funding and requested a letter stating the TIRZ Board's willingness to fund some of Mr. Liu's capital improvements.

7:13 Board member Steve Kirkland exited

On a motion made by Board member Tamez and seconded by Board member Lindsay, the Board voted to delegate authority to continue discussions with Lovett Homes to further investigate development of the Merfish property with six (6) votes in favor, one (1) against, and zero (0) in abstention.

**12. Consider a proposal for financial advisory services with Bill Blicht.**

Bill Blicht introduced himself and his discussed his proposal to fund projects in the Zone and to refinance the existing Dow School loan.

7:39 Board member Patricia Garza exited.

On a motion made by Board member Anello and seconded by Board member Tamez, the Board voted to accept the proposal by Bill Blicht with six (6) votes in favor, zero (0) against, and zero (0) in abstention.

**13. Report by Bill Blicht on the financial capacity of the TIRZ/Redevelopment Authority to fund improvement projects and refunding the existing Dow School loan and consider a resolution authorizing the Chairman and consultants to proceed with tasks necessary to issue debt to fund improvement projects.**

This discussion was held during the discussion on Item #12.

**14. Discuss and take action on invoices**

On a motion made by Board member Anello and seconded by Board member Lindsay, the Board voted to approve invoices for:

Parmet Chapman and Key # 00132405-11/30/06, #00132620-1/2/07, 00132916-1/31/07, 00133492 dated 3/30/07, 00133937-5/26/07, 00134126,6/27/07;

Parke Patterson # 2006-51 dated 12/1/06 , #2006-52 dated 1/1/07 #2007-11 dated 2/1/07, #2007-12 dated 3/1/07, #2007-13 dated 4/1/07, #2007-14 dated 5/1/07, #2007-20 dated 6/1/07;

Vinson & Elkins #25209805 dated 12/11/06, # 25209804 dated 12/11/06, #25212528 dated 1/10/07, #25216145 dated 2/15/07, #25216146 dated 2/15/07, #25219492 dated 3/16/07, #25219493 dated 3/16/07, #25223132 dated 4/16/07, #25223120 dated 4/16/07, #25226353 dated 5/14/07, #25226356 dated 5/14/07, #25230078 dated 6/18/07;

Kennedi Taylor Concierges #134 dated 11/30/06, #124 dated 11/10/06

with six (6) votes in favor, zero (0) against, and zero (0) in abstention.

**15. Discuss the web site to assist in providing information to the public.**

No action was taken.

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

There was no discussion.

**17. Consider adjournment.**

On a motion made by Board member Lindsay and seconded by Board member Guercio the Board voted to adjourn the meeting at 7:56 PM with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: [Signature]

Attest: [Signature]

Printed Name: Claude Anello

Printed Name: Steven Guercio

Title: Chairman

Title: 1st Chair

Date: 10/29/07

Date: 10.29.07

**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 Monday, July 9, 2007 at 6:15 p.m., at the Dow School, 1900 Kane, Houston, Texas 77007.

**Present at the meeting:**

**Board of Directors**

Claude Anello  
Ann Guercio  
Larissa Lindsay  
Roland Tamez  
Paulette Simmons

**Consultants**

Parke Patterson, Allyson Koether, Zone Administrators  
Lisa Helfman, Zone Attorney  
John Madsen  
Bill Blich

**City of Houston**

Robert Fiederlein  
Ralph DeLeon

**Call to Order**

Noting that five (5) Board members were present, Chairperson Anello called the meeting to order at 7:57 p.m.

**1. Introduction of attendees**

Attendees introduced themselves.

**2. Receive public comment.**

There was no public comment.

**3. Discuss and take appropriate action with regard to minutes of the September 12, 2006 meeting.**

On a motion made by Board member Lindsay and seconded by Board member Tamez, the Board voted to approve the minutes subject to minor corrections with five (5) votes in favor, zero (0) against, and zero (0) in abstention.

**4. Discuss and take action with regard to actions taken by the Old Sixth Ward Redevelopment Authority at its meeting on July 9, 2007.**

On a motion made by Board member Lindsay and seconded by Board member Card the Board voted to adopt the earlier actions taken by the Old Sixth Ward Redevelopment Authority with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

**5. Consider adjournment**

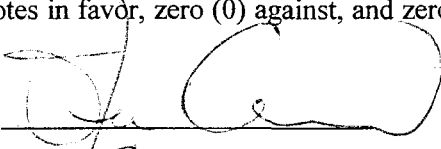
On a motion made by Board member Lindsay and seconded by Board member Tamez the Board voted to adjourn the meeting at 7:58 PM with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: 

Printed Name: Claude Anello

Title: Chairman

Date: 10/29/07

Attest: 

Printed Name: Terawickland

Title: Vice Chair

Date: 10/29/07