

**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, January 4, 2000 at 6:00 PM, at the Resurrection Metropolitan Community Church, Fellowship Hall, 1919 Decatur, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Yvonne Benavides
Mike Robinson
Clarence Bagby
Gary Nguyen
Liz McMillin
Martha Diaz

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Paulette Pastor, City Planning Department

Call to Order

Noting that seven (7) Board members were present, Chairman Cahill called the meeting to order at 6:05 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Hear any comments from members of the public

There were no comments from the public.

3. Review and consider minutes of December 14, 1999

On a motion made by Director Bagby and seconded by Chairman Cahill, the Board voted to approve the minutes subject to deleting Director Gary Nguyen as having been present at the meeting and subject to revising the number of votes in favor of adjourning the meeting from seven (7) votes to six (6) votes. The motion was approved with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

4. Discuss and take appropriate action with regard to establishing a calendar for Board meeting dates for the calendar year 2000 for meetings to be held on the 3rd Tuesday of each month

On a motion made by Director Cahill and seconded by Director Bagby, the Board voted to approve Board meeting dates for year 2000 to be held on the 3rd Tuesday of every month at 6:15 PM with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

5. Receive presentation from Stewart McGregor of the Texas Brownstone Company with regard to a new redevelopment project in the 1700 block of Washington Avenue

Representatives of the Texas Brownstone Company presented a mixed residential and commercial development project on the 1700 Block of Washington Avenue. The representatives stated their desire to construct in a manner which reflected the historic nature of the Old Sixth Ward and the street character of an urban neighborhood. The representatives stated that the project was to be built on approximately one (1) acre of land and that the project would comply with the City of Houston Chapter 42 Development Regulations. The representatives stated that their desire to be reimbursed for streetscape improvements and sanitary sewer infrastructure. The Board complimented the Texas Brownstone Company and unanimously indicated their support for the project

6. Receive presentations, reports, or updates from the Committees

a. Historic Preservation Committee

Director Bagby stated that the Committee would hold a meeting on January 11 at 6:30 PM at the Resurrection Metropolitan Community Church at 1919 Decatur.

b. Affordable Housing Committee

Director Robinson stated that the Committee will be obtaining property and financial needs information for Old Sixth Ward residents from Mary Lawler at Avenue CDC, and would also be conducting a survey of residents to best determine the affordable housing needs that can be met using the Reinvestment Zone's one-third affordable housing set-aside funds. Director Robinson stated that the Committee would hold a meeting on January 18 at 5:15 PM at the Resurrection Metropolitan Community Church at 1919 Decatur.

7. Receive presentations, reports, or updates from the Zone Administrator

There was no report.

8. Receive presentations, reports, or updates from the Zone Attorney

There was no report.

9. Review and take appropriate action with regard to invoices for professional administrative and legal services for the Reinvestment Zone for services conducted in December 1999.

No invoice was presented for professional administrative services. Paulette Pastor, City of Houston Planning Department stated that Board approval for all professional service invoices will be subject to City review, and that the City would not approve payment of invoices deemed to be unreasonable. Ms. Pastor also stated that the legal services invoice under review did not appear to be unreasonable.

On a motion made by Director Robinson and seconded by Director Bagby, the Board voted to approve the approve the invoice for legal services with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

10. Other matters which may properly come before the Board

Laura Bailey, Community Lending Specialist at Bank of America addressed the Board. Ms. Bailey stated that the bank has a goal to lend approximately \$350 nationwide as part of their Community Lending Initiative. Ms. Bailey stated that they currently have three (3) borrowing options:

- (1) Loans for new development projects within the Enhanced Enterprise Communities that are one (1) percent less than their standard interest rate.
- (2) Loan directly to the Reinvestment Zone or a Redevelopment Authority to be repaid with Reinvestment Zone increment that is to be realized at a later date.

- (3) Issuance of bonds on behalf of a Redevelopment Authority to be repaid with Reinvestment Zone increment that is to be realized at a later date.

Several Board members indicated their desire to discuss the lending options in more detail with Ms. Bailey at a later date.

Director Bagby requested information on the status of the Old Sixth Ward Redevelopment Authority. Paulette Pastor, City of Houston Planning Department, stated that the Redevelopment Authority was to be considered at a later date. Directors Bagby, McMillin, Robinson and Chairman Cahill expressed their desire to have the Redevelopment Authority application forwarded from the Planning Department to the City Council as soon as possible. Chairman Cahill and Director Bagby stated that retaining the Reinvestment Zone's one's one-third affordable housing set-aside funds for use on affordable housing projects within the Reinvestment Zone, as indicated in the Project Plan and Reinvestment Zone Financing Plan, was of utmost importance to the Board of Directors.

11. Consider adjournment

On a motion made by Director Cahill and seconded by Director Diaz, the Board voted to adjourn the meeting at 8:20 PM with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____ Attest: _____

Printed Name: _____ Printed Name: _____

Title: Chairman Title: Secretary

Date: _____ Date: _____

**Old Sixth Ward Reinvestment Zone
Affordable Housing Committee
A Committee of the Board of Directors of
Tax Increment Reinvestment Zone Number Thirteen, City of Houston**

Minutes of the Old Sixth Ward Reinvestment Zone Affordable Housing Committee meeting held January 4, 2000 at 5:00 PM, at the Resurrection Metropolitan Community Church, Fellowship Hall, 1919 Decatur, Houston, Texas 77007.

Present at the meeting:

Committee Members

Liz McMillin
Michael Robinson
Yvonne Benavides

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Paulette Pastor, City Planning Department

Call to Order

Noting that three (3) Committee members were present, Chairman Robinson called the meeting to order at 5:10 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There were no comments from the public.

3. Review and take appropriate action with regard to the minutes of December 14, 1999 Board meeting

On a motion made by Director Robinson and seconded by Director Benavides, the Affordable Housing Committee voted to approve the minutes with three (3) votes in favor, zero (0) against, and zero (0) abstaining.

4. Discuss affordable housing needs and opportunities in the Old Sixth Ward Reinvestment Zone

Parke Patterson presented a list of affordable housing elements for discussion. Discussion by the Board addressed rental subsidy, rental subsidy for the elderly, repairs for homes occupied by the elderly, and home purchase down payment assistance. No action was taken.

5. Other matters which may properly come before the Board

The next meeting was scheduled for January 18 at 5:00 PM prior to the Old Sixth Ward Reinvestment Zone Board meeting.

6. Consider adjournment

On a motion made by Director McMillin and seconded by Director Benavides, the Affordable Housing Committee voted to adjourn the meeting at 6:00 PM with three (3) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, February 15, 2000 at 6:15 PM, at the Dow School, Auditorium Room, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Gary Nguyen
Clarence Bagby
Liz McMillin
Martha Diaz

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

Call to Order

Noting that five (5) Board members were present, Chairman Cahill called the meeting to order at 6:25 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Hear any comments from members of the public

There were no comments from the public.

3. Review and consider minutes of January 18, 2000

On a motion made by Director Bagby and seconded by Chairman Cahill, the Board voted to approve the minutes with four (4) votes in favor, zero (0) against, and Director Nguyen abstaining.

4. Receive presentations, reports, or updates from Committees

a. Affordable Housing Committee

Director McMillin stated that the door-to-door survey of the residents will take more time than originally envisioned and that there would not be a report on the survey at the March 21 Board meeting as previously planned.

Alice Valdez, MECA, offered suggestions for the survey of residents.

Director Bagby stated that it might be possible to conduct the survey as part of a business survey being conducted in the larger area. Director Bagby further stated that he would consult with Director McMillin on this opportunity.

b. Historic Preservation Committee

There was no report

5. Discuss and take appropriate action with regard to conducting the necessary research and communications to receive qualifications and proposals from civil engineering firms for public infrastructure improvements

within the Reinvestment Zone as specified in the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan

On a motion made by Chairman Cahill, seconded by Director Bagby, the Board voted to direct the Zone Administrator to take the necessary actions to receive qualifications and proposals from civil engineering firms for public infrastructure improvements within the Reinvestment Zone, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

6. Discuss and take appropriate action with regard to addressing park land acquisition and development within the Reinvestment Zone as specified in the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan

On a motion made by Chairman Cahill and seconded by Director Nguyen, the Board voted to appoint a Park Land Acquisition Committee consisting of Chairman Cahill, Director Nguyen, and Director Bagby, to address park land acquisition and development within the Reinvestment Zone with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

7. Discuss and take appropriate action with regard to recommended revisions to the City of Houston Historic Preservation Ordinance, City Ordinance 95-228, in the Old Sixth Ward Historic District located within the Old Sixth Ward Reinvestment Zone

This item was tabled to a future meeting.

8. Review and take appropriate action with regard to an invoice for professional administrative and legal services conducted for the Reinvestment Zone

On a motion made by Chairman Cahill and seconded by Director Diaz, the Board voted to approve the invoice presented by Hawes, Hill & Patterson Consultants, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

On a motion made by Director Bagby and seconded by Chairman Cahill, the Board voted to approve the invoice presented by Simpson, Beeton & Jaworski Attorneys with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

9. Receive presentations, reports, or updates from the Zone Administrator

Parke Patterson reported that Harris County has indicated their desire to financially participate in the reinvestment zone.

Chairman Cahill reported that the money that has been and will be generated in the reinvestment zones that is dedicated for affordable housing will be administered by the City's Department of Housing and Community Development.

10. Receive presentations, reports, or updates from the Zone Attorney

Joe Jaworski complimented Chairman Cahill on her presentation at a recent meeting with City of Houston Planning Director Bob Litke.

11. Other matters which may properly come before the Board

Chairman Cahill reported that a good meeting was recently held with Councilman Vasquez and that he was very supportive of the plans and goals of the zone.

Director Bagby reported the large impact that the Norhill historic district will have if the City Council approves an ordinance formally creating the Norhill Historic District.

12. Consider adjournment

On a motion made by Chairman Cahill and seconded by Director Bagby, the Board voted to adjourn the meeting at 8:20 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, March 21, 2000 at 6:15 PM, at the Dow School, Auditorium Room, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Gary Nguyen
Clarence Bagby
Yvonne Benavides
Liz McMillin
Martha Diaz

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

Call to Order

Noting that five (5) Board members were present, Chairman Cahill called the meeting to order at 6:25 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Hear any comments from members of the public

There were no comments from the public.

3. Review and consider minutes of February 15, 2000

On a motion made by Chairman Cahill and seconded by Director Benavides the Board voted to approve the minutes with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

4. Receive presentations, reports, or updates from Committees

a. Affordable Housing Committee

Director McMillin stated that she contacted Rice University personnel regarding a survey of the residents for information needed for affordable housing in the Reinvestment Zone. Director Benavides stated that the door-to-door survey attempt was not successful.

b. Historic Preservation Committee

There was no report.

c. Park Land Acquisition Committee

Chairman Cahill stated that the Committee is looking at property in the Reinvestment Zone for potential park sites.

5. Discuss and take appropriate action with regard to qualifications from civil engineering firms for public infrastructure improvements within the Reinvestment Zone as specified in the Reinvestment Zone Project

Plan and Reinvestment Zone Financing Plan

On a motion made by Director McMillin and seconded by Director Benavides, the Board voted to direct the Zone Administrator to arrange for presentations beginning at the April meeting, in alphabetical order using the firm's name, from Brown and Gay Engineers, Edminster, Hinshaw, Russ and Associates, and R.G. Miller Engineers, to present qualifications for civil engineering services for infrastructure improvements within the Reinvestment Zone, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

6. Discuss and take appropriate action with regard to Reinvestment Zone budget for fiscal year 2000-2001

On a motion made by Director McMillin and seconded by Director Benavides, the Board voted to continue action on this item to the next meeting, subject to any revisions in the budget being provided to the Board members as they are made, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

7. Discuss and take appropriate action with regard to recommended revisions to the City of Houston Historic Preservation Ordinance, City Ordinance 95-228, in the Old Sixth Ward Historic District located within the Old Sixth Ward Reinvestment Zone

Chairman Cahill presented the first draft of a historic preservation ordinance for consideration by the Board. On a motion made by Chairman Cahill and seconded by Director Benavides, the Board voted to continue action on this item to the next meeting, subject to any requested revisions being forwarded to Chairman Cahill, Attorney Jaworski, or Administrator Patterson within the next two (2) weeks, and that any amendments to the draft ordinance would be provided to the Board members one (1) week prior to the April meeting, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

8. Discuss and take appropriate action with regard to a resolution of support requested by Avenue Community Development Corporation

On a motion made by Chairman Cahill and seconded by Director McMillin, the Board approve the resolution subject to adding the word "Number Thirteen" after the word "Zone" in the sixth (6th) paragraph and adding the word "existing" after the word "Houston's" in the sixth (6th) paragraph, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

9. Review and take appropriate action with regard to an invoice for professional administrative and legal services conducted for the Reinvestment Zone

On a motion made by Chairman Cahill and seconded by Director McMillin, the Board voted to approve the invoice presented by Hawes, Hill & Patterson Consultants, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

On a motion made by Chairman Cahill and seconded by Director McMillin, the Board voted to approve the invoice presented by Simpson, Beeton & Jaworski Attorneys with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

10. Receive presentations, reports, or updates from the Zone Administrator

There was no report.

11. Receive presentations, reports, or updates from the Zone Attorney

There was no report.

12. Other matters which may properly come before the Board

Alice Valdez, Executive Director of MECA, stated that she did not see any support for Dow School improvements in the proposed budget. Ms. Valdez further stated that she did not see support from Avenue CDC for lower income residents in the new affordable housing project called Washington Courtyards located at 2505 Washington Avenue.

Director Bagby appeared at 8:40 PM.

Director Bagby stated his concern that the Avenue CDC project was not meeting the housing needs of the lower income residents. Chairman Cahill stated that the Reinvestment Zone should support the project because it is part of the Amended Project Plan and Reinvestment Zone Financing Plan, because there is no dispute that forty-four (44) of the seventy-four (74) units will be rented at an affordable rate to households earning less than 60% of Houston’s median income, and because there is no dispute that this rental rate constitutes “affordable housing” under federal, state, and local definitions of “affordable housing”. Director Benavides indicated her support for obtaining more information from Avenue CDC by inviting Mary Lawler to the April Board meeting.

On a motion made by Director Benavides and seconded by Director Bagby, the Board voted to reconsider Item #8 with four (4) votes in favor, Chairman Cahill against, and Director Diaz abstaining.

On a motion made by Director Bagby and seconded by Director Benavides, the Board voted to direct the Zone Administrator to request that Avenue CDC appear at the April meeting to provide additional information regarding the project, with five (5) votes in favor, zero (0) against, and Director Diaz abstaining.

13. Consider adjournment

On a motion made by Chairman Cahill and seconded by Director Bagby, the Board voted to adjourn the meeting at 10:15 PM with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, May 3, 2000 at 6:15 PM, at the Dow School, Auditorium Room, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Yvonne Benavides
Liz McMillin
Mike Robinson

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

Call to Order

Noting that five (5) Board members were present, Chairman Cahill called the meeting to order at 6:30 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Hear any comments from members of the public

There were no comments from the public.

3. Review and consider minutes of March 21, 2000

On a motion made by Chairman Cahill and seconded by Director Benavides the Board voted to approve the minutes with four (4) votes in favor, zero (0) against, and Director Robinson abstaining.

4. Receive presentation from Brown and Gay Engineers, regarding qualifications for civil engineering services for public infrastructure improvements within the Reinvestment Zone as specified in the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan

Employees from Brown and Gay Engineers presented their firm's qualifications to the Board. There was no action taken.

5. Discuss and take appropriate action with regard to a resolution of support requested by Avenue Community Development Corporation

On a motion made by Chairman Cahill and seconded by Director McMillin, the Board voted to approve the resolution with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

6. Discuss and take appropriate action with regard to Reinvestment Zone budget for fiscal year 2000-2001

On a motion made by Director Robinson and seconded by Director McMillin, the Board voted to approve the budget with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

7. Receive presentations, reports, or updates from the Zone Administrator

The Board authorized Parke Patterson to discuss the future ownership and management of the Dow School with HISD staff.

8. Receive presentations, reports, or updates from the Zone Attorney

There was no report.

9. Other matters which may properly come before the Board

There were no other matters discussed.

10. Consider adjournment

On a motion made by Chairman Cahill and seconded by Director Benavidez, the Board voted to adjourn the meeting at 8:00 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, May 16, 2000 at 6:15 PM, at the Dow School, Auditorium Room, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Liz McMillin
Gary Nguyen
Clarence Bagby

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Clark Lord, City Legal Department

Call to Order

Noting that five (5) Board members were present, Chairman Cahill called the meeting to order at 6:25 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Hear any comments from members of the public

There were no comments from the public.

3. Review and take appropriate action with regard to the minutes of May 3, 2000 Board meeting

On a motion made by Chairman Cahill and seconded by Director Diaz the Board voted to approve the minutes with four (4) votes in favor, zero (0) against, and Director Nguyen abstaining.

4. Receive presentation from R.G. Miller Engineers, regarding qualifications for civil engineering services for public infrastructure improvements within the Reinvestment Zone as specified in the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan

Ron Nielsen, Vice President of R. G. Miller Engineers presented his firm's qualifications to the Board. There was no action taken.

5. Receive presentations, reports, or updates from the Committee

a. Affordable Housing Committee

Director McMillin explained the Committee's efforts to survey the affordable housing needs of the community.

Steve Kirkland thanked the Board for their support of the Avenue CDC resolution for funding of the Washington Courtyards project.

6. Review and take appropriate action with regard to invoices for professional administrative and legal consulting services

On a motion made by Vice-Chairman Bagby and seconded by Director McMillin, the Board voted to approve the invoices with four (4) votes in favor, zero (0) against, and Director Nguyen abstaining.

7. Discuss and take appropriate action with regard to requesting a contract proposal from a civil engineering firm for civil engineering services for public infrastructure improvements within the Reinvestment Zone as specified in the Amended Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan

On a motion made by Director Bagby and seconded by Chairman Cahill, the Board voted to negotiate with one engineering firm and to direct the Chairman, Vice-Chairman, Zone Administrator and Zone Attorney to negotiate the terms of a contract for presentation to the Board of Directors, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

On a motion made by Director McMillin and seconded by Chairman Cahill, the Board voted to request a contract proposal from Edminister Hinshaw Russ and Associates Engineers with four (4) votes in favor, Director Diaz against, and zero (0) abstaining.

8. Receive presentations, reports, or updates from the Zone Administrator

Parke Patterson explained that in a meeting with Leonard Sturm and Donald Boehm, both HISD staff, they indicated their desire to sell the Dow School and land on which the Dow School lies, and the possible opportunity to use the non-education portion of HISD's participation in the zone as payment for the property.

Parke Patterson handed out the request for creation of an Old Sixth Ward Redevelopment Authority document that was presented to City Planning Director Bob Litke on May 15.

9. Receive presentations, reports, or updates from the Zone Attorney

The Board congratulated Zone Attorney Joe Jaworski on his election to the City Council for the City of Galveston.

10. Other matters which may properly come before the Board

Vice-Chairman Bagby explained the current effort to create a funding mechanism for improvements in the area between Interstate 10, Buffalo Bayou, Interstate 45 and Westcott Avenue and to give the area an identifying name.

11. Consider adjournment

On a motion made by Vice-Chairman Bagby and seconded by Director McMillin, the Board voted to adjourn the meeting at 8:25 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, August 15, 2000 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Liz McMillin
Yvonne Benavides
Clarence Bagby

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Bill Calderon, City Planning Department

Call to Order

Noting that five (5) Board members were present, Chairman Cahill called the meeting to order at 6:35 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There were no comments from the public.

3. Review and take appropriate action with regard to the minutes of June 20, 2000 Board meeting

On a motion made by Chairman Cahill and seconded by Director Benavidez the Board voted to approve the minutes with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

4. Discuss and take appropriate action with regard to authorizing the Zone Administrator to draft and send to appropriate firms a request for qualifications from architectural firms/urban designers for architectural services for the renovation of the Dow School property at 1900 Kane Street

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to authorize the Zone Administrator to take the subject action in consultation with the Chairman and Vice Chairman with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to authorizing the Zone Administrator to draft and send to appropriate firms a request for qualifications from architectural firms/urban designers for design services related to infrastructure improvement within the Reinvestment Zone

On a motion made by Director McMillin and seconded by Director Benavidez the Board voted to authorize the Zone Administrator to take the subject action in consultation with the Chairman and Vice Chairman with four (4) votes in favor, zero (0) against, and Director Bagby abstaining.

6. Discuss and take appropriate action with regard to authorizing the Zone Administrator to draft and send to appropriate firms a request for qualifications for real estate broker services for selected properties within the Reinvestment Zone

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to authorize the Zone Administrator to take the subject action in consultation with the Chairman and Vice Chairman with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

7. Discuss and take appropriate action with regard to authorizing the Zone Attorney/Zone Administrator to draft a developer reimbursement agreement for Avenue Community Development Corporation for certain development expenses related to the Washington Courtyards development project located at 2505 Washington Avenue

On a motion made by Director McMillin and seconded by Vice Chairman Bagby the Board voted to authorize the Zone Attorney and Zone Administrator to take the subject action with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

8. Discuss and take appropriate action with regard to authorizing the Zone Attorney/Zone Administrator to draft a developer reimbursement agreement for Memorial Drive Elderly, L.L.P. for Reinvestment Zone creation expenses and other administrative expenses

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to authorize the Zone Attorney and Zone Administrator to take the subject action with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

9. Review and take appropriate action with regard to invoices for professional administrative and legal consulting services

On a motion made by Vice Chairman Bagby and seconded by Director McMillin the Board voted to approve the invoices with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

10. Discuss and take appropriate action with regard to the payment of invoices for consulting services and directors and officers liability insurance

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to forward the invoices to the City of Houston for payment with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

11. Receive presentations, reports, or updates from the Zone Administrator

There was no report.

12. Receive presentations, reports, or updates from the Zone Attorney

There was no report.

13. Other matters which may properly come before the Board

Vice-Chairman Bagby announced that the Washington/Houston Avenue Historic District name had been changed to the Old West End Association.

Chairman Cahill expressed the general displeasure with the proposed revisions to the Historic Preservation Ordinance by neighborhood groups and those in favor of strengthening the ordinance provisions.

14. Consider adjournment at 8:15 PM

On a motion made by Vice-Chairman Bagby and seconded by Director Benavidez, the Board voted to adjourn the meeting at 8:00 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairman

Title:

Date: _____

Date: _____

**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, September 19, 2000 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Liz McMillin
Yvonne Benavides
Clarence Bagby

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Bill Calderon, City Planning Department

Call to Order

Noting that four (4) Board members were present, Chairwoman Cahill called the meeting to order at 6:20 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

Ms. Bennie Ansell, resident, expressed her support for affordable housing in the Old Sixth Ward.

3. Review and take appropriate action with regard to the minutes of August 15, 2000 Board meeting

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to approve the minutes with four (4) votes in favor, zero (0) against, and zero (0) abstentions.

Liz McMillin appeared at 6:25 PM.

4. Discuss and take appropriate action with regard to contract for professional administrative consulting services with Hawes Hill and Patterson, L.L.P.

Chairwoman Cahill read a letter from David Hawes stating that Mr. Hawes was terminating the Hawes Hill and Patterson contract with the Old Sixth Ward Reinvestment Zone. There was no action taken.

5. Discuss and take appropriate action with regard to contract for professional administrative consulting services with Hawes Hill and Associates, L.L.P.

No contract was presented. There was no action taken.

6. Discuss and take appropriate action with regard to contract for professional administrative consulting services with Parke Patterson, AICP

On a motion made by Vice Chairman Bagby and seconded by Director Benavidez the Board voted to approve a contract with Parke Patterson, AICP, Consultant, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

7. Discuss and take appropriate action with regard to second archive

On a motion made by Chairwoman Cahill and seconded by Director Benavidez the Board voted to use a room in the Dow Scholl building as a secondary archive room with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

8. Review and take appropriate action with regard to invoices for professional administrative and legal consulting services

There were no invoices presented for administrative services. On a motion made by Chairwoman Cahill and seconded by Director McMillin the Board voted to approve the legal invoices with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

9. Other matters that may properly be discussed by board members

The Board generally discussed the posting of agendas and minutes electronically and requested that this item be addressed at the next Board meeting.

Chairwoman Cahill generally discussed the recent discussions regarding purchase of the Dow School from the Houston Independent School District and noted that a meeting is being planned to discuss this item further.

10. Consider adjournment at 8:15 PM

On a motion made by Chairwoman Cahill and seconded by Vice-Chairman Bagby, the Board voted to adjourn the meeting at 7:25 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairwoman

Title:

Date: _____

Date: _____

**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, November 21, 2000 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Martha Diaz
Liz McMillin
Amandre Wilson
Steve Kirkland
Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Paulette Pastor, City Planning Department
Randy Naquin, City Housing and Comm. Dev.

Call to Order

Noting that five (5) Board members were present, Chairwoman Cahill called the meeting to order at 6:20 PM.

1. Introduction of attendees

The meeting attendees introduced themselves. Chairman Cahill announced and welcomed newly appointed board members Steve Kirkland, Bennie Ansell, and Amandre Wilson.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of September 2000 Board meeting

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

4. Discuss and take appropriate action with regard to an interlocal participation agreement with Harris County

On a motion made by Board member Kirkland and seconded by Director McMillin the Board voted to approve the interlocal participation agreement with Harris County subject to the review and necessary revisions by the City Planning Department and the City Legal Department, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Present qualifications received from architects for architectural services fro the renovation of the Dow School

Parke Patterson presented the qualifications for review from the following architects: EEK, Gensler, Watson, Gaertner, LDS, and Peter Brown. There was no action taken.

Director Wilson appeared at 7:00 PM.

6. Present qualifications received from realtors for real estate acquisition services within the reinvestment zone

Parke Patterson presented the qualifications for review from the following realtors: Tom Bell of NAI Partners Commercial, Janice Jamail Jarvis, and Lee Krause of Prudential Realtors. There was no action taken.

7. Review and take appropriate action with regard to invoices for professional administrative and legal consulting services

On a motion made by Board member Kirkland and seconded by Director McMillin the Board voted to approve the invoices for administrative and legal services with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

8. Receive presentation, reports or updates from the Zone Administrator

Parke Patterson informed the Board that the Houston Independent School District appraisals on the Dow School had been completed and could be reviewed by the Board members. He further informed the Board that the appraisals were not available for public review.

9. Receive presentation, reports or updates from the Zone Attorney

Joe Jaworski advised the Board on Chapter 311 of the Texas Tax Code with regard to commencement of projects within three (3) years of reinvestment zone creation. Paulette Pastor advised the Board that this matter had not been enforced to date in other reinvestment zones.

10. Discuss and take appropriate action with regard to Board officer positions

On a motion made by Chairwoman Cahill and seconded by Director Kirkland the Board appointed Director Kirkland as the Vice Chairman, Director Liz McMillin as the Secretary, and Director Wilson as the Assistant Secretary with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

11. Other matters which may properly come before the Board

Chairwoman Cahill handed out newspaper articles regarding the Old Sixth Ward Reinvestment Zone.

12. Consider adjournment at 8:15 PM

On a motion made by Vice Chairman Kirkland and seconded by Board member Ansell, the Board voted to adjourn the meeting at 7:50 PM with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: Chairwoman

Title: _____

Date: _____

Date: _____