

**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 16, 2001 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
Clarence Bagby
Steve Kirkland
Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Clark Lord, City Legal Department

Call to Order

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

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

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

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

Board member Ansell appeared at 6:35 PM.

4. Discuss and take appropriate action with regard to establishing a schedule for board meeting dates for meetings to be held on the third Tuesday of each month

On a motion made by board member Bagby and seconded by board member Kirkland the Board voted to approve the calendar of meeting dates for 2001 and to move the November meeting date to November 13, the second Tuesday of the month to avoid conflict with Thanksgiving, with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and consider setting goals and adopting an agenda for advancing the purposes of the Old Sixth Ward Reinvestment Zone as defined and set forth in the zone's Amended Final Project Plan and Reinvestment Zone Financing Plan during calendar year 2001

On a motion made by board member Kirkland and seconded by board member Bagby the Board voted to approve a list of goals and activities for 2001 with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

On a motion made by board member Kirkland and seconded by board member Ansell the Board voted to ratify previous activity of the Board to pursue the acquisition of the Dow School from the Houston Independent School District for the purpose of promoting the renovation of the Dow School, with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

- 6. Discuss and consider reconstituting committee for purposes of recommending action with regard to issues such as affordable housing, historic preservation, the Dow School renovation project, the development of a master plan for infrastructure development, parkland development and real estate acquisition**

Following discussion, Board members individually volunteered to assist with the accomplishment of the goals for 2001.

- 7. Present and review a second draft of recommended revisions to the City of Houston's historic preservation ordinance, City of Houston Ordinance 95-228, for application in the Old Sixth Ward Historic District located in the Old Sixth Ward Reinvestment Zone**

There was not a presentation of the subject ordinance and no action was taken.

- 8. Discuss and take appropriate action with regard to qualifications received from architects for architectural services for the renovation of the Dow School**

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to set the next board meeting for January 30 at 6:15 PM for the purpose of narrowing the list of architects who have submitted qualifications for architectural services for the renovation of the Dow School with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

- 9. Discuss and take appropriate action with regard to qualifications received from realtors for real estate acquisition services within the reinvestment zone**

On a motion made by board member McMillin and seconded by board member Bagby the Board voted to seek additional qualifications from Minette Boesel, Blake Tartt, and Boyd Page Associates for consideration at a future board meeting with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

- 10. 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 board member 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.

- 11. Receive presentation, reports or updates from the Zone Administrator**

There was no report.

- 12. Receive presentation, reports or updates from the Zone Attorney**

There was no report.

- 13. Consider adjournment at 8:15 PM**

On a motion made by board member Bagby and seconded by Board member McMillin, the Board voted to adjourn the meeting at 8:05 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: _____

**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 30, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill - Chairwoman
Martha Diaz
Liz McMillin
Yvonne Benavides
Steve Kirkland
Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Randy Naquin, Housing and Comm. Development

Call to Order

Noting that six (6) 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

Randy Naquin announced that Memorial Drive Elderly had received a grant from the City for approximately \$200,000 and that the City was considering a grant for Avenue Community Development Corporation's Washington Courtyards project for approximately \$22,000.

Derrick Wesley, MECA announced that he would be pursuing funds that may be available from the State of Texas Historical Commission for the purchase of the Dow School.

3. Review and take appropriate action with regard to the minutes of January 16, 2001 Board meeting

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

4. Discuss and take appropriate action with regard to qualifications received from architects for architectural services for the renovation of the Dow School

On a motion made by board member Kirkland and seconded by board member Ansell the Board voted to approve Peter Brown Civic Design/Perspectiva, Michael Gaertner and Associates, and EEK Architects as candidates for interviewing and further consideration for architectural services for the renovation of the Dow School with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

5. Present and review a second draft of recommended revisions to the City of Houston's historic preservation ordinance, City of Houston Ordinance 95-228, for application in the Old Sixth Ward Historic District located in the Old Sixth Ward Reinvestment Zone

Chairwoman Cahill passed out a draft version of an historic preservation ordinance for further consideration at the February Board meeting, that would apply in the Old Sixth Ward Historic District which is a located within and is a portion of the Old Sixth Ward Reinvestment Zone.

6. Receive presentation, report or update from the Zone Administrator

Parke Patterson reported that he had conducted research as requested by the Board involving the appointment of board members to other existing redevelopment authorities in Houston.

7. Receive presentation, report or update from the Zone Attorney

Joe Jaworski reported that he had conducted research regarding the appointment of board members to the Old Sixth Ward Redevelopment Authority and that the Authority should begin its operations.

8. Other matters which may properly come before the Board

There were no other matters presented.

9. Consider adjournment at 7:30 PM

On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to adjourn the meeting at 7:30 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: _____

**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 20, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill - Chairwoman
Steve Kirkland
Martha Diaz
Liz McMillin
Yvonne Benavides
Amandre Wilson

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Randy Naquin, Housing and Comm. Development

Call to Order

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

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of January 16, 2001 Board meeting

On a motion made by board member Kirkland and seconded by board member Diaz the Board voted to approve the minutes with four (4) votes in favor, zero (0) against, and board member Wilson abstaining.

Board member Benavides appeared at 6:30 PM.

4. Discuss and take appropriate action with regard to a second draft of recommended revisions to the City of Houston's historic preservation ordinance, City of Houston Ordinance 95-228, for application in the Old Sixth Ward Historic District located in the Old Sixth Ward Reinvestment Zone

Mr. J. D. Bartell presented a synopsis of the existing City of Houston historic preservation ordinance and the existing conditions of historic buildings and historic preservation efforts in the Old Sixth Ward. On a motion made by board member Kirkland and seconded by board member Benavides the Board voted to approve the recommended revisions to the historic preservation ordinance with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to qualifications received from realtors for real estate acquisition services within the reinvestment zone in accordance with the Amended Project Plan

Parke Patterson passed out qualification packages from Minette Boesel and Ned Torian. There was no action taken.

6. Discuss and take appropriate action with regard to the budget for fiscal year 2001.

Parke Patterson discussed a draft version of the reinvestment zone budget. There was no action taken.

Board member Benavides departed at 8:10 PM.

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 board member Cahill the Board voted to approve the invoices with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

8. Receive presentation, report or update from the Zone Administrator

There was no report.

9. Receive presentation, report or update from the Zone Attorney

Joe Jaworski reported that he had conducted research regarding the appointment of board members to the Old Sixth Ward Redevelopment Authority and that the Authority should begin its operations. He further stated that a new state law may positively affect the purchase of the Dow school.

10. Other matters which may properly come before the Board

Board member Kirkland stated that he spoke with Councilmember Parker on the need for Harris County participation in the reinvestment zone.

11. Consider adjournment at 8:15 PM

On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to adjourn the meeting at 8:30 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: _____

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

Minutes of the Board of Directors meeting held Tuesday, February 20, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill - Chairwoman
Steve Kirkland
Martha Diaz
Liz McMillin
Amandre Wilson

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

Call to Order

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

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Ratify previous actions taken by the Old Sixth Ward Reinvestment Zone Board of Directors

On a motion made by board member Kirkland and seconded by Chairwoman Cahill the Board voted to ratify previous actions taken by the Old Sixth Ward Reinvestment Zone Board of Directors with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

4. Discuss and take appropriate action with regard to qualifications received from realtors for real estate acquisition services within the reinvestment zone in accordance with the Amended Project Plan

Parke Patterson had previously passed out qualification packages from Minette Boesel and Ned Torian. There was no discussion or action.

5. Discuss and take appropriate action with regard to the budget for fiscal year 2001.

There was no action taken.

6. 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 board member Cahill the Board voted to approve the invoices with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

7. Receive presentation, report or update from the Zone Administrator

There was no report.

8. Receive presentation, report or update from the Zone Attorney

There was no report.

9. Other matters which may properly come before the Board

There were no other matters.

10. Consider adjournment

On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to adjourn the meeting at 8:35 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, March 20, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill - Chairwoman
Steve Kirkland
Clarence Bagby
Martha Diaz
Liz McMillin
Amandre Wilson
Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Debbie Tholl, City Planning Department
Clark Lord, City Legal Department

Call to Order

Noting that seven (7) Board members were present, Chairwoman Cahill called the meeting to order at 6:30 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

David Crawford, a developer, stated that his company had purchased the former fire station building on Washington Avenue and that a development plan encompassing the building would be forthcoming.

3. Review and take appropriate action with regard to the minutes of February 20, 2001 Board meeting

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

4. Discuss and take appropriate action with regard to a Public Improvement Development Agreement between the City of Houston, Tax Increment Reinvestment Zone Number Thirteen (Old Sixth Ward Reinvestment Zone) and the Avenue Community Development Corporation

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve the Public Improvement Development Agreement subject to review and possible revisions by the City of Houston. Board member Kirkland reminded the board that he serves on Avenue CDC's Board of Directors and that he would abstain on the vote. The motion passed with six (6) votes in favor, zero (0) against, and board member Kirkland abstaining.

5. Discuss accounting documentation and take appropriate action with regard to agreement to reimburse Robinson Capital for consultation costs incurred for creation of the Old Sixth Ward Reinvestment Zone

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to continue action on this item to the next Board meeting subject to Mike Robinson providing additional documentation of costs incurred in relation to the creation of the Old Sixth ward Reinvestment Zone with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to design options for streetscape elements

The Board discussed streetscape design elements including street lights, trash receptacles, street trees, tree grates, pavers, benches, and bike racks. The Board requested that Parke Patterson invite a representative from Houston Lighting and Power to attend the next Board meeting. No action was taken.

7. Discuss and take appropriate action with regard to the budget for fiscal year 2001.

There was no discussion on this item.

8. Discuss and take appropriate action with regard to qualifications received from realtors for real estate acquisition services within the reinvestment zone in accordance with the Amended Project Plan

On a motion made by board member Bagby and seconded by board member Ansell the Board voted to begin contract negotiations with Minnette Boesel Properties with seven (7) 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 board member Kirkland and seconded by board member McMillin the Board voted to approve the invoices with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

10. Receive presentation, report or update from the Zone Administrator

Parke Patterson reported to the Board that Harris County was in the process of considering a policy on their participation in tax increment reinvestment zones. He further stated that the County reaffirmed their written and verbal commitment to participate in the Old Sixth Ward Reinvestment Zone regardless of the new policy under consideration.

11. Receive presentation, report or update from the Zone Attorney

There were no reports.

12. Other matters which may properly come before the Board

There were no other matters.

13. Consider adjournment at 8:15 PM

On a motion made by board member Kirkland and seconded by board member Bagby, the Board voted to adjourn the meeting at 8:00 PM with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title:

Title:

Date: _____

Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, March 20, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill - Chairwoman
Steve Kirkland
Clarence Bagby
Martha Diaz
Liz McMillin
Amandre Wilson
Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney
Parke Patterson, Zone Administrator

City of Houston

Debbie Tholl, City Planning Department
Clark Lord, City Legal Department

Call to Order

Noting that seven (7) Board members were present, Chairwoman Cahill called the meeting to order at 8:01 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

David Crawford, a developer, stated that his company had purchased the former fire station building on Washington Avenue and that a development plan encompassing the building would be forthcoming.

3. Review and take appropriate action with regard to the minutes of February 20, 2001 Board meeting

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

4. Discuss and take appropriate action with regard to a Public Improvement Development Agreement between the City of Houston, Tax Increment Reinvestment Zone Number Thirteen (Old Sixth Ward Reinvestment Zone) and the Avenue Community Development Corporation

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve the Public Improvement Development Agreement subject to review and possible revisions by the City of Houston. Board member Kirkland reminded the board that he serves on Avenue CDC's Board of Directors and that he would abstain on the vote. The motion passed with six (6) votes in favor, zero (0) against, and board member Kirkland abstaining.

5. Discuss accounting documentation and take appropriate action with regard to agreement to reimburse Robinson Capital for consultation costs incurred for creation of the Old Sixth Ward Reinvestment Zone

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to continue action on this item to the next Board meeting subject to Mike Robinson providing additional documentation of costs incurred in relation to the creation of the Old Sixth ward Reinvestment Zone with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to design options for streetscape elements

The Board discussed streetscape design elements including street lights, trash receptacles, street trees, tree grates, pavers, benches, and bike racks. The Board requested that Parke Patterson invite a representative from Houston Lighting and Power to attend the next Board meeting. No action was taken.

7. Discuss and take appropriate action with regard to the budget for fiscal year 2001.

There was no discussion on this item.

8. Discuss and take appropriate action with regard to qualifications received from realtors for real estate acquisition services within the reinvestment zone in accordance with the Amended Project Plan

On a motion made by board member Bagby and seconded by board member Ansell the Board voted to begin contract negotiations with Minnette Boesel Properties with seven (7) 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 board member Kirkland and seconded by board member McMillin the Board voted to approve the invoices with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

10. Receive presentation, report or update from the Zone Administrator

There was no report.

11. Receive presentation, report or update from the Zone Attorney

There was no report.

12. Other matters which may properly come before the Board

There were no other matters.

13. Consider adjournment at 8:15 PM

On a motion made by board member Kirkland and seconded by board member Bagby, the Board voted to adjourn the meeting at 8:05 PM with seven (7) 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, April 17, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Steve Kirkland – Vice-Chairman Parke Patterson, Zone Administrator

Clarence Bagby

Martha Diaz

Liz McMillin

Amandre Wilson

Bennie Ansell

Yvonne Benavides

Consultants

City of Houston

Debbie Tholl, City Planning Department

Clark Lord, City Legal Department

Randy Naquin, Housing and Comm. Development

Call to Order

Noting that six (6) Board members were present, Vice Chairman Kirkland called the meeting to order at 6:17 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive presentation and take appropriate action with regard to street lighting options presented by Reliant Energy/HL&P Street Lighting Coordinator

Carlton Porter, Reliant Energy/HL&P Street Lighting Coordinator for the Old Sixth Ward area presented the options and costs for street lighting.

On a motion made by board member Kirkland and seconded by board member Bagby the Board voted to choose the Traditionaire style pole and the Midtown style luminaire for the Washington Avenue corridor with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

3. Receive public comment

Amandre Wilson appeared at 7:05 PM.

Derrick Wesley stated that MECA intended to have information for corporations to consider assistance with funding the Dow School renovation project by May 15.

Bob Mize stated his displeasure with the Board's intended actions to purchase the Dow School for the purpose of its renovation. Board member Bagby noted that funds for the Dow School had been included in the TIRZ Project Plan since its inception.

Clark Lord stated that the City should review any contract with the architect for the project.

4. Review and take appropriate action with regard to the minutes of March 20, 2001 and March 22, 2001 Board meetings

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve the minutes of March 20, 2001 with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to approve the minutes of March 22, 2001 with seven (7) votes in favor, zero (0) against, and Board members Kirkland, Bagby, and Benavides abstaining.

5. Discuss and take appropriate action with regard to contract for real estate services for Minnette Boesel Properties

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve a contract with Minnette Boesel Properties subject to Zone Attorney review and City Plan review, with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to the new increment values and the budget for fiscal year

Debbie Tholl stated that new Zone increment values had been received and that they were being forwarded to Parke Patterson for preparation of the Zone's budget. No action was 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 McMillin and seconded by board member Benavides the Board voted to approve the invoices with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

8. Receive presentation, report or update from the Zone Administrator

Parke Patterson distributed information on asbestos abatement.

9. Receive presentation, report or update from the Zone Attorney

There were no reports.

10. Other matters which may properly come before the Board

There were no other matters.

11. Consider adjournment at 7:30 PM

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

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, April 17, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Steve Kirkland – Vice-Chairman Parke Patterson, Zone Administrator

Clarence Bagby

Martha Diaz

Liz McMillin

Amandre Wilson

Bennie Ansell

Yvonne Benavides

Consultants

City of Houston

Debbie Tholl, City Planning Department

Clark Lord, City Legal Department

Randy Naquin, Housing and Comm. Development

Call to Order

Noting that seven (7) Board members were present, Vice Chairman Kirkland called the meeting to order at 7:51 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive presentation and take appropriate action with regard to street lighting options presented by Reliant Energy/HL&P Street Lighting Coordinator

The presentation was completed at the Tax Increment Reinvestment Zone meeting held earlier.

On a motion made by board member Kirkland and seconded by board member Bagby the Board voted to choose the Traditionaire style pole and the Midtown style luminaire for the Washington Avenue corridor with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

3. Receive public comment

There was no public comment.

4. Review and take appropriate action with regard to the minutes of March 20, 2001 and March 22, 2001 Board meetings

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve the minutes of March 20, 2001 with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to approve the minutes of March 22, 2001 with seven (7) votes in favor, zero (0) against, and Board members Kirkland, Bagby, and Benavides abstaining.

5. Discuss and take appropriate action with regard to contract for real estate services for Minnette Boesel Properties

On a motion made by board member Bagby and seconded by board member McMillin the Board voted to approve a contract with Minnette Boesel Properties subject to Zone Attorney review and City Plan review, with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to the new increment values and the budget for fiscal year

Debbie Tholl stated that new Zone increment values had been received and that they were being forwarded to Parke Patterson for preparation of the Zone's budget. No action was 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 McMillin and seconded by board member Benavides the Board voted to approve the invoices with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

8. Receive presentation, report or update from the Zone Administrator

There were no reports.

9. Receive presentation, report or update from the Zone Attorney

There were no reports.

10. Other matters which may properly come before the Board

There were no other matters.

11. Consider adjournment at 7:30 PM

On a motion made by board member Kirkland and seconded by board member Bagby, the Board voted to adjourn the meeting at 7:55 PM with seven (7) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

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 15, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Steve Kirkland – Vice-Chairman Parke Patterson, Zone Administrator

Yvonne Benavides

Liz McMillin

Amandre Wilson

Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney

City of Houston

Debbie Tholl, City Planning Department

Clark Lord, City Legal Department

Randy Naquin, Housing and Comm. Development

Call to Order

Noting that five (5) Board members were present, Vice Chairman Kirkland called the meeting to order at 7:00 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of April 17, 2001 Board meeting

On a motion made by board member McMillin and seconded by board member Benavides the Board voted to approve the minutes of April 17, 2001 with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

4. Discuss and take appropriate action with regard to contract for engineering services

On a motion made by board member Wilson and seconded by board member McMillin the Board voted to approve a contract with Edminster Hinshaw Russ and Associates Engineers subject to City review, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to street lighting options for the Old Sixth Ward Reinvestment Zone

There was no action necessary on this item as the Board had previously approved a street light style at the April 17, 2001 Board meeting.

6. Discuss and take appropriate action with regard to the new increment values and the budget for fiscal year

On a motion made by board member Benavides and seconded by board member Wilson the Board voted to approve the budget to be provided to the City Council, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

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

There was no discussion on this item.

8. Receive presentation, report or update from the Zone Administrator

There was no report.

9. Receive presentation, report or update from the Zone Attorney

There was no report.

10. Other matters which may properly come before the Board

There were no other matters.

11. Consider adjournment at 8:15 PM

On a motion made by board member McMillin and seconded by board member Benavides, the Board voted to adjourn the meeting at 7:45 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, May 15, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Steve Kirkland – Vice-Chairman Parke Patterson, Zone Administrator

Yvonne Benavides

Liz McMillin

Amandre Wilson

Bennie Ansell

Consultants

Joe Jaworski, Zone Attorney

City of Houston

Debbie Tholl, City Planning Department

Clark Lord, City Legal Department

Randy Naquin, Housing and Comm. Development

Call to Order

Noting that five (5) Board members were present, Vice Chairman Kirkland called the meeting to order at 7:50 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of April 17, 2001 Board meeting

On a motion made by board member McMillin and seconded by board member Benavides the Board voted to approve the minutes of April 17, 2001 with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

4. Discuss and take appropriate action with regard to contract for engineering services

On a motion made by board member Wilson and seconded by board member McMillin the Board voted to approve a contract with Edminster Hinshaw Russ and Associates Engineers subject to City review, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to street lighting options for the Old Sixth Ward Reinvestment Zone

There was no action necessary on this item as the Board had previously approved a street light style at the April 17, 2001 Board meeting.

6. Discuss and take appropriate action with regard to the new increment values and the budget for fiscal year

On a motion made by board member Benavides and seconded by board member Wilson the Board voted to approve the budget to be provided to the City Council, with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

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

There was no discussion on this item.

8. Receive presentation, report or update from the Zone Administrator

There was no report.

9. Receive presentation, report or update from the Zone Attorney

There was no report.

10. Other matters which may properly come before the Board

There were no other matters.

11. Consider adjournment at 8:15 PM

On a motion made by board member McMillin and seconded by board member Benavides, the Board voted to adjourn the meeting at 7:50 PM with five (5) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

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, July 17, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill, Chairwoman
Steve Kirkland
Yvonne Benavides
Martha Diaz
Liz McMillin
Amandre Wilson
Bennie Ansell

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Bob Litke, Director
Debbie Tholl, City Planning Department
Christi Ruggieri, City Planning Department
Clark Lord, City Legal Department
Randy Naquin, Housing and Comm. Development

Call to Order

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

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of May 2001 Board meeting

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the minutes of May 15, 2001 with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

Director Wilson appeared at 6:40 PM.

4. Discuss and take appropriate action with regard to a draft historic preservation ordinance applicable to the Old Sixth Ward Historic District

Chairwoman Cahill provided an overview of the draft historic preservation ordinance. Bob Litke provided comments to the document. After some discussion, Mr. Litke recommended that the ordinance be formatted into a zoning ordinance format, and noted the requirement that a planning and zoning commission be appointed by the City Council prior to the approval of an ordinance by the Zone's Board of Directors. Chairwoman Cahill stated that it was the Board's desire to act as the Planning and Zoning Commission. Zone Attorney Joe Jaworski and City Attorney Clark Lord stated that there were no legal impediments to the TIRZ Board of Directors acting as the Planning and Zoning Commission. Mr. Litke further stated that a Zoning Board of Adjustment must be appointed, whose duties would be to act on variances to the

ordinance. On a motion made by board member Kirkland and seconded by board member Benavides, the Board voted to authorize Chairwoman Cahill, Vice-Chairman Kirkland, the Zone Administrator, and the Zone Attorney to prepare the historic preservation ordinance, with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

5. Receive update from MECA on the Dow renovation project

Alice Valdez, Executive Director of MECA, provided an update on the renovation of MECA and its potential purchase from HISD.

Director Ansell left the meeting at 8:05 PM.

6. Executive Session: Discuss real property acquisitions

Chairwoman Cahill convened the Executive Session at 8:10 PM

7. Reconvene Public Session and take action on real property acquisitions discussed in Executive Session.

The Public Session was reconvened at 8:20 PM.

On a motion made by Board member McMillin and seconded by board member Benavides the Board voted to authorize preparation and submittal of a letter to HISD regarding the commitment of the TIRZ to proceed with purchasing the Dow School at a maximum price of \$1 million, with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

Director Diaz left the meeting at 8:25 PM.

8. Discuss and take appropriate action with regard to amending TIRZ project plan to allow for purchase of Dow school building.

The Board stated its desire to amend the existing Old Sixth Ward Tax Increment Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan to account for the purchase of the Dow School. The Board took similar action on agenda item number 7. There was no action taken.

9. Discuss and take appropriate action with regard to agreement to reimburse Mike Robinson for tax increment reinvestment zone creation costs

The Board stated their intent to reimburse Mike Robinson for costs involved in the creation of the Reinvestment Zone, subject to a contractual agreement. Bob Litke stated that reimbursement would be better dealt with utilizing an invoicing process rather than a contractual process. The item was deferred to the August Board meeting.

Director Wilson left the meeting at 8:50 PM.

At 8:50 PM, there was no quorum of the Board and the meeting was adjourned.

10. Discuss and take appropriate action with regard to request for endorsement sought by the Quality of Life Coalition.

Mike O'Brien, President of the Houston Homeowners Association provided a report and slide show regarding necessary actions to improve the quality of life in Houston. There was no action taken on this item.

11. Discuss and take appropriate action with regard to a policy on developer reimbursements

There was no action taken on this item.

12. Discuss and take appropriate action with regard to renewing the existing Directors and Officers Liability insurance policy

Parke Patterson stated that he would pay the insurance premium for the coming year. There was no action taken on this item.

13. Receive presentation, report or update from the Zone Administrator

There was no report.

14. Receive presentation, report or update from the Zone Attorney

There was no report.

15. Other matters which may properly come before the Board

There were no other matters.

16. Consider adjournment at 8:15 PM

The meeting was adjourned at 8:25 PM.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

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, October 16, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill, Chairwoman

Steve Kirkland

Martha Diaz

Liz McMillin

Yvonne Benavides

Bennie Ansell

Consultants

Parke Patterson, Zone Administrator

City of Houston

Debbie Tholl, City Planning Department

Clark Lord, City Legal Department

Randy Naquin, Housing and Comm. Development

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.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of the previous meeting

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

Board member Benavides appeared at 6:25 PM.

4. Ratify acceptance of Directors and Officers Liability Insurance and payment of insurance premium

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to ratify the execution and payment of premium of Directors and Officers Liability insurance with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to a request for endorsement sought by the Quality of Life Coalition

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to endorse the Quality of Life Coalition position on development and quality of life improvements with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to reimbursement for TIRZ creation expenses incurred by Robinson Capital

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve reimbursement for up to \$42,000 from current revenues of the total \$60,000 requested with the remaining \$18,000 to be reimbursed during calendar year 2002 with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

7. Discuss and take appropriate action with regard to an Agreement to reimburse Avenue Community Development Corporation for certain TIRZ development costs

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to approve reimbursement for approximately one-half (1/2) of the current request with the remaining one-half (1/2) to be reimbursed in calendar year 2002 with five (5) votes in favor, zero (0) against, and Director Kirkland abstaining.

8. Discuss and take appropriate action with regard to a Tri-Party Agreement between the Old Sixth Ward Reinvestment Zone, Old Sixth Ward Redevelopment Authority, and the City of Houston

The Board discussed the implications of not seeking to retain the 1/3 affordable housing dollars being created in the Zone by not continuing to negotiate with the City to retain such language in the Tri-Party Agreement. Several Board members stated their preference to retain such affordable housing money but also stated that it would potentially result in long negotiations with the City and therefore hinder the commencement of Zone projects. Debbie Tholl stated that City Planning was seeking additional borrowing authority in the Agreement of up to \$2 million.

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the proposed Tri-Party Agreement with a request for additional borrowing authority of up to \$2 million with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

9. Discuss and take appropriate action with regard to a policy on developer reimbursements

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the Developer Reimbursement Policy with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

10. Review and take appropriate action with regard to invoices

On a motion made by board member Kirkland and seconded by board member Ansell the Board voted to approve the invoices with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

11. Receive update from MECA on the Dow project

There was no presentation.

12. Receive presentation, report or update from the Zone Administrator

There was no report.

13. Receive presentation, report or update from the Zone Attorney

There was no report.

14. Other matters which may properly come before the Board

There were no other matters.

15. Consider adjournment at 8:15 PM

On a motion made by board member Kirkland and seconded by Chairwoman Cahill, 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: _____

Title: _____

Date: _____

Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, October 16, 2001 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill, Chairwoman
Steve Kirkland
Martha Diaz
Liz McMillin
Yvonne Benavides
Bennie Ansell

Consultants

Parke Patterson, Zone Administrator

City of Houston

Debbie Tholl, City Planning Department
Clark Lord, City Legal Department
Randy Naquin, Housing and Comm. Development

Call to Order

Noting that six (6) Board members were present, Chairwoman Cahill called the meeting to order at 7:50 PM.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

There was no public comment.

3. Review and take appropriate action with regard to the minutes of the previous meeting

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

4. Ratify acceptance of Directors and Officers Liability Insurance and payment of insurance premium

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to ratify the execution and payment of premium of Directors and Officers Liability insurance with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

5. Discuss and take appropriate action with regard to a request for endorsement sought by the Quality of Life Coalition

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to endorse the Quality of Life Coalition position on development and quality of life improvements with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

6. Discuss and take appropriate action with regard to reimbursement for TIRZ creation expenses incurred by Robinson Capital

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve reimbursement for up to \$42,000 from current revenues of the total \$60,000 requested with the remaining \$18,000 to be reimbursed during calendar year 2002 with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

7. Discuss and take appropriate action with regard to an Agreement to reimburse Avenue Community Development Corporation for certain TIRZ development costs

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to approve reimbursement for approximately one-half (1/2) of the current request with the remaining one-half (1/2) to be reimbursed in calendar year 2002 with five (5) votes in favor, zero (0) against, and Director Kirkland abstaining.

8. Discuss and take appropriate action with regard to a Tri-Party Agreement between the Old Sixth Ward Reinvestment Zone, Old Sixth Ward Redevelopment Authority, and the City of Houston

The Board discussed the implications of not seeking to retain the 1/3 affordable housing dollars being created in the Zone by not continuing to negotiate with the City to retain such language in the Tri-Party Agreement. Several Board members stated their preference to retain such affordable housing money but also stated that it would potentially result in long negotiations with the City and therefore hinder the commencement of Zone projects. Debbie Tholl stated that City Planning was seeking additional borrowing authority in the Agreement of up to \$2 million.

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the proposed Tri-Party Agreement with a request for additional borrowing authority of up to \$2 million with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

9. Discuss and take appropriate action with regard to a policy on developer reimbursements

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the Developer Reimbursement Policy with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

10. Review and take appropriate action with regard to invoices

On a motion made by board member Kirkland and seconded by board member Ansell the Board voted to approve the invoices with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

11. Receive update from MECA on the Dow project

There was no presentation.

12. Receive presentation, report or update from the Zone Administrator

There was no report.

13. Receive presentation, report or update from the Zone Attorney

There was no report.

14. Other matters which may properly come before the Board

There were no other matters.

15. Consider adjournment at 8:15 PM

On a motion made by board member Kirkland and seconded by Chairwoman Cahill, the Board voted to adjourn the meeting at 7:55 PM with six (6) votes in favor, zero (0) against, and zero (0) abstaining.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____