

**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 15, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Bennie Ansell
Martha Diaz
Steve Kirkland
Liz McMillin
Amandre Wilson

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Robert Fiederlein, Councilmember Vasquez's office
Clark Lord, City Legal Department
Randy Naquin, Housing and Comm. Development
Debbie Tholl, City Planning Department

Call to Order

Noting that five (5) Board members were present, Vice-Chairman Kirkland called the meeting to order at 6:40 p.m.

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 Wilson 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.

4. Review and take appropriate action with regard to a proposal for audit services for the audit of invoices.

On a motion made by board member Wilson and seconded by board member Ansell the Board voted to approve the proposal for audit services by Null-Larson CPAs, for the audit of invoices with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Receive a developer request for reimbursement of costs related to certain public improvements for the Washington Square development project.

Parke Patterson reviewed the history of the Washington Square development project involvement. Josh Aruh, developer of the project, gave an overview of the Washington Square development project. The Board requested that this item be considered at the February meeting. There was no action taken.

6. Discuss and take appropriate action with regard to authorizing the Zone Engineer to analyze infrastructure development costs relative to the TIRZ Project Plan

The Board discussed their previous action to contract with Edminster, Hinshaw, Russ and Associates as Zone Engineer. There was no action taken on this item.

7. Discuss and take appropriate action with regard to an extension of real estate services agreement with Minnette Boesel Properties, Inc.

Parke Patterson commented that the Board previously established a parkland acquisition committee.

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to extend the real estate services agreement with five (5) votes in favor, zero (0) against, and zero (0) abstentions

8. Review and take appropriate action with regard to invoices

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

9. Receive report from Zone Administrator and Zone Attorney

Parke Patterson thanked Debbie Tholl, Robert Fiederlein and Clark Lord for their assistance with the Tri-Party Agreement recently approved by City Council.

There was no report from the Zone Attorney.

10. Other matters which may properly come before the Board

Debbie Tholl stated that a meeting was being set with the various parties involved with the Dow School acquisition.

11. Consider adjournment at 7:30 PM

On a motion made by board member McMillin and seconded by Board member Ansell, the Board voted to adjourn the meeting at 7:20 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
Board of Directors Meeting**

Minutes of the Board of Directors meeting held Tuesday, January 15, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Bennie Ansell
Martha Diaz
Steve Kirkland
Liz McMillin
Amandre Wilson

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Robert Fiederlein, Councilmember Vasquez's office
Clark Lord, City Legal Department
Randy Naquin, Housing and Comm. Development
Debbie Tholl, City Planning Department

Call to Order

Noting that five (5) Board members were present, Vice-Chairman Kirkland called the meeting to order at 7:20 p.m.

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 Wilson 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.

4. Review and take appropriate action with regard to a proposal for audit services for the audit of invoices.

On a motion made by board member Wilson and seconded by board member Ansell the Board voted to approve the proposal for audit services by Null-Larson CPAs, for the audit of invoices with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

5. Receive a developer request for reimbursement of costs related to certain public improvements for the Washington Square development project.

Parke Patterson reviewed the history of the Washington Square development project. Josh Aruh, project developer, gave an overview of the Washington Square development project. The Board requested that this item be considered at the February meeting. There was no action taken.

6. Discuss and take appropriate action with regard to authorizing the Zone Engineer to analyze infrastructure development costs relative to the TIRZ Project Plan

The Board discussed their previous action to contract with Edminster, Hinshaw, Russ and Associates as Zone Engineer. There was no action taken on this item.

7. Discuss and take appropriate action with regard to an extension of real estate services agreement with Minnette Boesel Properties, Inc.

Parke Patterson commented that the Board previously established a parkland acquisition committee.

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to extend the real estate services agreement with five (5) votes in favor, zero (0) against, and zero (0) abstentions

8. Review and take appropriate action with regard to invoices

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

9. Receive report from Zone Administrator and Zone Attorney

Parke Patterson thanked Debbie Tholl, Robert Fiederlein and Clark Lord for their assistance with the Tri-Party Agreement recently approved by City Council.

There was no report from the Zone Attorney.

10. Other matters which may properly come before the Board

Debbie Tholl stated that a meeting was being set with the various parties involved with the Dow School acquisition.

11. Consider adjournment at 7:30 PM

On a motion made by board member McMillin and seconded by Board member Ansell, 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: _____

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 16, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Martha Diaz
Liz McMillin
Yvonne Benavides
Chuck Stava

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Robert Fiederlein, Councilmember Vasquez's office
Randy Naquin, Housing and Comm. Development
Debbie Tholl, City Planning Department

Call to Order

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

1. Introduction of attendees and Board appointee Chuck Stava

The meeting attendees introduced themselves.

Board member Kirkland read the oath of office for Chuck Stava. Debbie Gunter, with Sign Shares, swore that she was giving a true and just sign translation of conversation to board member Chuck Stava.

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 McMillin and seconded by board member Kirkland the Board voted to approve the minutes with three (3) votes in favor, zero (0) against, and board members Cahill, Benavides, and Stava abstained.

4. Receive update from MECA regarding Dow School renovation project

Alice Valdez reported that the HISD Multilingual Department is moving out of the Dow School. Parke Patterson updated the Board on the progress for obtaining a loan for the acquisition of the Dow School.

5. Take appropriate action with regard to a Board resolution approving the activities necessary to fund the acquisition of the Dow School from the Houston Independent School District and authorize the Administrator, Chairwoman and Vice-Chairman to take necessary actions

Joe Jaworski reported from his research regarding the expenditure of TIRZ funds on facilities such as the Dow School. He will provide a copy to Parke Patterson for distribution to the Board members. Debbie Tholl explained that the City would work with the Planning Commission to divide out the Dow Park, and then deed the remaining land and building to

MECA for ownership. The Parks Department will retain ownership of Dow Park. On a motion made by board member Kirkland and seconded by board member Benavides the Board voted to approve Resolution 2002-1 with six (6) votes in favor, zero (0) against, and zero (0) abstentions

6. Discuss and take appropriate action with regard to amendments to the Amended Project Plan and Reinvestment Zone Financing Plan

Parke Patterson explained the Dow School acquisition project scope included in the packet. Chairwoman Cahill explained the revisions on page four regarding the estimated project costs of the zone. On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the Proposed Second Amended Project Plan and Reinvestment Zone Financing Plan with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

7. Authorize the Zone Administrator to submit amendments to the Amended Project Plan and Reinvestment Zone Financing Plan to Houston Independent School District and Harris County

No action was taken as this falls under the responsibility of the City.

8. Discuss and take appropriate action with regard to a work order for the Zone Engineer to analyze infrastructure development costs relative to the TIRZ project Plan

Truman Edminster briefly explained the storm water drainage, sanitary sewer and paving infrastructure for the zone. If hired, he will present his findings at the June board meeting. On a motion made by board member Kirkland and seconded by board member Benavides the Board voted to approve Edminster, Hinshaw, Russ Engineers, to begin analyzing zone infrastructure with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

9. Review and take appropriate action with regard to qualifications received for Certified Public Accountant services

Parke Patterson explained that two CPA firms, Null-Lairson and Lindsay McWilliams, expressed interest in providing CPA services for the TIRZ. Mr. McWilliams was present and introduced himself. On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to retain Lindsay McWilliams for CPA services with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

Board member Benavides left the meeting at 8:00 p.m.

10. Authorize Certified Public Accountant to take necessary action to establish a bank account for the Old Sixth Ward Redevelopment Authority

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to authorize Lindsay McWilliams to establish a bank account with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

11. Take Board nominations and make appointment of a Board member to serve as the Investment Officer.

On a motion made by board member McMillin and seconded by board member Kirkland the Board voted Lindsay McWilliams to serve as the Old Sixth Ward Redevelopment Authority Investment Officer with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

12. Review and take appropriate action with regard to invoices

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

13. Receive report from Zone Administrator and Zone Attorney

Parke Patterson reported that he included a calendar of 2002 meeting dates in the packets.

14. Other matters which may properly come before the Board

There were no other matters.

15. Consider adjournment at 8:00 p.m.

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to adjourn the meeting at 8:15 p.m. with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**Old Sixth Ward Redevelopment Authority
Board of Directors Meeting**

Minutes of the Board of Directors meeting held Tuesday, April 16, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Martha Diaz
Liz McMillin
Chuck Stava

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

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

Call to Order

Noting that five (5) Board members were present, Chairwoman Cahill called the meeting to order at 8:16 p.m.

1. Introduction of attendees and Board appointee Chuck Stava

The meeting attendees introduced themselves.

Board member Kirkland read the oath of office for Chuck Stava. Debbie Gunter, with Sign Shares, swore that she was giving a true and just sign translation of conversation to board member Chuck Stava.

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 McMillin and seconded by board member Kirkland the Board voted to approve the minutes with three (3) votes in favor, zero (0) against, with board members Cahill and Stava abstaining.

4. Receive update from MECA regarding Dow School renovation project

Alice Valdez reported that the HISD Multilingual Department is moving out of the Dow School. Parke Patterson updated the Board on the progress for obtaining a loan for the acquisition of the Dow School.

5. Take appropriate action with regard to a Board resolution approving the activities necessary to fund the acquisition of the Dow School from the Houston Independent School District and authorize the Administrator, Chairwoman and Vice-Chairman to take necessary actions

Joe Jaworski reported from his research regarding the expenditure of TIRZ funds on facilities such as the Dow School. He will provide a copy to Parke Patterson for distribution to the Board members. Debbie Tholl explained that the City would work with the Planning Commission to divide out the Dow Park, and then deed the remaining land and building to MECA for ownership. The Parks Department will retain ownership of Dow Park. On a motion made by board member

Kirkland and seconded by board member Benavides the Board voted to approve Resolution 2002-1 with five (5) votes in favor, zero (0) against, and zero (0) abstentions

6. Discuss and take appropriate action with regard to amendments to the Amended Project Plan and Reinvestment Zone Financing Plan

Parke Patterson explained the Dow School acquisition project scope included in the packet. Chairwoman Cahill explained the revisions on page four regarding the estimated project costs of the zone. On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to approve the Proposed Second Amended Project Plan and Reinvestment Zone Financing Plan with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

7. Authorize the Zone Administrator to submit amendments to the Amended Project Plan and Reinvestment Zone Financing Plan to Houston Independent School District and Harris County

No action was taken as this falls under the responsibility of the City.

8. Discuss and take appropriate action with regard to a work order for the Zone Engineer to analyze infrastructure development costs relative to the TIRZ project Plan

Truman Edminster briefly explained the storm water drainage, sanitary sewer and paving infrastructure for the zone. If hired, he will present his findings at the June board meeting. On a motion made by board member Kirkland and seconded by board member Benavides the Board voted to approve Edminster, Hinshaw, Russ Engineers, to begin analyzing zone infrastructure with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

9. Review and take appropriate action with regard to qualifications received for Certified Public Accountant services

Parke Patterson explained that two CPA firms, Null-Lairson and Lindsay McWilliams, expressed interest in providing CPA services for the TIRZ. Mr. McWilliams was present and introduced himself. On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to retain Lindsay McWilliams for CPA services with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

10. Authorize Certified Public Accountant to take necessary action to establish a bank account for the Old Sixth Ward Redevelopment Authority

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to authorize Lindsay McWilliams to establish a bank account with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

11. Take Board nominations and make appointment of a Board member to serve as the Investment Officer.

On a motion made by board member McMillin and seconded by board member Kirkland the Board voted Lindsay McWilliams to serve as the Old Sixth Ward Redevelopment Authority Investment Officer with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

12. Review and take appropriate action with regard to invoices

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

13. Receive report from Zone Administrator and Zone Attorney

Parke Patterson reported that he included a calendar of 2002 meeting dates in the packets.

14. Other matters which may properly come before the Board

There were no other matters.

15. Consider adjournment at 8:00 p.m.

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to adjourn the meeting at 8:17 p.m. with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, May 21, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Martha Diaz
Liz McMillin
Bennie Ansell
Yvonne Benavides
Chuck Stava

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

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

Call to Order

Noting that six (6) Board members were present, Chairwoman Cahill called the meeting to order at 6:25 p.m.

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 McMillin, the Board voted to approve the minutes with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

4. Receive update from MECA regarding Dow School renovation project

Alice Valdez reported that there is a possible patron to provide a matching grant needed for the Dow School project. She reported they are considering various professional groups to assist with their fundraising. She further reported that a Development Director position is open and needs to be filled.

Board member Bennie Ansell arrived at 6:45 p.m.

5. Take appropriate action with regard to proposed preliminary loan terms received from banks for a loan for acquisition of the Dow School

Parke Patterson presented four loan proposals. Board member McMillin made a motion which was seconded by Board member Benavides with a request that Parke Patterson negotiate further with Wells Fargo and Southwest Bank of Texas. Board member McMillin amended her motion with a stipulation that Lindsay McWilliams be included in the negotiations

with the banks. The motion was seconded by Board member Benavides. The motion passed with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

6. Take appropriate action with regard to a proposal received from Lindsay McWilliams for Certified Public Accountant services

Lindsay McWilliams gave explanation for his terms and services. On a motion made by Board member Kirkland and seconded by Board member Benavides the Board voted to accept the proposal from Lindsay McWilliams subject to a separate lump sum fee to bring the accounting up to date from T.I.R.Z. inception to the present. The Board approved the matter with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

7. Receive presentation from Texas Brownstone regarding the development of public improvements at the Washington Brownstone project

David Crawford from Texas Brownstone Development Company gave an overview of progress on construction and improvements to date in Phase I. Phase II will include renovations to the old fire station with the intent of keeping the integrity and historical value of the building.

8. Take appropriate action with regard to amendments to the Amended Project Plan and Reinvestment Zone Financing Plan

Debbie Tholl explained changes in the Zone Project Plan requested by City Planning and the City Legal Department necessary to effect the proposed Dow School acquisition. Joe Jaworski stated that it was his understanding that the City was requesting Board recommendations to amend the Project Plan in a manner that would delete specific language regarding Dow School renovations, and clarify specific language regarding Dow School acquisition. The Board expressed their concern with the City's request to not amend the Plan to include actions which have already taken place in the Zone. Bill Calderon stated that it was not the intent of the City Planning Department to recommend that City Council approve a plan that included all current and former activity of the T.I.R.Z., as this was not how other T.I.R.Z. plans have been amended. On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to approve the amendments to the Amended Project Plan and Reinvestment Zone Financing Plan, subject to the understanding that City Planning will make best efforts to include a statement in the upcoming Request for Council Action report that informs City Council that certain statements in the Plan are not current. The motion passed with seven (7) votes in favor, zero (0) against, and zero (0) abstentions.

Board member Martha Diaz exited the meeting at 8:21 p.m.

9. Review and take appropriate action with regard to invoices

On a motion made by Board member McMillin 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) abstentions.

10. Receive report from Zone Administrator and Zone Attorney, including review of preliminary TIRZ budget

Parke Patterson reported that Chairwoman Jane Cahill was reappointed as Chair for a one year term until December 2002. He reported that Board member Amandre Wilson wished to resign her position on the board. He further reported that Board member Bennie Ansell was reappointed through December 2003 and Board member Chuck Stava was made the County appointment through December 2003.

Mr. Patterson provided a preliminary Zone budget for fiscal year 2003.

11. Other matters which may properly come before the Board

There were no other matters.

12. Consider adjournment at 8:00 p.m.

On a motion made by board member McMillin and seconded by board member Ansell the Board voted to adjourn the meeting at 8:37 p.m. with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

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 21, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Liz McMillin
Bennie Ansell
Yvonne Benavides
Chuck Stava

Consultants

Parke Patterson, Zone Administrator
Joe Jaworski, Zone Attorney

City of Houston

Bill Calderon, City Planning Department
Debbie Tholl, City Planning Department
Clark Lord, City of Houston

Call to Order

Noting that six (6) Board members were present, Chairwoman Cahill called the meeting to order at 8:38 p.m.

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 McMillin, the Board voted to approve the minutes with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

4. Receive update from MECA regarding Dow School renovation project

Alice Valdez reported that there is a possible patron to provide a matching grant needed for the Dow School project. She reported they are considering various professional groups to assist with their fundraising. She further reported that a Development Director position is open and needs to be filled.

5. Take appropriate action with regard to proposed preliminary loan terms received from banks for a loan for acquisition of the Dow School

Parke Patterson presented four loan proposals. Board member McMillin made a motion which was seconded by Board member Benavides with a request that Parke Patterson negotiate further with Wells Fargo and Southwest Bank of Texas. Board member McMillin amended her motion with a stipulation that Lindsay McWilliams be included in the negotiations with the banks. The motion was seconded by Board member Benavides. The motion passed with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

6. Take appropriate action with regard to a proposal received from Lindsay McWilliams for Certified Public Accountant services

Lindsay McWilliams gave explanation for his terms and services. On a motion made by Board member Kirkland and seconded by Board member Benavides the Board voted to accept the proposal from Lindsay McWilliams subject to a separate lump sum fee to bring the accounting up to date from T.I.R.Z. inception to the present. The Board approved the matter with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

7. Receive presentation from Texas Brownstone regarding the development of public improvements at the Washington Brownstone project

David Crawford from Texas Brownstone Development Company gave an overview of progress on construction and improvements to date in Phase I. Phase II will include renovations to the old fire station with the intent of keeping the integrity and historical value of the building.

8. Take appropriate action with regard to amendments to the Amended Project Plan and Reinvestment Zone Financing Plan

Debbie Tholl explained changes in the Zone Project Plan requested by City Planning and the City Legal Department necessary to effect the proposed Dow School acquisition. Joe Jaworski stated that it was his understanding that the City was requesting Board recommendations to amend the Project Plan in a manner that would delete specific language regarding Dow School renovations, and clarify specific language regarding Dow School acquisition. The Board expressed their concern with the City's request to not amend the Plan to include actions which have already taken place in the Zone. Bill Calderon stated that it was not the intent of the City Planning Department to recommend that City Council approve a plan that included all current and former activity of the T.I.R.Z., as this was not how other T.I.R.Z. plans have been amended. On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to approve the amendments to the Amended Project Plan and Reinvestment Zone Financing Plan subject to the understanding that City Planning will make best efforts to include a statement in the upcoming Request for Council Action report that informs City Council that certain statements in the Plan are not current. The motion passed with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

Review and take appropriate action with regard to invoices

On a motion made by Board member McMillin 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) abstentions.

10. Receive report from Zone Administrator and Zone Attorney, including review of preliminary TIRZ budget

Parke Patterson reported that Chairwoman Jane Cahill was reappointed as Chair for a one year term until December 2002. He reported that Board member Amandre Wilson wished to resign her position on the board. He further reported that Board member Bennie Ansell was reappointed through December 2003 and Board member Chuck Stava was made the County appointment through December 2003.

Mr. Patterson provided a preliminary Zone budget for fiscal year 2003.

11. Other matters which may properly come before the Board

There were no other matters.

12. Consider adjournment at 8:00 p.m.

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to adjourn the meeting at 8:40 p.m. with six (6) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____

Attest: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Tax Increment Reinvestment Zone Number Thirteen, City of Houston

Board of Directors Meeting
(Also known as the Old Sixth Ward Reinvestment Zone)

Minutes of the Board of Directors meeting held Tuesday, Oct. 15, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Martha Diaz
Liz McMillin
Chuck Stava

Consultants

Parke Patterson, Allyson Koether, Zone Administrators
Joe Jaworski, Zone Attorney

City of Houston

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

Call to Order

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

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

Christine Farrier, Executive Director of the Old West End Association, introduced herself and gave a brief summary of present projects.

3. Review and take appropriate action with regard to the minutes of the May 21, 2002 meeting

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

4. Receive update from MECA and the City of Houston regarding Dow School project

Alice Valdez reported on MECA's progress with grants for funding MECA's programs and renovation of the Dow School. She expressed her dissatisfaction with the funding process through the City's Housing and Community Development Department.

5. Receive proposals and take appropriate action with regard to bank loans for the Dow School acquisition project

Don Grimes with Wells Fargo and Brian Stoker with Southwest Bank of Texas both presented their proposals for loan terms and interest rates. The Board discussed the different options presented. Board member McMillin moved that the Board accept the proposal by Wells Fargo for ten (10) years at 5.75% subject to City approval. Board member Stava seconded the motion. The motion passed with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

Parke Patterson stated that he would send a confirmation letter to H.I.S.D. and other participating entities noting the action taken.

6. Receive presentation and take appropriate action with regard to an infrastructure study by Edminster Hinshaw Russ and Associates

Truman Edminster gave a presentation on the proposed plans regarding infrastructure, with emphasis on storm drainage, paving, and sanitary sewer. He stated that the cost for complete infrastructure renovation would likely exceed \$20 million. He further stated his opinion that trees and brick sidewalks are signature features in the area and should be preserved. He further stated that the first area of focus would be in the south part of the zone. He further stated that there would be flexibility in the construction plan.

7. Receive presentation and take appropriate action with regard to infrastructure financing opportunities from the Goodman Corporation

Barry Goodman, President of the Goodman Corporation, presented an example of corridor revitalization with regards to Washington Street and the connecting, intersecting streets. He discussed the need for creative funding opportunities to leverage TIRZ dollars.

Parke Patterson explained that the cost of new infrastructure in the zone could not be accomplished with only TIRZ revenues. He stated that the Goodman Corporation could be hired to assist the TIRZ in finding additional revenues from local, state and federal agencies.

On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to retain the services of the Goodman Corporation subject to City approval, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

8. Take appropriate action with regard to a proposal for accounting services from Lindsay McWilliams, CPA

Lindsay McWilliams presented a proposal for additional accounting services to provide historical financial documentation for the TIRZ, since its inception. On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to approve the proposal for accounting services from Lindsay McWilliams, CPA, subject to City approval, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

Mr. McWilliams stated that as a result of the loan agreement with Wells Fargo, that he would open the Old Sixth Ward Redevelopment Authority bank account with Wells Fargo.

9. Review and take appropriate action with regard to renewal of the Directors and Officers Liability insurance

On a motion made by Board member McMillin and seconded by Board member Kirkland the Board voted to approve the renewal of the Directors and Officers Liability insurance with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

10. Review and take appropriate action with regard to the budget for fiscal year 2002-2003

On a motion made by Board member McMillin and seconded by Board member Kirkland the Board voted to ratify the budget already approved by City Council with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

11. Review and take appropriate action with regard to invoices

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

The Board requested to see amounts paid year-to-date as well as a running total on future invoices.

12. Receive report from Zone Administrator and Zone Attorney

There was nothing to report.

13. Other matters to be presented by the Board members

There were no other matters

14. Consider adjournment at 8:00 pm

On a motion made by board member Kirkland and seconded by board member McMillin the Board voted to adjourn the meeting at 8:25 p.m. with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____
Printed Name: _____
Title: _____
Date: _____

Attest: _____
Printed Name: _____
Title: _____
Date: _____

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

Minutes of the Board of Directors meeting held Tuesday, Oct. 15, 2002 at 6:15 PM, at the Dow School, 1900 Kane, Houston, Texas 77007.

Present at the meeting:

Board of Directors

Jane Cahill
Steve Kirkland
Martha Diaz
Liz McMillin
Chuck Stava

Consultants

Parke Patterson, Allyson Koether, Administrators
Joe Jaworski, Attorney

City of Houston

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

Call to Order

Noting that five (5) Board members were present, Chairwoman Cahill called the meeting to order at 8:26 p.m.

1. Introduction of attendees

The meeting attendees introduced themselves.

2. Receive public comment

Christine Farrier, Executive Director of the Old West End Association, introduced herself and gave a brief summary of present projects.

3. Review and take appropriate action with regard to the minutes of the May 21, 2002 meeting

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

4. Receive update from MECA and the City of Houston regarding Dow School project

Alice Valdez reported on MECA's progress with grants for funding MECA's programs and renovation of the Dow School. She expressed her dissatisfaction with the funding process through the City's Housing and Community Development Department.

5. Receive proposals and take appropriate action with regard to bank loans for the Dow School acquisition project

Don Grimes with Wells Fargo and Brian Stoker with Southwest Bank of Texas both presented their proposals for loan terms and interest rates. The Board discussed the different options presented. Board member McMillin moved that the Board accept the proposal by Wells Fargo for ten (10) years at 5.75% subject to City approval. Board member Stava seconded the motion. The motion passed with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

Parke Patterson stated that he would send a confirmation letter to H.I.S.D. and other participating entities noting the action taken.

6. Receive presentation and take appropriate action with regard to an infrastructure study by Edminster Hinshaw Russ and Associates

Truman Edminster gave a presentation on the proposed plans regarding infrastructure, with emphasis on storm drainage, paving, and sanitary sewer. He stated that the cost for complete infrastructure renovation would likely exceed \$20 million. He further stated his opinion that trees and brick sidewalks are signature features in the area and should be preserved. He further stated that the first area of focus would be in the south part of the zone. He further stated that there would be flexibility in the construction plan.

7. Receive presentation and take appropriate action with regard to infrastructure financing opportunities from the Goodman Corporation

Barry Goodman, President of the Goodman Corporation, presented an example of corridor revitalization with regards to Washington Street and the connecting, intersecting streets. He discussed the need for creative funding opportunities to leverage TIRZ dollars.

Parke Patterson explained that the cost of new infrastructure in the zone could not be accomplished with only TIRZ revenues. He stated that the Goodman Corporation could be hired to assist the TIRZ in finding additional revenues from local, state and federal agencies.

On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to retain the services of the Goodman Corporation subject to City approval, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

8. Take appropriate action with regard to a proposal for accounting services from Lindsay McWilliams, CPA

Lindsay McWilliams presented a proposal for additional accounting services to provide historical financial documentation for the TIRZ, since its inception. On a motion made by board member Kirkland and seconded by board member McMillin, the Board voted to approve the proposal for accounting services from Lindsay McWilliams, CPA, subject to City approval, with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

Mr. McWilliams stated that as a result of the loan agreement with Wells Fargo, that he would open the Old Sixth Ward Redevelopment Authority bank account with Wells Fargo.

9. Review and take appropriate action with regard to renewal of the Directors and Officers Liability insurance

On a motion made by Board member McMillin and seconded by Board member Kirkland the Board voted to approve the renewal of the Directors and Officers Liability insurance with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

10. Review and take appropriate action with regard to the budget for fiscal year 2002-2003

On a motion made by Board member McMillin and seconded by Board member Kirkland the Board voted to ratify the budget already approved by City Council with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

11. Review and take appropriate action with regard to invoices

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

The Board requested to see amounts paid year-to-date as well as a running total on future invoices.

12. Receive report from Administrator and Attorney

There was nothing to report.

13. Other matters to be presented by the Board members

There were no other matters

14. Consider adjournment at 8:00 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 p.m. with five (5) votes in favor, zero (0) against, and zero (0) abstentions.

By: _____
Printed Name: _____
Title: _____
Date: _____

Attest: _____
Printed Name: _____
Title: _____
Date: _____