

**MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY**

February 25, 2016

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at the Authority's offices in the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, February 25, 2016 at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Brandon Dudley	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Robert D. Sellingsloh	8	Vacant
4	Pamela Ngo Castleman	9	Jeremy Ratcliff
5	Al Odom		

and all of the above were present with the exception of Directors Dudley and Sellingsloh.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Vernon Williams, David Thomas, Araceli Rodriguez and Theresa Gilmore of the Authority; Cynthia Alvarado and Elizabeth Powell of the Midtown Management District; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Shavonda Johnson of Council Member Boykins' office; Tim Buscha & Carol Harrison of IDS Engineering Group; Rachel Ray of Walter P. Moore; Jennifer Curley of the City of Houston; Jackie Swindle of Houston Community College; Kent Luftin of the Montrose Center; Donald Arbeau of the Goodman Corporation; Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Larry Hunt of Hunt & Hunt Engineering; Theola Petteway of OST/Almeda TIRZ; Vanessa Cole & Harry Klein of Cole/Klein Builders; Erin Mulvahey of the Houston Chronicle; and Christopher Budcheck, James Holston, Barbara Hilburn & Cynthia Aceves-Lewis, Midtown Residents.

Vice Chairman Goren called the meeting to order and asked the guests to introduce themselves.

CONSENT AGENDA FOR THE AUTHORITY

- a. **MINUTES OF THE AUTHORITY FOR JANUARY 28, 2016;**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR JANUARY, 2016;**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR FEBRUARY 2016.**

Matt Thibodeaux, Executive Director, presented the various items of the consent agenda. Director Fenz made a motion to approve the consent agenda items a. through c. The motion was seconded by Director Ratcliff, which carried by unanimous vote.

INVESTMENT REPORT FOR QUARTER ENDING DECEMBER 31, 2015.

Executive Director Thibodeaux presented the investment report for the quarter ending December 31, 2015 noting \$11,004 interest earned.

Director Ratcliff made a motion to accept the Investment Report for the Quarter Ending December 31, 2015. The motion was seconded by Director Erwing, which carried by unanimous vote.

CULTURAL FACILITIES GRANTS

- a. **CRIME STOPPERS**
- b. **TRINITY CHURCH**

This item was tabled.

MIDTOWN AFFORDABLE HOUSING PROGRAM

- a. **RESOLUTION APPROVING ENTERING INTO CONTRACTS AND ACQUISITION AND SALE OF CERTAIN PROPERTIES BY THE AUTHORITY FOR AFFORDABLE HOUSING**

Director Fenz made a motion to approve the above captioned Resolution. The motion was seconded by Director Ratcliff, which was carried by unanimous vote.

- b. **CCPPI AFFORDABLE HOUSING GRANT**

Barron F. Wallace presented the CCPPI Affordable Housing Grant term sheet for property located at 2803 Dowling.

Director Erwing made a motion to authorize attorneys to draft a Grant Agreement with CCPPI for a 4 -6 month plan of action to study multiple projects. The motion was seconded by Director Ratcliff, which carried by unanimous vote.

- c. **AUTHORIZE STAFF TO NEGOTIATE DEVELOPMENT AGREEMENT WITH HOU PROPERTIES RELATING TO DEVELOPMENT OF PROPERTY LOCATED AT 2002 LIVE OAK, HOUSTON, TX 77004**

Mr. Edwards presented the Board a report showing the type of product constructed by HOU Properties. He then introduced Ankur Desai, principle of HOU Properties, who gave a brief description of the project.

Following all discussion, Director Fenz made a motion to authorize staff and attorneys to negotiate a development agreement with HOU Properties for the development of an affordable housing project at 2002 Live Oak, Houston, TX 77004. The motion was seconded by Director Odom which carried by unanimous vote.

d. UPDATE ON MONTROSE CLINIC SENIOR HOUSING PROJECT

Mr. Edwards presented the Board with a status report from the Montrose Clinic showing they had secured their fundraising requirement of \$1,000,000 in commitments for the senior housing project at 2222 Cleburne. Mr. Wallace reported that staff and attorneys would review in the next couple of months to decide if their request to extend the Option date of June 1, 2016 would be authorized.

e. UPDATE ON AFFORDABLE HOUSING PROGRAM.

Mr. Edwards reported to the Directors that Epic Homes had sold 4 homes of the 5 lots granted by the Authority. Mr. Edwards additionally reported that Representative Coleman had issued a letter of support for the Trails of Palm Center, a proposed affordable rental housing community at the proposed location of on the east side of Martin Luther King Jr. Blvd. north of Griggs Rd.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. PARKS AND GREENSPACE - WALTER P. MOORE/DESIGN WORKSHOP

i. MIDTOWN PARK

Mr. Marshall reported on the progress happening at Midtown Park and shared pictures of the construction site with the Board and visitors. He noted that he anticipates park construction to begin March 15, 2016 as Camden has begun to relocate their construction trailer.

1. APPROVE GARAGE CHANGE ORDER – CAMDEN.

Mr. Marshall noted that there were no change orders at this time.

b. HCC CAPITAL PROJECTS - IDS ENGINEERS

i. HOLMAN STREET PEDESTRIAN ENHANCEMENTS

Mr. Marshall reported that the contractor was working in the blocks from the Spur 529 to Travis and from Crawford to Chenvert for replacement in the north face of the Holman Street blocks and was moving forward quickly.

c. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Mr. Webb of the Goodman Corporation reported that he had received notice from FTA that the Main Street grant funding in the amount of \$2.7 million was ready to advance funds when the project is constructed. The project will bid in March for the first phase Hadley to Alabama with a 9 month construction timeline. The second phase will happen after the Super Bowl.

MORGAN GROUP PROPOSED DEVELOPMENT AGREEMENT

Mr. Thibodeaux updated the Board on the Morgan Group public improvements in Midtown. He noted that several Board Members had met with Morgan Group to discuss the project. Following all discussion, Director Erwing made a motion to authorize the attorneys and staff to negotiate and draft a development agreement between the Authority and Morgan Group. The motion was seconded by Director Fenz which carried by unanimous vote.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARD TO THE FOLLOWING, AS APPROPRIATE AND NECESSARY:

- a. **CONSULTATION WITH ATTORNEY (SECTION 551.071, TEXAS GOVERNMENT CODE);**
- b. **THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (SECTION 551.072, TEXAS GOVERNMENT CODE);**
- c. **PERSONNEL MATTERS (SECTION 551.074, TEXAS GOVERNMENT CODE);**
- d. **SECURITY PERSONNEL OR DEVICES (SECTION 551.076, TEXAS GOVERNMENT CODE); AND ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE)**

The Board did not conduct an executive session at this meeting.

Public Comments

Public comments were received from Barbara Hilburn, Cynthia Aceves-Lewis and Christopher Budcheck regarding lack of development on the east side of Midtown, Midtown's restricted affordable housing funds, security and homeless issues in Midtown.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Pamela N. Castleman, Secretary

3/31/16

Date