

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

**March 27, 2025**

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference on Thursday, March 27, 2025, at 12:30 p.m. The meeting agenda is attached hereto and incorporated herein. 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	Camille Foster	6	Abe Goren
2	Terence Fontaine	7	Deanea LeFlore
3	Michael Lewis	8	James Gilford
4	Michael T. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present in person at the meeting location except Directors Odom and Foster, who were absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, Vernon Williams, David Thomas and Kayler Williams; Jaime Giraldo and Chandler Snipe of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Carol Harrison of IDS Engineering; Algenita Davis of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Jermaine Potter and Bobby R. Allen of JMP Realty Partners; Yaneth Martell, Ray Valdez and Bill Flores of C 60 Inc; Harriet Latimer and Lori Hernandez of Harriet Latimer & Associates; Scout Odegaard of the City of Houston; George Levan of Crosspoint Properties; Daniel Wang of Cushman & Wakefield; Tenel Tayar of Fifth Corner; and Greg LeGrande.

In attendance via video conference were Authority staff members Sally Adame and Chyrstal Davis Robinson; Jack Valinski; Kedrick Winfield; Angie Gomez of CCPPI; and Lynda Guidry of Super Neighborhood #62.

Director Goren called the meeting to order.

## **PUBLIC COMMENT**

Mr. Jermaine Potter of JMP Realty Partners, who is overseeing the construction of the Modern Palms affordable housing development by Daggett Development LLC, introduced himself to the Board.

## **CONSENT AGENDA FOR THE AUTHORITY**

### **MINUTES FOR FEBRUARY 27, 2025**

### **MONTHLY FINANCIAL REPORTS FOR FEBRUARY 28, 2025**

### **GRANT AGREEMENT WITH BUFFALO SOLDIERS NATIONAL MUSEUM & HERITAGE CENTER**

### **GRANT AGREEMENT WITH C 60 INC. (LULAC)**

### **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH THE GOODMAN CORPORATION**

Executive Director Matt Thibodeaux presented the Consent Agenda.

Following discussion regarding the monthly financial reports and the grant agreements with Buffalo Soldiers National Museum & Heritage Center and C 60 Inc., Director LeFlore made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Middleton and carried by unanimous vote.

## **CROSSPOINT PROPERTIES RETAIL DEVELOPMENT PROJECT PRESENTATION**

George Levan of Crosspoint Properties provided an overview of Crosspoint Properties' development projects in Midtown and presented a proposed new mixed-use development project on the former High Fashion Fabrics site. Mr. Levan is requesting that the Authority provide reimbursement from tax increment funds for public infrastructure costs of the project.

## **AFFORDABLE HOUSING PROGRAM**

### **AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS**

Marlon Marshall, Senior Director of Engineering and Strategic Development, provided an update on the tenant build-out for a portion of the third floor at One Emancipation Center.

### **AMENDMENTS TO AGREEMENTS WITH HOUSTON HABITAT FOR HUMANITY, FIFTH WARD COMMUNITY REDEVELOPMENT CORPORATION AND DAGGETT DEVELOPMENT LLC RELATED TO MAXIMUM SALE PRICE FOR HOMES AND RELATED MATTERS**

Mary Buzak of Bracewell LLP reported that due to increased development and construction costs, Houston Habitat for Humanity ("Habitat") and Fifth Ward

Community Development Corporation ("Fifth Ward CRC") have requested an increase in the maximum sale price of the single-family affordable homes to be constructed on Midtown lots for sale to qualified homebuyers. Ms. Buzak noted that Daggett Development LLC also has requested an increase in the maximum sale price, in addition to other amendments to its development agreement, and its request is still under review.

Ms. Buzak recommended that the Board approve an increase in the maximum sale price for the Fifth Ward CRC homes from \$219,000 to \$247,851, an increase in the maximum sale price of the two-bedroom Habitat homes from \$175,000 to \$218,373 and an increase in the maximum sale price of the three-bedroom Habitat homes from \$188,989 to \$245,625, subject to the City of Houston ("City")'s review and consent.

Director Murphy made a motion to approve an increase in the maximum sale price for the Fifth Ward CRC homes from \$219,000 to \$247,851, an increase in the maximum sale price of the two-bedroom Habitat homes from \$175,000 to \$218,373 and an increase in the maximum sale price of the three-bedroom Habitat homes from \$188,989 to \$245,625, subject to the City's review and consent. The motion was seconded by Director Fontaine. The motion carried by unanimous vote. Director Goren recused himself from the vote, noting that he has a conflict of interest because his law firm represents Habitat.

## **CAPITAL IMPROVEMENTS PROGRAM**

### **CAROLINE STREET RECONSTRUCTION**

#### **i. REMEDIAL DRAINAGE PILOT PROJECT**

Mr. Marshall reported that the project is wrapping up, with site restoration of landscape areas near Dennis Street completed.

## **STREET OVERLAY AND SIDEWALK PROGRAM**

### **DESIGN PHASE WORK ORDER – ISABELLA STREET AND TRUXILLO STREET ROADWAY REHABILITATION & SIDEWALK IMPROVEMENT**

Mr. Marshall reported that the City has reviewed and approved the design concept for these street overlay and sidewalk improvements and recommended that the Board approve a work order with The Goodman Corporation in the amount of \$258,016 for the design work.

Director Murphy made a motion to approve a \$258,016 work order with The Goodman Corporation for design phase services for the Isabella Street and Truxillo Street Roadway Rehabilitation &

Sidewalk Improvement project. The motion was seconded by Director Fontaine and unanimously approved.

#### **URBAN REDEVELOPMENT PLAN**

Mr. Marshall reported that the Authority is discussing the urban redevelopment plan with Mayor's Office of Economic Development to ensure that the Authority's recommendations are consistent with the City's priorities.

#### **EXECUTIVE DIRECTOR UPDATES**

Mr. Thibodeaux provided updates regarding an upcoming Houston Chronicle article on Authority's affordable housing program, a recent meeting with the Mayor's Office of Economic Development regarding alignment of economic development priorities, issues related to the tenant build-out costs for a prospective tenant at One Emancipation Center, a meeting with Rice Real Estate Company regarding partnership on upcoming development projects, meetings with two prospective developers, and an upcoming meeting with The Morgan Group on the re-leasing of the vacant Whole Foods space.

#### **PERSONNEL, COMPENSATION AND REVIEW PROCESS**



No action was taken on this matter at this time.

#### **EXECUTIVE SESSION**

The Board entered a closed executive session for this meeting at 1:33 p.m. to confer with its attorneys regarding the Affordable Housing Program pursuant to Section 551.071, Texas Government Code. The Board returned to open session at 2:10 p.m. No action was taken upon entering open session.

#### **ADJOURN**

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

  
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Camille Foster, Assistant Secretary  
  
\_\_\_\_\_  
6/26/2025  
\_\_\_\_\_  
Date

## **AGENDA OF MARCH 27, 2025**

[attached]