

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

**June 26, 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 Thursday, June 26, 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 Director Foster, who was absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, David Thomas, Kayler Williams, Vernon Williams and Madison Walkes; Jaime Giraldo and Sharita Simpo of the Midtown Management District; Barron Wallace of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Rachel Ray-Welsh of Walter P. Moore; Carol Harrison of IDS Engineering; Jennifer Curley and Cedrick LaSane of the City of Houston; Jennifer Gribble of Super Neighborhood 62; Sean Haley and Bob Bradford of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Roberta Burroughs of Roberta F. Burroughs and Associates; Amber Honsinger of The Harris Center; Mike Zientek of the Texas Department of Transportation; Jermaine Potter and Bobby Allen of Daggett Development; Janel Young of Houston Habitat for Humanity; and Jack Valinski.

In attendance via video conference were Authority staff member Sally Adame; Cynthia Alvarado, Chandler Snipe and Chrystal Davis of the Midtown Management District; Angie Gomez of CCPPI; Corey Glenn of the City of Houston; Brooke Edwards of Ryan; and Andrea Moore of Partners Real Estate.

Director Odom called the meeting to order.

### **PUBLIC COMMENT**

There were no public comments.

## **CONSENT AGENDA FOR THE AUTHORITY**

### **MINUTES FOR APRIL 23, 2025**

### **MONTHLY FINANCIAL REPORTS FOR APRIL 30 AND MAY 31, 2025**

### **RATIFICATION OF HVAC REPAIR CONTRACT WITH NEVA FOR 402/410**

### **PIERCE STREET IN THE AMOUNT OF \$137,112**

### **SECOND AMENDMENT TO AMENDED AND RESTATED LEASE WITH LA CALLE, LLC**

### **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALTER P MOORE**

Executive Director Matt Thibodeaux presented the Consent Agenda.

Following discussion regarding the monthly financial reports and the professional services agreement with Walter P Moore, Director Lewis made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Fontaine and carried by unanimous vote.

## **TXDOT NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT PRESENTATION**

Mike Zientek of the Texas Department of Transportation ("TxDOT") provided a project update on the I-45 North Houston Highway Improvement Project, including the status of construction on Segment 3B and the proposed design changes to the Segment 3A caps (Fannin & Wheeler/Caroline caps), which are currently being evaluated by TxDOT and the City of Houston (the "City").

## **AFFORDABLE HOUSING PROGRAM**

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

#### **PRIMARY CARE COHORT 2 PROPCO LLC OFFICE LEASE**

Barron Wallace of Bracewell LLP presented the Board with a proposal to terminate the Authority's lease with Primary Care Cohort 2 PropCo LLC ("Centerwell") relating to the first floor space at One Emancipation Center. Centerwell will make a lump sum termination payment to the Authority, and the lease will terminate on July 31, 2025.

Director Goren made a motion to approve the termination of the Primary Care Cohort 2 PropCo LLC Office Lease. The motion was seconded by Director Fontaine and carried by unanimous vote.

#### **HONEYCOMB CLINIC, LLC OFFICE LEASE**

Mr. Wallace presented a proposed lease with Honeycomb Clinic, LLC for the first floor space vacated by Centerwell at One Emancipation Center.

Director Goren moved to approve the Honeycomb Clinic, LLC Office Lease. The motion was seconded by Director Fontaine and carried by majority vote, with seven Board members voting to approve the motion. Director Odom abstained from the vote.

Subsequent to the approval of these two agenda items, the Board discussed these items in a closed executive session. Upon returning to the open session, no additional action was taken on these agenda items.

#### **IRIDIUM SPECIALTY PHARMACY, PLLC OFFICE LEASE**

Mr. Wallace presented a proposed lease with Iridium Specialty Pharmacy, PLLC for space on the third floor at One Emancipation Center.

Director Goren moved to approve the Iridium Specialty Pharmacy, PLLC Office Lease. The motion was seconded by Director Middleton and carried by unanimous vote.

#### **PURCHASE AND SALE AGREEMENT WITH THE CITY OF HOUSTON RELATING TO APPROXIMATELY 101,978 SQUARE FEET OF REAL PROPERTY ON OLD SPANISH TRAIL BETWEEN BLYTHEWOOD STREET AND CALHOUN ROAD**

Barron Wallace of Bracewell LLP provided an overview of the City's proposed acquisition from the Authority of a large tract of land located on the south side of Old Spanish Trail between Blythewood Street and Calhoun Road for use as the future site of Fire Station #40. The City would like to close on the acquisition in the fall of 2025.

Director Fontaine made a motion to approve a purchase and sale agreement with the City of Houston relating to approximately 101,978 square feet of real property on Old Spanish Trail between Blythewood Street and Calhoun Road. The motion was seconded by Director Murphy and carried by majority vote, with seven Board members voting to approve the motion. Director Middleton abstained from the vote.

#### **CONVEYANCE OF 11 TRACTS OF LAND TO HEART OF HOUSTON COMMUNITY DEVELOPMENT CORPORATION, INC. FOR CONSTRUCTION OF SINGLE-FAMILY AFFORDABLE HOMES**

Cedrick LaSane, Assistant Director of the City's Housing and Community Development Department ("HCDD"), presented a request from the City for the Authority to convey to the Heart of Houston Community Housing Development Corporation, Inc. ("Heart of Houston") eleven tracts of land on Bremond Street,

McIlhenny Street and Dennis Street within the boundary of the Houston Housing Authority's Cuney Homes Choice Neighborhoods Initiative. Heart of Houston will facilitate the development of eleven single-family detached affordable homes in two phases; six tracts of land will be conveyed in the first phase and five tracts of land will be conveyed in the second phase.

Director Murphy made a motion to approve the conveyance by the Authority of eleven tracts of land located on Bremond Street, McIlhenny Street and Dennis Street within the boundary of the Houston Housing Authority's Cuney Homes Choice Neighborhoods Initiative to Heart of Houston Community Housing Development Corporation, Inc. for construction of eleven single-family detached affordable homes. The motion was seconded by Director Lewis and carried by unanimous vote.

**RESERVATION OF 6 TRACTS OF LAND FOR THE CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S NEW HOME DEVELOPMENT PROGRAM FOR CONSTRUCTION OF SINGLE-FAMILY AFFORDABLE HOMES**

Mr. LaSane presented the City's request for the Authority to reserve six tracts of land on Tuam Street, Webster Street and McIlhenny Street for incorporation into HCDD's New Home Development Program ("NHDP"), which provides a subsidy of up to \$50,000 to eligible homebuyers with an income that does not exceed 80% of area median income.

Following discussion, Director Fontaine made a motion to approve the reservation of six tracts of land on Tuam Street, Webster Street and McIlhenny Street for construction of single-family affordable homes under the City of Houston Housing and Community Development Department's New Home Development Program. The motion was seconded by Director Murphy and carried by unanimous vote.

**AMENDMENT TO GRANT AGREEMENT WITH HOUSTON HABITAT FOR HUMANITY, INC. RELATED TO THE MAXIMUM SALE PRICE OF FOUR SINGLE-FAMILY AFFORDABLE HOMES**

Mr. Wallace noted that the Authority has entered into a grant agreement with Houston Habitat for Humanity for construction of four single-family affordable homes on four lots located on Grace and Ventura Streets. Due to the rise in construction and material costs, Houston Habitat for Humanity has requested an increase in the maximum sale prices for these four homes. This request has been approved by HCDD.

Director Fontaine made a motion to amend the grant agreement with Houston Habitat for Humanity to increase the maximum sale price of the homes located at 5818 Grace and 5051 Ventura to \$248,730 and to increase the maximum sale price of the homes located at 5820 Grace and 5049 Ventura to \$251,865.50. The

motion was seconded by Director Middleton and carried majority vote, with seven Board members voting to approve the motion. Director Goren abstained from the vote.

**AMENDMENT TO GRANT AGREEMENT WITH CHANGE HAPPENS COMMUNITY DEVELOPMENT CORPORATION RELATED TO THE MAXIMUM SALE PRICE OF TWO SINGLE-FAMILY HOMES FOR A CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT PROJECT**

Mr. Wallace noted that the Authority has entered into a grant agreement with Change Happens Community Development Corporation ("Change Happens") for the development of twelve single-family affordable homes on twelve lots at a maximum sale price of \$220,965. Change Happens has entered into a separate agreement with the City for the development and sale of ten homes to eligible homebuyers with an income that does not exceed 80% of area median income. Change Happens has requested an increase in the maximum sale price of two homes that it will construct at 3317 Beulah Street and 3325 Beulah Street so that it can utilize these lots to satisfy its agreement with the City. This request has been approved by HCDD.

Director Murphy made a motion to amend the grant agreement with Change Happens Community Development Corporation to increase the maximum sale price of the homes located at 3317 Beulah Street and 3325 Beulah Street to \$240,000 in connection with a City of Houston Housing and Community Development Department project. The motion was seconded by Director Goren and carried by unanimous vote.

**DAGGETT DEVELOPMENT LLC – SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPMENT 5635 MLK BLVD.**

This agenda item was discussed in a closed executive session. Upon returning to the open session, no action was taken on this agenda item.

**INTERLOCAL AGREEMENT WITH THE HARRIS CENTER FOR MENTAL HEALTH AND IDD**

Amber Honsinger, Program Director of The Harris Center for Mental Health and IDD, provided an overview of a twelve-month pilot program to deliver behavioral health support, clinical engagement, case management and care coordination services to unhoused individuals in Midtown for the purpose of connecting participants to essential healthcare and housing services and supporting long-term stability and recovery through the Chronic Consumer Assistance Program-Midtown. This targeted initiative is a collaboration between the Authority, The Harris Center, Harris County Constable Precinct 7 and SEARCH Homeless Services designed to identify and support unhoused individuals within Midtown who have unmet behavioral health and/or substance use needs.

Following discussion, Director Murphy made a motion to approve the interlocal agreement with The Harris Center for Mental Health and IDD related to the implementation of a twelve-month pilot program to deliver behavioral health support, clinical engagement, case management and care coordination services to unhoused individuals in Midtown. The motion was seconded by Director Goren and carried by unanimous vote.

## **CAPITAL IMPROVEMENTS PROGRAM**

### **STREET OVERLAY AND SIDEWALK PROGRAM**

#### **DESIGN PHASE WORK ORDER**

Marlon Marshall, Sr. Director of Engineering and Strategic Development, presented a proposal from The Goodman Corporation for design phase services for the street overlay and sidewalk improvements on Caroline Street from Wheeler Avenue to Hermann Drive and Cleburne Street from Main Street to La Branch Street.

Following discussion, Director Goren made a motion to approve the proposal with The Goodman Corporation in the amount of \$347,477 for design phase services for the street overlay and sidewalk improvements on Caroline Street from Wheeler Avenue to Hermann Drive and Cleburne Street from Main Street to La Branch Street. The motion was seconded by Director Murphy and carried by unanimous vote.

### **URBAN REDEVELOPMENT PLAN**

Mr. Marshall presented updates regarding Midtown developer engagement workshop recommendations and partnership programs with the Midtown Management District and the City.

#### **DEVELOPMENT AGREEMENTS**

This agenda item was discussed in a closed executive session. Upon returning to the open session, no action was taken on this agenda item.

## **EXECUTIVE DIRECTOR**

### **ECONOMIC DEVELOPMENT STRATEGY REPORT** **MORGAN GROUP UPDATE** **AFFORDABLE HOUSING UPDATE**

Mr. Thibodeaux provided updates regarding potential meetings with The Morgan Group, H-E-B, Sprouts and Trader Joe's regarding the vacant Whole Foods space and other economic development opportunities in Midtown. Mr. Thibodeaux noted that due to federal funding cuts, one of the One Emancipation Center tenants was unable to continue paying rent and has vacated its space. The Authority's real estate broker for One Emancipation Center is exploring other opportunities for leasing this space.

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

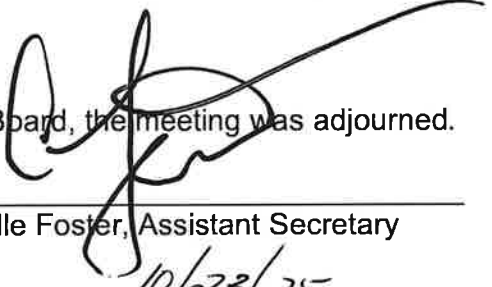
This agenda item was discussed in a closed executive session. Upon returning to the open session, no action was taken on this agenda item.

### **EXECUTIVE SESSION**

The Board entered a closed executive session for this meeting at 2:30 p.m. to confer with its attorneys and discuss the personnel, compensation and review process pursuant to Sections 551.071 and 551.074, Texas Government Code. The Board returned to open session at 4:15 p.m. No action was taken upon reconvening in 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

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Date

10/23/25