

MINUTES OF THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY

August 19, 2025

A special 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 Tuesday, August 19, 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 Lewis, who attended via video conference, and Directors Foster, Goren and LeFlore, who were absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, David Thomas, Kayler Williams, Vernon Williams, Amaris Salinas and Madison Walkes; Sharita Bohanna and Chandler Snipe of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Jessica Ortiz and Hector Maldonado of Carr, Riggs & Ingram; Christoph Gisel of Arup US, Inc.; Cedrick LaSane of the City of Houston; Jennifer Gribble of Super Neighborhood 62; Zack Martin of Martin Construction Management and Designs, LLC; and Roberta Burroughs of Roberta F. Burroughs and Associates.

In attendance via video conference were Authority staff member Sally Adame; Cynthia Alvarado and Chrystal Davis of the Midtown Management District; Lorenzo Salinas, Angie Gomez and Sean Haley of CCPPI; Jay Hickman of the Amanda Hansen Group; and Lynda Guidry of Super Neighborhood 62.

Director Odom called the meeting to order.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA FOR THE AUTHORITY**MINUTES FOR JUNE 26, 2025****MONTHLY FINANCIAL REPORTS FOR JUNE 30, 2025 AND JULY 31, 2025**

Executive Director Matt Thibodeaux presented the Consent Agenda.

Director Fontaine made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Murphy and carried by unanimous vote.

ANNUAL REVIEW OF INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS

Mary Buzak of Bracewell LLP presented the annual review of the Authority's investment policy and list of qualified broker/dealers. Ms. Buzak reported that the list of qualified broker/dealers has been updated based on recommendations from the Authority's financial advisors. There are no other changes to the investment policy this year.

Following discussion, Director Murphy made a motion to approve the resolution regarding the annual review of the Authority's investment policy and list of qualified/broker dealers as presented. The motion was seconded by Director Gilmore and carried by unanimous vote.

FY 2025 AUDIT ENGAGEMENT

Melissa Morton of The Morton Accounting Services presented the master services agreement and engagement letter with Carr, Riggs & Ingram for audit services for fiscal year 2025.

Director Murphy made a motion to approve the fiscal year 2025 audit engagement with Carr, Riggs & Ingram. The motion was seconded by Director Fontaine and carried by unanimous vote.

INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2025

Ms. Morton presented the written investment report for the quarter ending June 30, 2025.

Director Murphy made a motion to approve the investment report for the quarter ending June 30, 2025. The motion was seconded by Director Gilmore and carried by unanimous vote.

AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS

Marlon Marshall, Sr. Director of Engineering and Strategic Development, reported that the Authority is coordinating the construction of tenant improvements with the new first floor tenant at One Emancipation Center.

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 reported that following the Board's approval of a purchase and sale agreement relating to the City of Houston (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 requested that the proposed purchase price be reduced to \$600,000.

Director Murphy moved to approve a purchase and sale agreement with the City of Houston relating to the sale of approximately 101,978 square feet of real property on Old Spanish Trail between Blythewood Street and Calhoun Road for \$600,000. The motion was seconded by Director Gilmore and carried by unanimous vote.

CONVEYANCE OF 11 TRACTS OF LAND TO HEART OF HOUSTON COMMUNITY DEVELOPMENT CORPORATION, INC. FOR CONSTRUCTION OF TWENTY-TWO DUPLEX AFFORDABLE HOUSING UNITS

Cedrick LaSane, Assistant Director of the City's Housing and Community Development Department ("HCDD"), presented an updated request from the City relating to the conveyance of eleven tracts of land on Bremond Street, McIlhenny Street and Dennis Street to Heart of Houston Community Housing Development Corporation, Inc. ("Heart of Houston"). The proposed development is located within the boundary of the Houston Housing Authority's Cuney Homes Choice Neighborhoods Initiative.

Following the Board's initial approval in June of the construction of eleven single-family detached affordable homes on these lots, the City and Heart of Houston reconfigured the development into twenty-two affordable duplex units as a means to increase the number of affordable housing units constructed in this area. Each duplex unit will be sold at a maximum sale price not to exceed \$264,000. The duplex units will be constructed in two phases. After Heart of Houston has made sufficient progress in constructing the units on the first six lots, construction on the next five lots will begin.

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 twenty-two affordable duplex units for sale to qualified homebuyers at a maximum sale price not to exceed \$264,000. The motion was seconded by Director Lewis and carried by unanimous vote.

DAGGETT DEVELOPMENT LLC – SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPMENT AT 5635 MLK

Mr. Thibodeaux reported that since this development site is located outside of the boundaries of the Midtown Zone, the Mayor's Office of Economic Development is not willing to authorize the Authority to enter into a development agreement to provide tax increment funds to reimburse the developer for its public improvements. The Authority will continue to work with the City and the developer to identify ways to bridge the funding gap.

CAPITAL IMPROVEMENTS PROGRAM

STREET OVERLAY AND SIDEWALK PROGRAM

INTERLOCAL AGREEMENT WITH CITY OF HOUSTON FOR CLEBURNE AND CAROLINE STREET SAFETY IMPROVEMENTS

Marlon Marshall, Sr. Director of Engineering and Strategic Development, presented an interlocal agreement with the City for safety improvements on Cleburne Street from Main Street to LaBranch Street and on Caroline Street from Wheeler Avenue to Hermann Drive. The estimated construction cost is \$1,774,000. The City is contributing \$179,000 for the project through Council District Service Funds provided by Councilmember Evans-Shabazz. Additional funding for the project includes \$1,562,000 in Federal Transit Administration grant funds. The Authority will fund the remaining project costs.

Director Gilmore made a motion to approve an interlocal agreement with the City for Cleburne and Caroline Street safety improvements. The motion was seconded by Director Middleton and carried by unanimous vote.

URBAN REDEVELOPMENT PLAN

Christoph Gisel of Arup US, Inc. presented an overview of current pedestrian lighting conditions and recommendations for pedestrian lighting enhancements in Midtown.

PEDESTRIAN LIGHTING ASSESSMENT WORK ORDER

Mr. Marshall noted that the pedestrian lighting enhancements assessment will be funded jointly by the Authority and the Midtown Management District and presented a work order for the Board's consideration.

Following discussion, Mr. Fontaine made a motion to approve the pedestrian lighting assessment work order with Arup US, Inc. The motion was seconded by Director Middleton and unanimously approved.

EXECUTIVE DIRECTOR**ECONOMIC DEVELOPMENT STRATEGY REPORT**

Mr. Thibodeaux reported that he has been in communication with developers interested in the former Cadillac and High Fashion Home sites, as well as with a mixed-use developer and a major hospitality group.

MORGAN GROUP UPDATE

Mr. Thibodeaux advised the Board that H-E-B and Sprouts are not interested in the vacant Whole Foods space, but communications with Trader Joe's about the space are ongoing.

AFFORDABLE HOUSING UPDATE

Mr. Thibodeaux noted that there is a possibility that management of the Authority's affordable housing program may be transferred to the City HCDD.

CONSULTANT AND VENDOR METRICS

Mr. Thibodeaux noted that the Board has been provided with a list of the Authority's current vendors. All vendors have been procured in accordance with City procurement processes.

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

PERSONNEL, COMPENSATION AND REVIEW PROCESS


No action was taken on this agenda item.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 1:30 p.m. to confer with its attorneys regarding Consultant and Vendor Metrics pursuant to Section 551.071, Texas Government Code. The Board returned to open session at 1:41 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.



Camille Foster, Assistant Secretary

Date

10/23/25