



midtown
H O U S T O N

**MIDTOWN REDEVELOPMENT AUTHORITY/
TIRZ#2
BOARD OF DIRECTORS MEETING
MARCH 26, 2025**



**MIDTOWN REDEVELOPMENT AUTHORITY
and
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a joint regular meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone on Thursday, March 26, 2026, at 12:30 p.m. at 410 Pierce Street, 1st Floor Conference Room (enter at the Pierce St. and Brazos St. door), Houston, Texas 77002.

The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

<https://midtownhouston.com/event/mra-board-meeting-mar-2026/>

Click big blue button "TEAMs Meeting Link"

Meeting ID: 247 576 862 826

Passcode: GddGFQ

Or dial in by phone and enter the phone ID when prompted

Phone: +1 872-256-8243

Phone ID 355 736 852#

The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order, Introduction of Guests and Board Comments
2. Public Comment
3. Consent Agenda for the Midtown Reinvestment Zone (**Board Action**)
 - a. Minutes for February 26, 2026
4. Consent Agenda for the Authority (**Board Action**)
 - a. Minutes for February 26, 2026
 - b. Notification of procured items and contracts

5. Monthly Financial Report for February 28, 2026 (**Board Action**)

6. Appointment of Investment Officer (**Board Action**)
7. Affordable Housing Program
 - a. Memorandum of Understanding with City of Houston Housing & Community Development Department relating to Affordable Housing Program (**Board Action**)
 - b. CCPPI Affordable Housing Services Agreement (**Board Action**)
 - c. Affordable Housing Affordability Period
8. Street Overlay and Sidewalk Program
9. Resolution authorizing funding costs associated with Midtown Parks Conservancy contracts and projects and matters related thereto (**Board Action**)
10. FIFA World Cup 2026
11. Urban Place Consulting Update
12. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards 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
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

Adjournment.



Allen J. Douglas,

Executive Director AJD/ks



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**ZONE
CONSENT AGENDA**

**MINUTES OF THE BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS**

February 26, 2026

A special meeting of the Board of Directors (the “Board”) of Reinvestment Zone Number Two, City of Houston, Texas, was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference on Thursday, February 26, 2026, 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 | Camille Foster | 6 | Christopher M. Johnston |
| 2 | Terence Fontaine | 7 | Chris Williams |
| 3 | Michael Lewis | 8 | James Gilford |
| 4 | Tiffani Robinson | 9 | Zoe Middleton |
| 5 | Allen Douglas | | |

and all of the above were present in person at the meeting location except Directors Middleton and Johnston, who attended via video conference, and Directors Foster and Fontaine, who were absent.

In attendance were Authority staff members Kandi Schramm, Marlon Marshall, Jeremy Rocha, Vernon Williams, David Thomas, Kayler Williams, Amaris Salinas, and Madison Walkes; Cynthia Alvarado, Jaime Giraldo and Sharita Bohanna of the Midtown Management District; Rena Leddy and Steve Gibson of Urban Place Consulting Group, Inc.; Clark Lord and Mary Buzak of Bracewell LLP; Rachel Ray-Welsh of Walter P. Moore Engineers; Alex Ramirez of Design Workshop; Melissa Morton of The Morton Accounting Services; Jennifer Curley of the City of Houston; Jim Webb and Abdullatif Maani of The Goodman Corporation; Amanda Hansen and Jay Hickman of the Amanda Hansen Group; Jennifer Gribble and Lynda Guidry of Super Neighborhood 62; Sean Haley and Algenita Davis of CCPPI; William Flores and Yaneth Martell of C60, Inc; Allison Hays of Houston Habitat for Humanity; Carol Harrison of IDS Engineering; Desmond Bertrand-Pitts of Buffalo Soldiers National Museum; Bob Fretz of Paradigm Construction; Dr. Ruth Ollison of Beulah Land Church; Rebecca Leonard, Mandi Chapa, and Jennifer Orr of Lionheart Places; Daniel Ortiz and Andrea Perea of RDLR Architects; Courtney Chinu of Stern & Bucek Architects; and Pastor Camelia Joseph.

In attendance via video conference were Authority staff members Sally Adame, Chrystal Davis and Chandler Snipe; Mechelle Phillips of the Midtown Parks Conservancy; Lorenzo Salinas and Angie Gomez of CCPPI; Andrea Moore of Partners; Kamal Rasheed; Nathaniel Treadway; and three attendees identified by phone number only.

Director Douglas called the meeting to order.

MINUTES FOR JANUARY 29, 2026

Director Lewis made a motion to approve the minutes for January 29, 2026. The motion was seconded by Director Robinson and unanimously approved.

EXECUTIVE SESSION

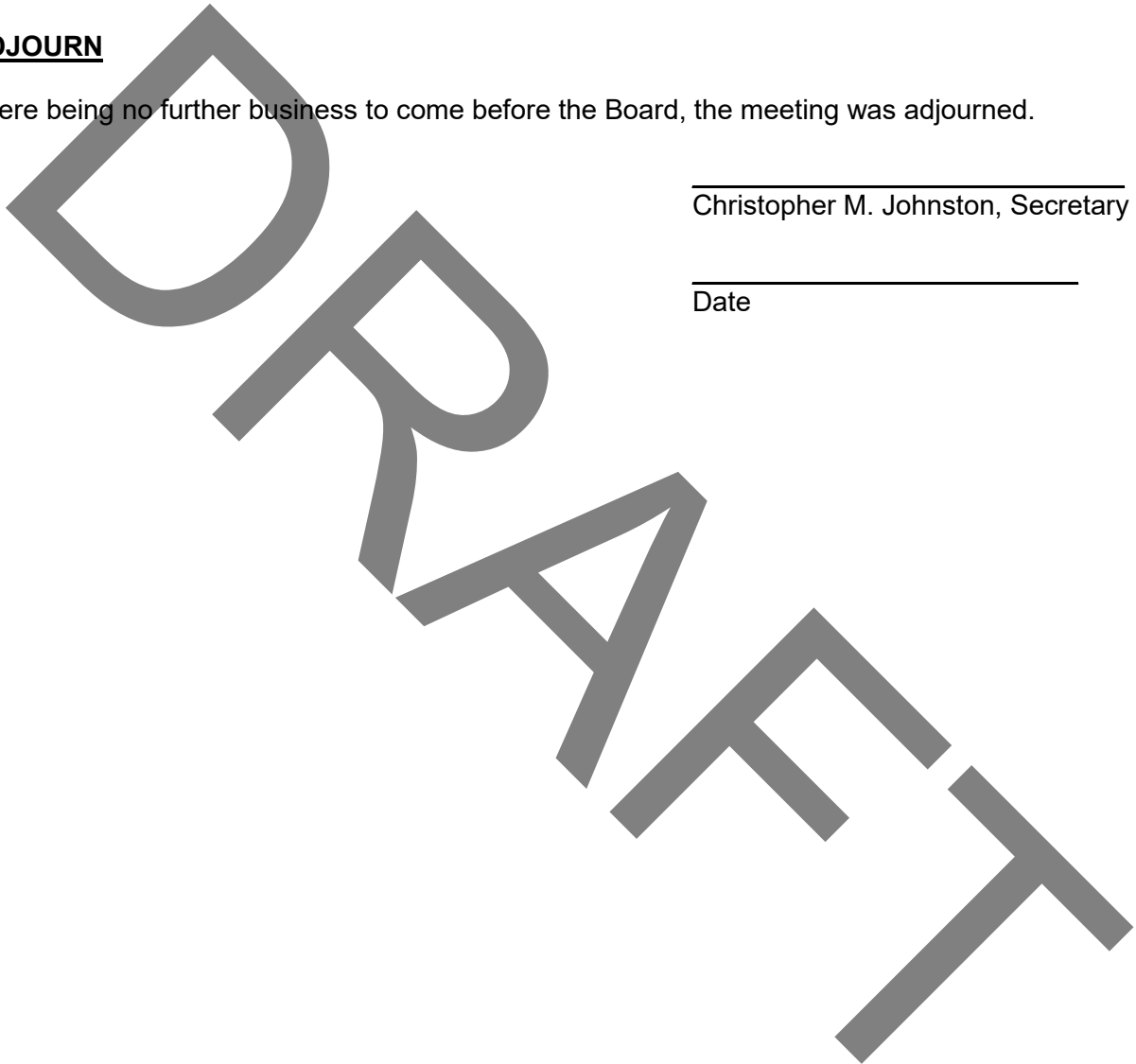
The Board did not enter a closed executive session.

ADJOURN

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

Christopher M. Johnston, Secretary

Date





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DRAFT

**AUTHORITY
CONSENT AGENDA**

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

February 26, 2026

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 Thursday, February 26, 2026, 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> |
|---------------|------------------|---------------|-------------------------|
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In attendance via video conference were Authority staff members Sally Adame, Chrystal Davis and Chandler Snipe; Mechelle Phillips of the Midtown Parks Conservancy; Lorenzo Salinas and Angie Gomez of CCPPI; Andrea Moore of Partners; Kamal Rasheed; Nathaniel Treadway; and three attendees identified by phone number only.

Director Douglas called the meeting to order.

PUBLIC COMMENT

Dr. Ruth Ollison of Beulah Land Church and Dr. Camelia Joseph provided an overview of a forthcoming affordable housing initiative in Third Ward. Dr. Ollison noted a packet has been provided to the Authority for review.

Allison Hays of Houston Habitat for Humanity provided an update of the number of houses built and sold in 2025. She noted most buyers are single mothers and noted the 20-year affordable housing period creates challenges for potential home buyers.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR JANUARY 29, 2026

MONTHLY FINANCIAL REPORT FOR JANUARY 31, 2026

NOTIFICATION OF PROCURED ITEMS

Director Douglas presented the Consent Agenda.

Following discussion, Director Gilmore made a motion to approve the consent agenda items as presented. The motion was seconded by Director Williams and carried by unanimous vote.

FUNDING TO C 60 INC. (LULAC) PURSUANT TO CULTURAL FACILITIES GRANT AGREEMENT

Marlon Marshall, Sr. Director of Engineering/Strategic Development, noted that the Authority has entered into a cultural facilities grant agreement with C 60 Inc. on behalf of LULAC to provide funding for the redevelopment of the historic LULAC Council 60 clubhouse.

Following a presentation about the project from William Flores and Yaneth Martell of LULAC and Daniel Ortiz of RDLR Architects, Mr. Marshall presented a motion to authorize an initial disbursement to C 60 Inc. of \$210,000 pursuant to the cultural facilities grant agreement.

Director Robinson moved to approve the motion as presented. The motion was seconded by Director Williams and carried by unanimous vote.

FUNDING TO BUFFALO SOLDIERS NATIONAL MUSEUM & HERITAGE CENTER PURSUANT TO CULTURAL FACILITIES GRANT AGREEMENT

Mr. Marshall noted that the Authority has entered into a cultural facilities grant agreement with the Buffalo Soldiers National Museum & Heritage Center to provide funding for repair

and renovation of the museum, including expanded and improved exhibition and programming spaces. Following a presentation about the project from Desmond Bertrand-Pitts of the Buffalo Soldiers National Museum & Heritage Center, Bob Fretz of Paradigm Construction and Courtney Chinu of Stern & Bucek Architects, Mr. Marshall presented a motion to authorize an initial disbursement to Buffalo Soldiers National Museum & Heritage Center of \$210,000, pursuant to the cultural facilities grant agreement.

Director Williams moved to approve the motion as presented. The motion was seconded by Director Lewis and carried by unanimous vote.

AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS

i. 3131 EMANCIPATION OFFICE CAMPUS BUDGET FOR 2026

Andrea Moore of Partners Real Estate, the building manager for 3131 Emancipation, presented the operating budget for the building for calendar year 2026.

Following discussion, Director Lewis made a motion to approve the 3131 Emancipation office campus budget for 2026 as presented. The motion was seconded by Director Lewis and carried by unanimous vote.

MIDTOWN PLANTING IMPROVEMENTS PHASE 1

CONSTRUCTION MANAGEMENT AND INSPECTION WORK ORDER

Mr. Marshall presented a motion to approve the issuance of a work order in the amount of \$40,858 to IDS Engineering Group to provide construction management and inspection services for the Midtown Planting Improvements Phase 1 project under an existing professional services agreement.

Following discussion, Director Williams moved to approve the motion as presented. The motion was seconded by Director Lewis and carried by unanimous vote.

CONSTRUCTION PHASE OBSERVATION WORK ORDER

Mr. Marshall presented a motion to approve a work order in the amount of \$23,400 to Design Workshop to provide construction phase observation services for the Midtown Planting Improvements under an existing professional services agreement.

Following discussion, Director Williams moved to approve the motion as presented. The motion was seconded by Director Lewis and carried by unanimous vote.

MAIN STREET PLANTING IMPROVEMENTS

CONSTRUCTION MANAGEMENT AND INSPECTION WORK ORDER

Mr. Marshall presented a motion to approve the issuance of a work order in the amount of \$37,894 to IDS Engineering Group to provide construction management and inspection services for the Main Street Planting Improvements project under an existing professional services agreement.

Following discussion, Director Johnston moved to approve the motion as presented. The motion was seconded by Director Williams and carried by unanimous vote.

CONSTRUCTION PHASE OBSERVATION WORK ORDER

Mr. Marshall presented a motion to approve the issuance of a work order in the amount of \$17,600 to Design Workshop to provide construction phase observation services for the Main Street Planting Improvements project under an existing professional services agreement.

Director Lewis moved to approve the motion as presented. The motion was seconded by Director Robinson and carried by unanimous vote.

STREET OVERLAY PROGRAM

Jim Webb of The Goodman Corporation and Rachel Ray-Welsh of Walter P Moore provided an update on the Authority's street overlay program.

PEDESTRIAN LIGHTING ASSESSMENT

Mr. Marshall reported that the Authority recently held a night-time walk and is in the process of reviewing the feedback.

FIFA WORLD CUP 2026

Mr. Marshall updated the Board on the Authority's ongoing discussions with the FIFA World Cup Sustainability Committee (the "Committee") on the World Cup Green Corridor initiative for which the Committee will provide funding.

URBAN PLACE CONSULTING UPDATE

Rena Leddy of Urban Place Consulting Group, Inc. gave a brief introduction.

ADJOURN

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

Christopher M. Johnston, Secretary

Date

DRAFT

AGENDA OF FEBRUARY 26, 2026

[attached]

DRAFT



**MIDTOWN REDEVELOPMENT AUTHORITY
and
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

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 - b. Monthly financial reports for January 31, 2026
 - c. Notification of procured items

5. Funding to C 60 Inc. (LULAC) pursuant to Cultural Facilities Grant Agreement **(Board Action)**
6. Funding to Buffalo Soldiers National Museum & Heritage Center pursuant to Cultural Facilities Grant Agreement **(Board Action)**
7. Affordable Housing Program
 - a. Affordable Housing Operations Campus and Related Administrative Matters
 - i. 3131 Emancipation Office Campus Budget for 2026. **(Board Action)**
8. Midtown Planting Improvements Phase 1
 - a. Construction Management and Inspection Work Order **(Board Action)**
 - b. Construction Phase Observation Work Order **(Board Action)**
9. Main Street Planting Improvements
 - a. Construction Management and Inspection Work Order **(Board Action)**
 - b. Construction Phase Observation Work Order **(Board Action)**
10. Street Overlay and Sidewalk Program
11. Pedestrian Lighting Assessment
12. FIFA World Cup 2026
13. Urban Place Consulting Update
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Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

Adjournment.



Executive Director AJD/ks



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FINANCIALS

Profit & Loss

July 2025 through February 2026

| | Jul '25 - Feb 26 |
|--|------------------|
| Ordinary Income/Expense | |
| Income | |
| 400000 · Revenue & Support | |
| 400025 · Interest-Debt Service & Reserve | 188,914.33 |
| 400026 · Interest-Other Bond Funds | 141.13 |
| 400029 · Interest - Affordable Housing | 346,860.54 |
| 400030 · Interest-Operating Funds | 614,436.14 |
| 400031 · Interest Income | 30,817.61 |
| 400040 · 3131 EMANCIPATION | 271,136.08 |
| 400041 · Affordable Housing Apts Units | 64,165.56 |
| 400042 · 402 & 410 Tenant Inome | 147,502.33 |
| Total 400000 · Revenue & Support | 1,663,973.72 |
| 40010 · Other Revenue | 639,129.65 |
| 400441 · Bagby Park Kiosk Lease | 66,782.52 |
| 451000 · Gain/Loss on Cancelled Leases | -82,177.20 |
| Total Income | 2,287,708.69 |
| Gross Profit | 2,287,708.69 |
| Expense | |
| 500000 · BOND FUND EXPENSES | |
| 504000 · Projects & Expenses | |
| 500007 · T-0234 Parks and Open Space | 5,967.00 |
| 500015 · T-0222 Street Rehab | 190,002.73 |
| 500021 · T-0203 Entry Portals | -20,000.00 |
| 500412 · T-0239 Brazos St Recon | 39,796.30 |
| Total 504000 · Projects & Expenses | 215,766.03 |
| Total 500000 · BOND FUND EXPENSES | 215,766.03 |
| 510000 · INCREMENT PROJECTS/EXPENSE | |
| 510008 · T-0220 Afford Housing Land Bnk | 2,213,470.32 |
| 510019 · T-0214 Caroline St | 142,218.54 |
| 510024 · T-0204 Infrastruc/Street Lights | 187,890.50 |
| 510040 · Developer Reimbursement | 274,524.85 |
| 510041 · CIP Program Expenses | 35,836.50 |
| 510043 · T-0234 Parks & Open Space & Mob | 65,502.68 |
| 510045 · T-0224 HTC I - Bldg Maintenance | 134,783.46 |
| 510046 · T-0221 Midtown Pk | 3,538.77 |
| 510048 · T-0240 Acquisitions Block 442 | 1,200.00 |
| 510096 · T-0207 Opr of Zone Prj Faciliti | 646,108.35 |
| 510102 · HMAAC Interest Expense | 1,495.69 |
| 510400 · Kiosk at Bagby Park | 28,187.68 |
| 510534 · T-0225 Mobility & Pedest Imprv | 47,551.27 |
| 510700 · Municipal Services Costs | |
| 510710 · Municipal Services Supplemental | 75,841.30 |
| 510700 · Municipal Services Costs - Other | 9,580.00 |
| Total 510700 · Municipal Services Costs | 85,421.30 |
| 511001 · T-0232 Public & Cultural Fac | 420,000.00 |
| Total 510000 · INCREMENT PROJECTS/EXPEN... | 4,287,729.91 |
| 550000 · General & Admin. Expense | |
| 550002 · Contract Labor | 5,607.00 |
| 550003 · Rent Expense | 7,200.00 |
| 550004 · Salaries | 1,484,083.59 |
| 550006 · Advertising & Promotions | 36,942.81 |
| 550007 · Courier Service | 1,147.08 |
| 550008 · Office Supply & Expense | 21,784.98 |
| 550010 · Telephone & Utilities | 5,006.19 |

Profit & Loss

July 2025 through February 2026

| | Jul '25 - Feb 26 |
|--|------------------|
| 550012 · Postage | 475.97 |
| 550022 · Bank Charges & Fees | 21,477.89 |
| 550023 · Trust Expenses | 9,398.00 |
| 550025 · Professional Services | 26,891.25 |
| 550026 · Accounting Consultants | 142,251.27 |
| 550027 · Financial Audit | 45,000.00 |
| 550028 · Legal Consultants | 362,820.35 |
| 550029 · Admin Insurance | 1,256.24 |
| 550030 · Planning Consultants | 178,962.07 |
| 550032 · Engineering Consultants | 41,916.05 |
| 550033 · Professional Fees/Other Consult | 70,181.50 |
| 550034 · Equip Rent & Lease Expense | 9,036.58 |
| 550036 · Licenses & Fees | 562.70 |
| 550037 · Workman's Comp Insurance | 6,969.06 |
| 550038 · Insurance - All | 510,613.71 |
| 550039 · Computers & Repairs & Maint | 32,739.93 |
| 550040 · Repair & Maintenance | 4,319.46 |
| 550045 · Payroll Fees | 22,043.67 |
| 550046 · Reimb. Employee Office Exp. | 586.98 |
| 550050 · Depreciation Expense | 776,123.66 |
| 550052 · Depre Expense-Midtown Park | 318,242.56 |
| 550053 · Deprec Expense-Works of Art | 22,140.54 |
| 550054A · Depre Expense Operations Cnt | 312,301.08 |
| 550058 · Travel | 1,424.52 |
| 550061 · Public Relations | 231.82 |
| 550065 · Training and Conferences | 955.81 |
| Total 550000 · General & Admin. Expense | 4,480,694.32 |
| 550051 · Dep Exp - Midtown Park/Garage | 231,048.90 |
| 55052A · Dep Exp Midtown Park Phase 2&3 | 91,770.04 |
| 600000 · Bond Related Expenses | |
| 560041 · 2017 Bond Int Expense | 830,687.50 |
| 560042 · 2020 Bond Int Exp | 158,900.00 |
| 560045 · 2022 Bond Int Expense | 336,226.78 |
| Total 600000 · Bond Related Expenses | 1,325,814.28 |
| Total Expense | 10,632,823.48 |
| Net Ordinary Income | -8,345,114.79 |
| Net Income | -8,345,114.79 |

Midtown Redevelopment Authority
Balance Sheet
 As of February 28, 2026

Feb 28, 26

ASSETS

Current Assets

Checking/Savings

| | |
|---|---------------|
| 101001 · Wells Fargo Ope Acctg 64040 | 247,390.41 |
| 101002 · Infrastructure Projects 1731 | 177,461.76 |
| 101003 · Texas Capital Operating x 6020 | 2,633.84 |
| 101004 · Texas Capital MM x 6052 | 402,037.40 |
| 101010 · WF Surplus Acct 63943 | 5,334,270.51 |
| 101020 · WF FTA Enhanced Path 63919 | 61.99 |
| 101030 · Wells Fargo 1094 | 500,336.08 |
| 102200 · Logic Operating Account | 19,086,422.76 |
| 103200 · TexStar Operating Acct 1111 | 8,195.93 |
| 103600 · Wells Fargo Oper Inves 63901 | 308.10 |
| 103700 · WF Operating Saving 3215777180 | 46,280.44 |
| 104000 · Affordable Housing Accounts | |
| 104021 · WF Afford Hous 3927 | 639,544.90 |
| 104022 · WF Pilot Program 3935 | 355.15 |
| 104024 · Texas Capital AH Ops x 6028 | 10,464.73 |
| 104025 · Texas Capital AH MM x 6036 | 108,979.51 |
| 104116 · TexStar Aff. Hsng MM. 1800 | 2,374.59 |
| 104200 · Logic Affordable Housing | 13,721,223.49 |
| 1044000 · Wells Fargo NAI - 2259 | 201,883.34 |

Total 104000 · Affordable Housing Accounts 14,684,825.71

105000 · Trustee Investments

| | |
|---|--------------|
| 105001 · Pledge Revenue Fund 422885 | 2,119,992.14 |
| 105002 · Debt Service Fund | 451,799.93 |
| 105003 · Reserve Fund 422897 | 7,125,975.21 |
| 105009 · Austin Park Maint. Fund 422919 | 4,124.78 |
| 107000 · BOND FUNDS | 5,204.57 |

Total 105000 · Trustee Investments 9,707,096.63

Total Checking/Savings 50,197,321.56

Accounts Receivable 28,351.80

Total Current Assets 50,225,673.36

Fixed Assets

150000 · Fixed Assets

| | |
|---|---------------|
| 150010 · Office Furniture & Equipment | 68,129.62 |
| 150011 · Accumulated Depreciation-Furn. | -63,484.49 |
| 150020 · Computer Equipment | 62,956.03 |
| 150021 · Accumulated Depreciation-Comp. | -49,223.18 |
| 150040 · Land - JPI Park | 736,911.00 |
| 150045 · Walgreens/Lui Park Land | 141,000.00 |
| 150062 · Land - Houston Tech.Center I | 798,053.89 |
| 150063 · Houston Tech Center I | 2,676,862.62 |
| 150064 · Accm Deprec-Houston Tech Cntr I | -2,676,862.62 |
| 150065 · Land - HTC Phase II | 697,219.00 |
| 150066 · Houston Tech Center II | 3,135,865.07 |
| 150067 · Accum.Deprec. HTC Phase I | -2,783,048.75 |
| 150069 · Land - Bagby Park | 1,318,870.15 |
| 150070 · BagbyPark | 2,453,218.83 |
| 150071 · Accum.Deprec. BagbyPark | -1,945,119.71 |
| 150075 · Midtown Park 2905 Travis St | 3,506,306.26 |
| 150078 · Midtown Park Land-Tracts I & II | 4,416,996.74 |
| 1500783 · Accum Deprec-Works of Art | -332,979.19 |
| 1500784 · Acc Depr Office Housng & Garage | -2,877,258.42 |
| 1500785 · Accum Depreciation - Bagby Park | -349,929.40 |

Balance Sheet

As of February 28, 2026

| | Feb 28, 26 |
|---|-----------------------|
| 150078A · Midtown (Superblock) Garage | 13,784.20 |
| 150078B · Midtown (Superblockj) Park | 5,299,848.40 |
| 150078C · Midtown Garage - Depreciable As | |
| 1500781 · Acc Depre - Midtown Garage | -3,696,783.22 |
| 150078C · Midtown Garage - Depreciable As - Other | 23,104,895.00 |
| | <hr/> |
| Total 150078C · Midtown Garage - Depreciable As | 19,408,111.78 |
| 150078D · Midtown Park - Depreciable Asse | |
| 1500782 · Acc Depre Midtown Park | -5,197,961.62 |
| 150078D · Midtown Park - Depreciable Asse - Other | 19,094,553.00 |
| | <hr/> |
| Total 150078D · Midtown Park - Depreciable Asse | 13,896,591.38 |
| 150078E · Land - Operations Center | 1,002,054.00 |
| 150078G · Operation Center | 3,535.75 |
| 150078H · Midtown Park - Depr Assc 2&3 | 5,558,842.94 |
| 150078I · Bagby Park - Depr Asset (2020) | 1,049,784.00 |
| 150078J · Opration Center Dep Asset | 27,074,672.44 |
| 150078K · Midtown Park -Placed in Service | -5,506,202.00 |
| 150079B · Works of Art - Donated | 1,137,027.00 |
| 150080 · Land (Resale) | 35,555,030.97 |
| 150080A · Land Held for Resale | -10,723,654.68 |
| 150089 · Land HMAAC (Land) | 1,206,150.00 |
| 150090 · HMAAC Property | 918,850.00 |
| 150091 · Accum Depr HMAAC | -696,795.06 |
| 150098 · Rice-Ion Garage Asset | 56,900,000.00 |
| 150099 · Accum Depr - ION Parking Garage | -2,086,333.00 |
| 150100 · 2800 MAIN | 317,069.93 |
| 150782A · Acc Depr Midtown Park Phase 2-3 | -1,147,125.11 |
| 150000 · Fixed Assets - Other | -546,027.24 |
| | <hr/> |
| Total 150000 · Fixed Assets | 157,569,699.15 |
| Total Fixed Assets | 157,569,699.15 |
| Other Assets | |
| 180500 · Leases | |
| 180510 · Lease Receivable | 1,887,482.88 |
| 180530 · Deferred Inflow | -1,840,254.53 |
| | <hr/> |
| Total 180500 · Leases | 47,228.35 |
| | <hr/> |
| Total Other Assets | 47,228.35 |
| | <hr/> |
| TOTAL ASSETS | 207,842,600.86 |
| | <hr/> <hr/> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 1,103,365.88 |
| Credit Cards | 665.70 |
| Other Current Liabilities | |
| 200001 · Current Liabilities | |
| 200005 · Accrued Expenses | 565,063.05 |
| 201001 · MIDCORP Kiosk | -25,776.98 |
| 202000 · Project Fund Liabilities | 18,578.35 |

Balance Sheet

As of February 28, 2026

| | Feb 28, 26 |
|---|-----------------------|
| 2021061 · Due from FWRA for AFLAC | -516.16 |
| 2021062 · Due MMD | 200,000.00 |
| 2022100 · Security Deposit - Office Rent | 13,014.88 |
| 200001 · Current Liabilities - Other | 13,800.00 |
| Total 200001 · Current Liabilities | 784,163.14 |
| 200006 · Property Tax Liability | 125,410.82 |
| 203500 · Prepaid Rental Income Liab | 1,200.00 |
| Total Other Current Liabilities | 910,773.96 |
| Total Current Liabilities | 2,014,805.54 |
| Long Term Liabilities | |
| 210000 · Long Term Liabilities | |
| 210050 · Bond Payable Series 2017 | 32,625,000.00 |
| 210061 · Series 2017 Bond Premium | 2,600,121.00 |
| 210063 · Series 2020 Bond Premium | 1,256,000.00 |
| 210064 · Bonds Payable Series 2020 | 6,410,000.00 |
| 210065 · Bonds Payable Series 2022 | 19,595,000.00 |
| 210100 · Security Deposit LT | 32,148.73 |
| Total 210000 · Long Term Liabilities | 62,518,269.73 |
| 210400 · ION Garage | |
| 210401 · ION Deferred Tax Increment | 1,725,631.00 |
| 210402 · ION Unearned Concession Fee | 1,531,015.00 |
| 210403 · ION Garage - Reversion of Rice | 34,329,667.00 |
| Total 210400 · ION Garage | 37,586,313.00 |
| Total Long Term Liabilities | 100,104,582.73 |
| Total Liabilities | 102,119,388.27 |
| Equity | |
| 1110 · Retained Earnings | 114,068,327.38 |
| Net Income | -8,345,114.79 |
| Total Equity | 105,723,212.59 |
| TOTAL LIABILITIES & EQUITY | 207,842,600.86 |

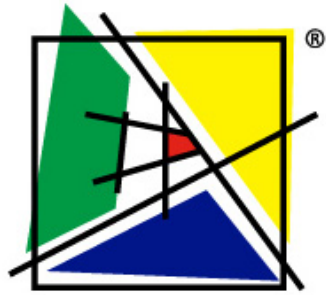
Midtown Redevelopment Authority
Affordable Housing Disbursements

As of March 20, 2026

| Date | Num | Name | Memo | Credit |
|--|------|-----------------------------------|--|------------|
| 104000 · Affordable Housing Accounts | | | | |
| 104024 · Texas Capital AH Ops x 6028 | | | | |
| 02/26/2026 | 5155 | CCPPI | Midtown Affordable Housing Plan Grant December 2025 | 119,083.33 |
| 02/27/2026 | 5156 | Bracewell LLP | Third Ward Acquisitions/Affordable Housing Legal - Through Januar... | 15,862.50 |
| 02/27/2026 | 5157 | TransTeQ | January 2026 Landscaping | 31,209.58 |
| 03/05/2026 | 5158 | American Fence Company, Inc. | U34854 224 FT 5702 GRIGGS RD 02.02.26 - 03.01.26 | 179.20 |
| 03/05/2026 | 5159 | Four Eleven LLC | Landscape Services January 2026 | 27,343.55 |
| 03/05/2026 | 5160 | Roberta F. Burroughs & Associates | Project: Midtown Affordable Housing Plan - Impl Srvs For January ... | 8,000.00 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 16.22 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 18.14 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 42.58 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 0.06 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 3.87 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 21.08 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 134.25 |
| 03/11/2026 | ACH | City of Houston - Water | 155065 | 33.84 |
| 03/19/2026 | 5161 | American Fence Company, Inc. | | 2,044.80 |
| 03/19/2026 | 5162 | Bracewell LLP | Third Ward Acquisitions/Affordable Housing Legal - Through Februa... | 21,100.00 |
| 03/19/2026 | 5163 | TransTeQ | | 29,402.05 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 25.64 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 19.03 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 24.35 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 2.38 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 24.35 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 7.10 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 480.41 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 26.79 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 25.64 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 3.71 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 24.35 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 32.82 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 26.03 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 25.64 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 3.55 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 515.51 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 30.59 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 155.64 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 65.12 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 30.22 |
| 03/20/2026 | ACH | City of Houston - Water | 155065 | 27.30 |
| Total 104024 · Texas Capital AH Ops x 6028 | | | | 256,113.79 |
| Total 104000 · Affordable Housing Accounts | | | | 256,113.79 |
| TOTAL | | | | 256,113.79 |

Midtown Redevelopment Authority
 Operating Disbursements
 As of March 20, 2026

| Date | Num | Name | Memo | Credit |
|---|-------|--|--|-------------------|
| 101003 · Texas Capital Operating x 6020 | | | | |
| 02/26/2026 | 12179 | Bracewell LLP | | 76,540.85 |
| 02/26/2026 | | The Morton Accounting Services | QuickBooks generated zero amount transaction for bill payment ... | |
| 02/26/2026 | ACH | G&A Partners | PR 02/28/2026 | 107,673.33 |
| 02/27/2026 | 12180 | Schindler Elevator Corporation | E1 (TK Unit) Elevator in 410 Pierce Street | 11,187.50 |
| 02/27/2026 | 12181 | Flexitg Financial Services | CANNON/IR-C57501 FEBRUARY 2026 | 980.64 |
| 02/27/2026 | 12182 | Kwik Kopy | Land Use Maps February 2026 | 1,200.00 |
| 02/27/2026 | 12183 | Lion Heart | Project 043-001 Midtown Work order 1 - Through 01.31.26 | 1,347.50 |
| 02/27/2026 | 12184 | Schindler Elevator Corporation | E2 (Schlinder Unit) Elevator in 402 Pierce Street | 10,795.50 |
| 02/27/2026 | 12185 | Staples Advantage | Office supplies 01.25.26 | 1,249.52 |
| 03/05/2026 | 12186 | Amanda Hansen Group | Crisis Communications and Public Relations Retainer - February ... | 17,000.00 |
| 03/05/2026 | 12187 | Equi-Tax, Inc. | MontlyConsultation Service fee per contract March 2026 | 500.00 |
| 03/05/2026 | 12188 | Kandi Schramm | 550046 | 73.00 |
| 03/05/2026 | 12189 | Urban Place Consulting Group | Consultant Services February 16 to 20, 2026 | 12,500.00 |
| 03/05/2026 | 12190 | The Morton Accounting Services | February 2026 CPA Services | 22,564.40 |
| 03/06/2026 | ACH | Reliant Energy | 410 PIERCE STREET - 75237956-0 FEB 2026 | 3,616.37 |
| 03/06/2026 | ACH | Reliant Energy | 402 PIERCE ST - 75237953-7 FEBRUARY 2026 | 4,309.95 |
| 03/13/2026 | ACH | G&A Partners | PR 03/15/2026 | 134,665.38 |
| 03/16/2026 | 12191 | Condor Express Delivery, Inc | Delivery & Delivery Return February 2026 | 243.72 |
| 03/16/2026 | 12192 | Gauge Engineering | Project 2501667-0000 Work Order No. 1 Through January 30, 20... | 1,339.10 |
| 03/16/2026 | 12193 | Lion Heart | Project 043-001 Midtown Work order 1 - 11.30.2025 | 2,250.00 |
| 03/16/2026 | 12194 | Staples Advantage | Office supplies 02.25.26 | 1,791.67 |
| 03/16/2026 | 12195 | The Goodman Corporation | | 28,966.43 |
| 03/16/2026 | 12196 | The Harris Center for Mental Health a... | CCAP Midtown February 2026 | 6,722.82 |
| 03/16/2026 | 12197 | Urban Place Consulting Group | Consultant Services February 23 to 28, 2026 | 12,500.00 |
| 03/16/2026 | 12198 | Walter P. Moore | | 13,417.40 |
| 03/16/2026 | 12199 | WILLIAMS SCOTSMAN, INC | Customer # 10460287 Rental Period 03.01.2026 - 03.31.2026 | 437.24 |
| 03/16/2026 | 12200 | Comcast | 410 SERVICE Ste #355 to March 29, 2026 | 321.99 |
| 03/18/2026 | 12212 | Goode Systems & Consulting Inc | IT Service - Comprehensive Support Services- Split 4 Ways Feb ... | 3,250.10 |
| 03/19/2026 | 12201 | Carr Riggs & Ingram, LLC | CentralLease Quarterly Fee (Dec 2025 - Feb 2026) | 362.50 |
| 03/19/2026 | 12202 | Comcast Business | 402 & 410 SERVICE ACCT# 708743225 MARCH 2026 | 1,776.88 |
| 03/19/2026 | 12203 | Everon LLC | | 4,496.97 |
| 03/19/2026 | 12204 | Flexitg Financial Services | CANNON/IR-C57501 FEBRUARY 2026 | 2,287.16 |
| 03/19/2026 | 12205 | IDS Engineering Group | | 6,907.82 |
| 03/19/2026 | 12206 | Kwik Kopy | Midtown Compliance Poster February 2026 | 45.00 |
| 03/19/2026 | 12207 | Lion Heart | Project 043-001 Midtown Work order 1 - Through 02.28.26 | 7,165.00 |
| 03/19/2026 | 12208 | OJB | Project MT_GRC-000 Midtown Green Corridor - Through 02.28.26 | 11,675.00 |
| 03/19/2026 | 12209 | Padron Design Studio LLC | MRA Marketing Retainer February 2026 | 3,750.00 |
| 03/19/2026 | 12210 | THR Enterprises, Inc. | Cleaning Services -February 2026 | 1,690.00 |
| 03/19/2026 | 12211 | Wulfe & Co. | Consulting for Bagby Park and Midown Park -February 2026 | 3,400.00 |
| Total 101003 · Texas Capital Operating x 6020 | | | | 521,000.74 |
| TOTAL | | | | 521,000.74 |



midtown
H O U S T O N

**MOU Between MRA
and HCDD**

| | |
|---------------------|--|
| PROJECT NAME | MOU with HCDD for the administration of MRA's petition-TIRZ affordable housing program |
| REQUEST | Authorize the Interim Executive Director to sign a Memorandum of Understanding between City of Houston Housing and Community Development Department (HCDD) and the MRA to administer the petition-TIRZ affordable housing program. |
| DESCRIPTION | <p>The City's HCDD develops, manages and administers affordable single-family and multi-family housing programs throughout Houston's neighborhoods. HCDD provides leadership for developing these programs independently through its staff of 161 employees, and acts as a force-multiplier working in partnership with community development corporations within the Third Ward, such as Habitat for Humanity, Agape Homes CDC, and Boynton CDC. HCDD also works closely in concert with affordable housing programs driven by public agencies such as the Houston Housing Authority, Houston Housing Finance Corporation, and Harris County Housing and Community Development.</p> <p>HCDD has a deep-bench of practitioners skilled in shepherding all phases of affordable housing, a well-earned reputation for managing community-centered affordable development, an exceptional breadth of experience in both affordable owner occupied and rental single and multi-family housing arrangements, and significant expertise in successfully navigating the challenging local, regional, state and federal mechanisms for receiving funds for affordable housing programs and initiatives. HCDD manages over \$51M in annual formula grant funding from the U.S. Department of Housing and Urban Development (HUD) as well as the housing-based disaster recovery and community project funding (earmarks) that flow through HUD.</p> <p>HCDD currently receives, manages, or administers the affordable housing tax increment from 6 of the City's 8 petition TIRZs, each of whom has a mandate to direct one-third of their tax increment toward the development of affordable housing. While not yet in a formal relationship with the City's 8th petition TIRZ – Midtown – HCDD has, in recent years, deployed its expertise to assist Midtown's current affordable housing vendor in managing MRA's undeveloped affordable housing assets.</p> <p>Key components of this MOU include:</p> <ul style="list-style-type: none"> • Create and Maintain an accurate Affordable Housing Property database: Provide a central clearinghouse of the status of MRA held, encumbered or conveyed properties purchased with MRA affordable housing dollars. • Address Property Disposition: In concert with MRA Board, staff leadership, and communities, and possible consultants, develop a plan, policy and process for disposition of undeveloped MRA-owned affordable housing assets. • Manage the Development Process: In consultation with MRA Board, leadership, and staff, create and process development agreements, conduct financial analysis and compliance reviews, institute policies and strategies, handle contracts, conduct inspections, handle contacts and questions from developers, and coordinate with City departments to |

| | |
|--------------------|---|
| | <p>shepherd the development of affordable housing on undeveloped MRA-held assets.</p> <ul style="list-style-type: none"> • Support & Inform Midtown Leadership and Board: Provide monthly reports and updates as required, develop materials and support documents for MRA Board packets, conduct research and issue reports as requested, support the work of the Midtown staff and leadership and Board. • Coordinate Partnerships to Ease Development: Identify and cultivate resources & agency arrangements to assist MRA in producing housing units, coordinate with other tax increment districts on infrastructure needs, ensure development partners timely progression toward formal completion of housing. <p>The MOU proposes an initial 24-month term with an available one-year extension by agreement of the parties. The MOU identifies MRA's obligations (Section 3), HCDD's scope of work (Exhibit A) and performance metrics (Exhibit B), and provides a budget for the initial two-year period of \$400,000 per year (Exhibit C).</p> |
| BUDGET | FY 26-27 Authorization: \$400,000 |
| ACTION ITEM | Authorize Midtown leadership to enter into the MOU as proposed between MRA and HCDD to permit HCDD to administer MRA's affordable housing program and undeveloped assets in concert with MRA staff leadership and Board for a yearly amount not to exceed \$400,000. |
| CONTACTS | MRA: Rena Leddy, Midtown Interim Executive Director HCDD: Mike Nichols, Director of HCDD MRA: Allen Douglas, Chair, MRA Board of Directors |



midtown
H O U S T O N

**RESOLUTION
BETWEEN MPC & MRA**

| | |
|---------------------|--|
| PROJECT NAME | Resolution authorizing funding costs associated with Midtown Parks Conservancy (MPC) contracts and projects and matters related thereto |
| REQUEST | Approve Resolution authorizing funding costs associated with Midtown Parks Conservancy contracts and projects and matter related thereto |
| DESCRIPTION | <p>The Operating Agreement (“Operating Agreement”) between Midtown Improvement and Development Corporation d/b/a Midtown Parks Conservancy (“MPC”) and Midtown Redevelopment Authority (MRA or Authority) authorized MPC to operate, manage, maintain, and preserve the Park Facilities, legacy streets and sidewalks on behalf of the Authority, and required the Authority to provide annual funding to MPC for its performance of those services.</p> <p>The Midtown Redevelopment Authority, Midtown Parks Conservancy, and Midtown Management District terminated, effective January 1, 2026, the tri-party Agreement relating to the funding and operation of various parks, street, and sidewalk maintenance.</p> <p>The Management District has entered into an Agreement for Field Maintenance Services, effective as of January 1, 2026, pursuant to which the District’s landscape and maintenance contractor, LMC, will maintain the Legacy Improvements, except for Bagby Park; Baldwin Park; and Glover Park. MPC assigned to the Authority, a Maintenance Services Agreement, effective as of January 1, 2026, pursuant to which the Authority’s contractor, LMC, will maintain the MRA Parks.</p> <p>MMD and MRA will need to determine whether to enter into a new agreement and the terms of that agreement, whereby (i) MMD could manage and operate the MRA Park Facilities; (ii) MRA could make annual contributions to a fund held by MMD to support its management and operation of the MRA Park Facilities; (iii) MMD and MRA will agree to make annual contributions to a Renewal Fund for Improvements. The alternative is for MRA to manage and pay for the MRA Park Facilities. Managing and operating the MRA Park Facilities beyond LMC’s field maintenance involves a scope of terms for establishing and enforcing park rules and procedures, park programming, booking and managing events, marketing, insurance and indemnification.</p> <p>As such, some maintenance and operational items require further legal and contractual steps prior to determining the obligations of the Authority; the funding obligation, however, remains with the Authority. This Resolution will authorize the necessary procurement steps, contracts and funding, through June 30, 2026, to ensure the continued appropriate maintenance and operation of MRA facilities.</p> |
| BUDGET | N/A |
| ACTION ITEM | Authorize the proposed Resolution to ensure appropriate funding through June 30, 2026, of MRA obligations over streets, parks and sidewalks that have resulted from the dissolution of the tri-party agreement between MRA, MMD and MPC for an amount not to exceed \$375,000.00 |
| Contacts | <p>MRA: Rena Leddy, Midtown Interim Executive Director</p> <p>MRA: Marlon Marshall, Sr. Director, Engineering and Strategic Development</p> |

RESOLUTION AUTHORIZING FUNDING COSTS ASSOCIATED WITH MIDTOWN PARKS CONSERVANCY CONTRACTS AND PROJECTS AND MATTERS RELATED THERETO

WHEREAS, the Midtown Redevelopment Authority (the “Authority”) has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations, and has such authority as has been delegated to it by the City of Houston, Texas to act on behalf of Reinvestment Zone Number Two, City of Houston, Texas; and

WHEREAS, The Midtown Parks Conservancy (“MPC”), on behalf of the Authority, manages certain maintenance and operational obligations relating to certain parks, properties, and projects of the Authority (“Obligations”), and

WHEREAS, The Authority and MPC are in the process of transferring the Obligations to the Authority and the Authority desires to ensure the efficient transfer of such Obligations (“Transition”); and

WHEREAS, the costs and contractual arrangements relating to the Obligations must continue to be funded and managed during the Transition,

WHEREAS, the financial obligations during this Transition shall not exceed \$375,000.00,

WHEREAS, the Board desires to authorize the Chairman to take managerial actions, implement administrative policies, approve contracts relating to the Obligations, approve payment of budgeted financial obligations, and to take all actions required to be taken to ensure an efficient and sound Transition.

NOW, THEREFORE, be it resolved by the Board of the Midtown Redevelopment Authority:

Section 1. That the Board adopts the findings and recitations set out in the Recitals to this Resolution and finds them to be true and correct.

Section 2. The Chairman is hereby authorized to take managerial actions relating to the Obligations, including, to implement administrative policies, to approve contracts, to approve payment of budgeted financial obligations, and to take all actions required to be taken to ensure an efficient and sound Transition.

Section 3. The Chairman shall report to the Board at its regular meetings any actions taken pursuant to this resolution.

Section 4. The provisions of this Resolution shall be effective upon its adoption and shall remain in effect until modified by action of the Board.

Section 5. It is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given, all as required by the Texas Open Meetings Act.

[Remainder of Page Intentionally Left Blank]

DRAFT

ADOPTED THIS 26th day of March 2026.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

DRAFT

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Midtown Redevelopment Authority (the “Authority”), hereby certify as follows:

1. The Board of Directors of the Authority convened in regular session on the 26th day of March 2026, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

| | |
|-------------------------|----------|
| Allen Douglas | Chair |
| Camille Foster | Director |
| Terence Fontaine | Director |
| Michael Lewis | Director |
| Tiffani Robinson | Director |
| Christopher M. Johnston | Director |
| Chris Williams | Director |
| James Gilford | Director |
| Zoe Middleton | Director |

and all of said persons were present, except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION AUTHORIZING FUNDING COSTS ASSOCIATED WITH MIDTOWN PARKS CONSERVANCY CONTRACTS AND PROJECTS AND MATTERS RELATED THERETO

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 26th day of March 2026.

(SEAL)

Secretary, Board of Directors

DRAFT