

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

**January 29, 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, January 29, 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>
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 Foster and Middleton, who attended via video conference.

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, Chrystal Davis, Jaime Giraldo, Chandler Snipe, Sharita Bohanna of the Midtown Management District; 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, CeCe Scott and Tucker Toole of the City of Houston; Mike Morris of the Houston Chronicle; Zack Martin of Martin Construction Management and Designs; Roberta Burroughs of Roberta F. Burroughs and Associates; Amanda Hansen and Jay Hickman of the Amanda Hansen Group; Lynda Guidry, Giselle Martinez and Marylene Chen of Super Neighborhood 62; Sean Haley of CCPPI; Syliva Opusunju of Daggett Development; Rich Fuller of IDS; Kate Davis and Ken Rogge of Davis Holdings, LP; Kamal Rasheed; and Deidre Rasheed.

In attendance via video conference were Authority staff members Mechelle Phillips and Sally Adame; Ashley Segura of Co-Create Strategies; Tara Green, Marissa Garcia and Samuel Heritage of OJB Landscape Architecture; Angie Gomez, Lorenzo Salinas and Algenita Davis of CCPPI; Emily Anderson of Hallf; Siddhi Sunil Hol of University of Houston; Cynthia Aceves-Lewis of Super Neighborhood 62; Andrea Moore of Partners; Stephen Gibson of Urban Place Consulting; Kirbi Thomas; Jeanette Criglar; and two persons unidentified by name.

Director Douglas called the meeting to order.

**PUBLIC COMMENT**

There was no public comment.

**CONSENT AGENDA FOR THE AUTHORITY****MINUTES FOR NOVEMBER 20, 2025****MONTHLY FINANCIAL REPORTS FOR NOVEMBER 30 AND DECEMBER 31, 2025**

Director Douglas presented the Consent Agenda.

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

**INVESTMENT REPORT FOR QUARTER ENDING DECEMBER 31, 2025**

Melissa Morton of The Morton Accounting Services presented the investment report for the quarter ending December 31, 2025.

Director Lewis made a motion to approve the investment report for the quarter ending December 31, 2025 as presented. The motion was seconded by Director Robinson and carried by unanimous vote.

**BOARD GOVERNANCE AND COMMITTEE COMPOSITION**

Director Douglas recognized the establishment of Authority committees and the appointments to these committees.

**ELECTION OF OFFICERS**

Director Douglas presented the Board with a proposed slate of Board officers. Director Gilford moved to approve the election of Board officers as presented. The motion was seconded by Director Fontaine and carried unanimously.

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

There were no updates on this item.

**CAPITAL IMPROVEMENTS PROGRAM**

**MAINTENANCE AND OPERATION OF AUTHORITY PARKS, FACILITIES AND STREET IMPROVEMENTS**

Clark Lord of Bracewell LLP reported that the Authority and the Midtown Management District (the “District”) are engaged in a process to transfer the Midtown Parks Conservancy (“MPC”) responsibilities to the Authority and the District to streamline the contractual maintenance and operations obligations for each organization. MPC will continue to function but its primary role will be to receive private funds and/or grant funds that may be utilized for maintaining and improving public facilities within the Zone and the District. It is anticipated that additional items related to the transfer of MPC’s responsibilities to the Authority may be presented to the Board for consideration within the coming months.

**i. ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR MAINTENANCE SERVICES AT MIDTOWN PARK AND PLAZA AND BAGBY PARK**

Marlon Marshall, Sr. Director of Engineering/Strategic Development, reported on an agreement that MPC recently entered into with Lawn Management Company LLC for maintenance services at Bagby Park and Midtown Park and Plaza and presented to the Board a motion to authorize the assignment and assumption of the agreement with Lawn Management Company LLC for maintenance services at Bagby Park and Midtown Park and Plaza from MPC to the Authority.

Director Johnston moved to approve as presented a motion to authorize the assignment and assumption of an agreement with Lawn Management Company LLC for maintenance services at Bagby Park and Midtown Park and Plaza from MPC to the Authority. The motion was seconded by Director Gilford and carried unanimously.

**ii. MIDTOWN PLANTING IMPROVEMENTS PHASE 1 (BAGBY STREET, BAGBY PARK AND MIDTOWN PARK — CONSTRUCTION CONTRACT AWARD**

Mr. Marshall provided an overview of the Midtown Planting Improvements Phase 1 (Bagby Street, Bagby Park and Midtown Park) project and reported that Landscape Art was identified as the lowest responsible bidder for the project.

Mr. Marshall presented a motion to authorize a budget not to exceed \$1,114,674.80 to award and negotiate a construction contract with Landscape Art for the Midtown Planting Improvements Phase 1 (Bagby Street, Bagby Park and Midtown Park) project.

Following discussion by the Board, Director Johnston moved to approve as presented a motion authorize a budget not to exceed \$1,114,674.80 to award and negotiate a construction contract with Landscape Art in an amount not to exceed \$1,114,614.80 for the Midtown Planting Improvements Phase 1 (Bagby Street, Bagby Park and Midtown Park) project. The motion was seconded by Director Williams and carried unanimously.

### **iii. MAIN STREET PLANTING IMPROVEMENTS – CONSTRUCTION CONTRACT AWARD**

Mr. Marshall provided an overview of a planting improvements project along Main Street from Gray Street to Willard Street and reported that SMC Landscape Services was identified as the lowest responsible bidder for the project.

Mr. Marshall noted that METRO leadership has encouraged the Authority to complete these improvements as expeditiously as possible in advance of the FIFA World Cup. The Authority is coordinating with the City of Houston on the project.

Mr. Marshall and presented a motion to authorize a budget not to exceed \$886,453.28 to award and negotiate a construction contract with SMC Landscape Services for the Main Street Planting Improvements (Gray Street to Willard Street) project.

Director Gilford moved to approve as presented a motion to authorize a budget not to exceed \$886,453.28 to award and negotiate a construction contract with SMC Landscape Services for the Main Street Planting Improvements (Gray Street to Willard Street) project. The motion was seconded by Director Lewis and carried by unanimous vote.

## **FIFA WORLD CUP 2026**

### **i. LANDSCAPE ARCHITECTURE DESIGN PROPOSAL – OJB**

Mr. Marshall reported that FIFA World Cup Sustainability Committee has selected Midtown as a World Cup Green Corridor project showcase site for sustainability demonstration of innovation and nature-based resilience. The Authority is partnering with World Cup Sustainability Committee on innovation and resiliency installations (temporary and permanent) at demonstration sites within the Zone at the Wheeler Transit Station/Ion District, McGowen Station/Midtown Park and the HCC/Ensemble Rail Station.

Following a presentation on these innovation and resiliency installations by Tara Green, Principal of OJB Landscape Architecture, Mr. Marshall presented a motion for the Board to authorize a landscape architecture design proposal

from OJB Landscape Architecture related to FIFA World Cup innovation and resiliency installations in the amount of \$70,000.00.

Following discussion by the Board, Director Lewis moved to approve as presented a motion to authorize a landscape architecture design proposal from OJB Landscape Architecture related to FIFA World Cup innovation and resiliency installations in the amount of \$70,000.00. The motion was seconded by Director Fontaine and carried by unanimous vote.

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

There were no updates on this item.

### **MOBILITY AND PEDESTRIAN IMPROVEMENTS**

#### **i. PEDESTRIAN LIGHTING ASSESSMENT**

There were no updates on this item.

### **EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT**

The Board discussed this item in a closed executive session. Upon returning to open session, Director Williams presented a motion to approve an appropriate employment agreement notice to Matt Thibodeaux, Executive Director. The motion was seconded by Director Johnston. The motion passed by a vote of 6-1, with Director Foster voting against the motion.<sup>1</sup>

### **DELEGATION OF AUTHORITY TO BOARD CHAIR**

The Board discussed this item in a closed executive session. Upon returning to open session, Director Johnston presented a motion to approve a resolution delegating general authority to the Board Chair to take certain managerial actions on behalf of the Authority. The motion was seconded by Director Gilford and carried by unanimous vote.

### **URBAN PLACE CONSULTING ENGAGEMENT**

The Board discussed this item in a closed executive session. Upon returning to open session, Director Lewis moved to improve a consulting engagement with Urban Place Consulting Group, Inc. based on its proposal and authorize the Board Chair and the Authority's legal counsel to negotiate a professional services agreement with Urban Place

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<sup>1</sup> Directors Middleton and Fontaine departed the meeting prior to consideration of this agenda item and were not present for the vote.

Consulting Group, Inc. consistent with the terms of its proposal. The motion was seconded by Director Robinson and carried unanimously.

**EXECUTIVE SESSION**

The Board entered a closed executive session for this meeting at 2:05 p.m. to confer with its attorney and discuss personnel matters regarding agenda items 9, 10 and 11 pursuant to Sections 551.071 and 551.074, Texas Government Code. No action was taken during the executive session.

The Board returned to open session at 3:35 p.m., at which time action was taken regarding agenda items 9, 10 and 11 as noted herein.

**ADJOURN**

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

  
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Christopher M. Johnston, Secretary

3/26/26  
\_\_\_\_\_  
Date

**AGENDA OF JANUARY 29, 2026**

[attached]



**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, January 29, 2026, at 12:30 p.m. at 410 Pierce Street, 1<sup>st</sup> 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-jan-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
  - a. Minutes for November 20, 2025
4. Consent Agenda for the Authority
  - a. Minutes for November 20, 2025
  - b. Monthly financial reports for November 30 and December 31, 2025
5. Investment Report for Quarter Ending December 31, 2025

6. Board Governance and Committee Composition
  - a. Election of Officers
7. Affordable Housing Program
  - a. Affordable Housing Operations Campus and Related Administrative Matters
8. Capital Improvements Program
  - a. Maintenance and Operation of Authority Parks, Facilities and Street Improvements
    - i. Assignment and Assumption of Agreement for Maintenance Services at Midtown Park and Plaza and Bagby Park
    - ii. Midtown Planting Improvements Phase 1 (Bagby Street, Bagby Park and Midtown Park) – Construction Contract Award
    - iii. Main Street Planting Improvements – Construction Contract Award
  - b. FIFA World Cup 2026
    - i. Landscape Architecture Design Proposal – OJB
  - c. Street Overlay and Sidewalk Program
  - d. Mobility & Pedestrian Improvements
    - i. Pedestrian Lighting Assessment
9. Executive Director Employment Agreement
10. Delegation of Authority to Board Chair
11. Urban Place Consulting Engagement
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.

Adjourn.



Matt Thibodeaux

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Executive Director MT/ks