

**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>
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.

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 Robinson 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

3/26/26

Date

AGENDA OF FEBRUARY 26, 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, February 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-feb-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 January 29, 2026
4. Consent Agenda for the Authority (Board Action)
 - a. Minutes for January 29, 2026
 - 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
14. 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.



Executive Director AJD/ks