

MINUTES OF THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY

March 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, March 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 Director Middleton who attended via video conference, and Director Fontaine, who was absent.

In attendance were Authority staff members Kandi Schramm, Marlon Marshall, Jeremy Rocha, David Thomas, Kayler Williams, Amaris Salinas, and Madison Walkes; Cynthia Alvarado, Chrystal Davis, Jaime Giraldo, Chandler Snip, and Sharita Bohanna of the Midtown Management District; Rena Leddy of Urban Place Consulting Group, Inc.; Clark Lord of Bracewell LLP; Rachel Ray-Welsh of Walter P. Moore Engineers; Melissa Morton of The Morton Accounting Services; Mike Nichols, Amy Connolly, Temika Jones, Tony Jin, Rishita Rangarh, Alan Perusquia of the City of Houston Housing and Community Development; Eagle Tang of The Goodman Corporation; Amanda Hansen and Jay Hickman of the Amanda Hansen Group; Sean Haley and Algenita Davis of CCPPI; Carol Harrison of IDS Engineering; Rev. Leslie Smith, II, Monica Smith, Benjamin Smith of Change Happens CDC; Ryan Nickerson of Houston Chronicle; Pastor Kenneth Stroman, Peter Kozo, Darren McGriff of The Herbert Stroman Foundation, LaTisha Grant of the TAS Realty Group; Roberta Burroughs of Roberta F. Burroughs & Associates; Linda Ragland of Womack Development; Bryan McKinney of Knight & Day Group LLC; Zachery Martin of Martin Construction Management and Designs; Corey Glenn and Tucker C. Toole of City of Houston; Sharone Mayberry of Mayberry Homes, Inc.

In attendance via video conference were Authority staff members Sally Adame of Midtown Redevelopment Authority; Lorenzo Salinas and Angie Gomez of CCPPI; Ashley Segura of Co-Create Strategies; Andrea Moore of Partners; Kamal Rasheed of Rashieyeid Engineering; Jennifer Gribble of Super Neighborhood #62; Andrew Busker of City of Houston.

Chairman Douglas called the meeting to order.

PUBLIC COMMENT

Rev. Leslie Smith, II of Change Happens CDC provided an overview of his vision that stemmed from a dream in 1983 to renovate dilapidated homes in the Third Ward. He noted that Change Happens CDC has renovated 40 homes and built Senior Living Apartments for affordable rentals in the Greater Third Ward community. He requested the affordability of homeownership continue in the Greater Third Ward community for first time homebuyers.

Pastor Herbert Stroman thanked Midtown Redevelopment Authority for the eight lots conveyed to them and the opportunity to build affordable homes in the Greater Third Ward community.

Peter Kozo of The Stroman Foundation thanked Midtown Redevelopment Authority for their continued support. He asked the Board to consider allowing the sales price to increase for the affordable homes to be built by The Stroman Foundation due to the price of tariff and uncertainty of cost for materials and labor. The Stroman Foundation are committed to building affordable homes for the Greater third Ward community.

Sharone Mayberry of Mayberry Homes, Inc. noted the need for affordable housing. The 20-year affordable housing period creates challenges for potential home buyers. He asked the Authority to consider realigning the affordability period with the guidelines of the City.

Linda Ragland of Womack Development provided information regarding the tedious process for the homebuyer, and the 20-year affordability is problematic for the homebuyer.

LaTisha Grant, Broker of the TAS Realty Group, noted the affordability period of 20 years is overwhelming for first time homebuyers. She asked that the Authority consider aligning its efforts with the City's affordability period and not duplicated efforts.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR FEBRUARY 29, 2026

NOTIFICATION OF PROCURED ITEMS AND CONTRACTS

Chairman Douglas presented the Consent Agenda.

Following discussion, Director Robinson made a motion to approve the consent item "a." as presented. Item b. was not presented. The motion was seconded by Director Johnston and carried by unanimous vote.

MONTHLY FINANCIAL REPORT FOR FEBRUARY 28, 2026

Melissa Morton of The Morton Accounting Services provided the financial report for February 28, 2026. Total income equaled \$2,287,709 with expenses totaling \$10,632,823. Total Assets of \$207,842,601 include cash, savings, fixed assets and investment accounts. Liabilities total \$102,119,388 represent long-term liabilities and the ION Garage liability.

Director Robinson moved to approve the Financial Report for February 28, 2026. The motion was seconded by Director Gilford and carried by unanimous vote.

APPOINTMENT OF INVESTMENT OFFICER

Ms. Morton provided an overview of appointing an investment officer who reports on the financials and ensures the money is vested in a various investments' accounts.

Following discussion, Director Gilford made a motion to approve the appointment of Melissa Morton, CPA of The Morton Accounting Services as investment officer. The motion was seconded by Director Robinson and carried by unanimous vote.

AFFORDABLE HOUSING PROGRAM

MEMORANDUM OF UNDERSTANDING WITH CITY OF HOUSTON HOUSING & COMMUNITY DEVELOPMENT RELATING TO AFFORDABLE HOUSING PROGRAM

Chairman Douglas provided an overview of the Memorandum of Understanding with City of Houston Housing & Community Development Department relating to the Authority's Affordable Housing Program.

Mike Nichols, Director of Houston Housing and Community Development Department and other members of the department provided an overview of the partnership and public policy for affordable housing.

Following discussion, Director Lewis made a motion to approve the Memorandum of Understanding with the City of Houston Housing & Community Development as presented. The motion was seconded by Director Robinson and carried by unanimous vote.

CCPPI Affordable Housing Services Agreement

Upon entering into the Open Session, Director Johnston made a motion to approve the authorization to terminate **THE CENTER FOR CIVIC AND PUBLIC POLICY IMPROVEMENT (CCPPI)** Affordable Housing Services Agreement with a 30-day notice for financial transition. The motion was seconded by Director Lewis and Director Williams abstained.

AFFORDABLE HOUSING AFFORDABILITY PERIOD

Algenita Davis of CCPPI discussed the affordability period constraints for first time homebuyers through the affordable housing program which creates a burden of having to live in the homes for 20 years, which has been a deterrent for many.

STREET OVERLAY PROGRAM

Marlon Marshall, Sr. Director of Engineering/Strategic Development reported on the Street Overlay and Sidewalk Program. The Stakeholder engagement meeting included 8 stakeholders, Councilmember Shabazz staff members and Museum Park Super Neighborhood (MPSN) members. MPSN requested mill and overlay on Caroline between Southmore and Hermann Drive, tree protection assessments, curb and gutter and an additional sidewalk.

Mr. Marshall reported the staff will meet with the design team to assess options for requested changes.

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

Chairman Douglas noted the resolution will authorize the necessary procurement steps, contracts and funding, through June 30, 2026, to ensure the continued appropriate maintenance and operations of MRA facilities.

Director Johnston made a motion to approve the Resolution Authorizing Funding Costs Associated with Midtown Parks Conservancy Contracts and Projects and Matters Related Thereto as presented. The motion was seconded by Director Williams and carried by unanimous vote

FIFA WORLD CUP 2026

Mr. Marshall updated the Board on the positive media press with the FIFA World Cup Green Corridor initiative and Midtown Management District's Sustainability projects and involvement.

URBAN PLACE CONSULTING UPDATE

No oral report given for this agenda item at this meeting.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 2:01 p.m. to confer with its attorney and discuss matters regarding agenda item 7a pursuant to Sections 551.071 and 551.074, Texas government Code.

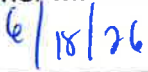
The Board returned to Open Session at 2:49 p.m. at which time action was taken on agenda item 7a.as noted herein.

ADJOURN

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



Christopher M. Johnston, Secretary



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