MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY

April 30, 2026

A regular 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, April 30, 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:

Pos. #	Name	Pos. #	Name
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 Gilford who attended via video conference.

In attendance were Authority staff members Kandi Schramm, Marlon Marshall, Jeremy Rocha, David Thomas, Kayler Williams, Madison Walkes and Amaris Salinas; Cynthia Alvarado, Chandler Snipe, and Sharita Bohanna of the Midtown Management District; Rena Leddy and Steve Gibson 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; Alex Ramirez of Design Workshop; Amy Connolly and Tony Jin of the City of Houston Housing and Community Development; Jim Webb and Eagle Tang of The Goodman Corporation; Jay Hickman of the Amanda Hansen Group; Algenita Davis of the Affordable Housing Consultant Advisory Group; Carol Harrison of IDS Engineering; Allison Hay and Janel Young of Houston Habitat for Humanity, Inc; LaTisha Grant, Tiffany Tellis and Talisha Doss of the TAS Realty Group; Roberta Burroughs of Roberta F. Burroughs & Associates; Linda Ragland of Womack Development; Jennifer Gribble of Super Neighborhood #62; Pastor Linda Davis of Boynton Chapel Church; Zachery Martin of Martin Construction Management and Designs; Sharone Mayberry of Mayberry Homes, Inc.; Steven K. unidentified by last name.

In attendance via video conference were Authority staff members Sally Adame of Midtown Redevelopment Authority; Cynthia Alvarado and Chrystal Davis of the Midtown Management District; Katie Johnson of DCCM; Ashley Segura of Co-Create Strategies; Tara Green and Samuel Heritage of OJB; Elizabeth Carlson of Tricon Energy; Rebecca Leonard of Lionheart Places; and Nathaniel Treadway.

Chairman Douglas called the meeting to order.

PUBLIC COMMENT

Allison Hay, Executive Director of Houston Habitat for Humanity provided an update of the number of affordable homes built and sold to date; 11 sold, 3 under contract and 5 available for purchase. Ms. Hays mentioned Houston Habitat for Humanity are modifying their marketing efforts to include the 3rd Ward community. She thanked the board for their continued support.

Steven K, Midtown resident, presented his concerns regarding the homeless population in Midtown and requested more medical outreach efforts to support those in need and ADA compliance.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR MARCH 26, 2026

NOTIFICATION OF PROCURED ITEMS AND CONTRACTS

Chairman Douglas presented the Consent Agenda.

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

MONTHLY FINANCIAL REPORT FOR MARCH 31, 2026

Melissa Morton of The Morton Accounting Services provided the financial report for March 31, 2026. Total income equaled $2,434,330 with expenses totaling $12,356,728. Total Assets of $205,449,613 include cash, savings and investment accounts ($48,721,823) and fixed assets ($156,693,886). Liabilities total $101,413,684 represented mainly by long-term liabilities and the ION Garage liability ($100,104,583).

After further discussion regarding forecasting for year-end and analysis request for fiscal years 2025 and 2026 Director Johnston made a motion to approve the Financial Report for March 31, 2026. The motion was seconded by Director Williams and carried by unanimous vote

INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2026

Ms. Morton reported the quarterly investment report average yield rate on all investment accounts this quarter is 3.62% with the highest yield from the Logic accounts at 3.82% on average. The amount of interest earned from investment accounts for the quarter was $397,771.

After further discussion regarding the Investment Report Director Fontaine made a motion to approve Investment Report for Quarter ending March 31, 2026. The motion was seconded by Director Williams and carried by unanimous vote.

AFFORDABLE HOUSING PROGRAM

REQUEST FOR AMENDMENT OF GRANT AGREEMENTS AUTHORIZED BY MRA BOARD WITH BOYNTON HOUSTON COMMUNITY DEVELOPMENT CORPORATION (BOYNTON) FOR CONSTRUCTION RELATED TO THIRTEEN SINGLE FAMILY HOMES

Algenita Davis of the Affordable Housing Consultant Group provided an overview and on behalf of Boynton-Houston CDC requested sales price increases for thirteen single family homes and determined them to be consistent with the HCD sales price limitation.

Following discussion regarding the affordability for first time homeowners, Director Middleton made a motion to approve the Request for Amendment of Grant Agreements Authorized by MRA Board with Boynton Houston Community Development Corporation (Boynton) For Construction related to Thirteen Single Family Homes as presented. The motion was seconded by Director Fontaine and carried by unanimous vote.

FIFTH WARD COMMUNITY DEVELOPMENT CORPORATION REQUEST FOR MODIFICATION OF AUTHOROIZATION OF GRANT AGREEMENT FOR CONSTRUCTION OF HOMES ON FIVE LOTS

Ms. Davis of the Affordable Housing Consultant Group provided an overview on behalf of Fifth Ward Community Development Corporation requested for consideration to the MRA Board is to authorize an amendment of the previously authorized grant agreement to allow construction of five 1700 square foot homes at sales price of $247,000 per house, subject to approval by City of Houston Housing and Community Development.

Director Fontaine made a motion to approve the Fifth Ward Community Development Corporation Request for Modification of Authorization of Grant Agreement for Construction of Homes on Five Lots. The motion was seconded by Director Middleton and carried by unanimous vote.

REQUEST FOR AMENDMENT OF GRANT AGREEMENTS AUTHORIZED BY MRA BOARD WITH THE HERBERT STROMAN FOUNDATION (STROMAN) FOR CONSTRUCTION OF THE EIGHT HOMES

Ms. Davis of the Affordable Housing Consultant Group provided an overview on behalf of The Herbert Stroman Foundation for Construction of eight homes sales price increases and determined them to be consistent with HCD sales price limitation with revised sales prices for Plan 1558 - $249,900 and Plan 1600 - $263,950, subject to approval of City Housing and Community Development.

Director Johnston made a motion to approve the Request for Amendment of Grant Agreements Authorized by MRA Board with The Herbert Stroman Foundation (Stroman) for Construction of the Eight Homes as presented. The motion was seconded by Director Robinson and carried by unanimous vote.

CHANGE HAPPENS REQUEST FOR MODIFICATION OF AUTHORIZATION OF GRANT AGREEMENT FOR CONSTRUCTION OF HOMES ON FIVE LOTS

Roberta Burroughs of Roberta Burroughs & Associates gave an overview and recommended sales price increases, land exchange, and new unit types for four MRA tracts.

Board discussion followed and the MRA Board requested this item tabled for more discussion by the MRA Board's Affordable Housing Committee.

AFFORDABLE HOUSING AFFORDABILITY PERIOD

This item was tabled until the MRA Board's Affordable Housing Committee meets.

INTERAGENCY AGREEMENT WITH METRO FOR COMMUNITY FUNDING PROJECT GRANT

Marlon Marshall, Sr. Director of Engineering/Strategic Development updated on the Interagency Agreement with METRO for Community Project Funding. MRA Staff requested authorization to execute Interagency Agreement with METRO for Community Project Funding grant through the U.S. Department of Housing and Urban Development for design and engineering costs for affordable housing development

METRO Board of Directors has authorized its Interim President & CEO to execute an interlocal agreement with MRA to split the grant funds equally ($250,000).
The funds awarded to MRA are intended to be used for planning and preliminary design of infrastructure for affordable housing development.

Director Robinson made a motion to approve the Interagency Agreement with METRO for Community Funding Project Grant. The motion was seconded by Director Fontaine and carried by unanimous vote

GRANT PLANNING SERVICES WORK ORDER AMENDMENT – THE GOODMAN CORPORATION

Mr. Marshall presented work order amendment as part of an existing professional services agreement with The Goodman Corporation (TGC) to provide grant planning services including identification and funding pursuit. MRA Staff requested authorization of $161,000.00 for work order amendment for identification and pursuit of grant funding opportunities.

Director Middleton made a motion to approve the Grant Planning Services Work Order Amendment with The Goodman Corporation for an amount not to exceed $161,000. The motion was seconded by Director Johnston and carried by unanimous vote

FIFA WORLD CUP 2026 MOU

Mr. Marshall presented the Memorandum of Understanding (MOU) for partnership between the FIFA World Cup 26™ Houston Host Committee/Sports Authority Foundation and Midtown Redevelopment Authority to collaborate in support of the Green Corridor Project. The Green Corridor initiatives center on enhancing visitors experience by connecting key World Cup 2026 venues and demonstrating Houston's resilience and innovation. MRA Staff requested authorization to execute MOU.

Director Johnston made a motion to approve the FIFA World Cup 2026 MOU. The motion was seconded by Director Middleton and carried by unanimous vote

FIFA WORLD CUP – COH MAIN STREET BLIGHT MITIGATION

Mr. Marshall presented projects including the installation of murals and the demolition of buildings along Main Street to support the City of Houston (COH) Blight Mitigation Initiative for FIFA World Cup. MRA Staff requested authorization up to $200,000.00 to enter into necessary agreements for implementation of COH Blight Mitigation Initiative projects along Main Street in Midtown.

Director Fontaine made a motion to approve the FIFA World Cup - COH Main Street Blight Mitigation agreements for authorization up to $200,000.00. The motion was seconded by Directors Williams and Johnston and carried by unanimous vote

MIDTOWN PLANTING IMPROVEMENTS

Mr. Marshall presented the Change Order to amend Midtown Planting Improvements construction contract. MRA Staff requested authorization of amount not-to-exceed $160,000.00 for change order to amend construction contract for additional landscape improvements at Midtown Park.

Director Fontaine made a motion to approve the Midtown Planting Improvements – Change Order for an amount not-to-exceed $160,000.00. The motion was seconded by Director Middleton and carried by unanimous vote

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 2:30 p.m. to confer with its attorney and discuss matters regarding agenda item 13. a - e pursuant to Sections 551.071 and 551.074, Texas government Code. The Board returned to open session at 4:35 pm, at which time acted on agenda item 13 a, b and e. Items c and d were tabled as noted herein.

CLOSED SESSION:

CIVIC HEART TENANCY

1. The board authorized the Authority staff to terminate existing lease at 3131 One Emancipation Ave., Suite 400 for Civic Heart Community Services.

Director Johnston made a motion to approve the Civic Heart Tenancy lease termination. The motion was seconded by Director Lewis and carried by 8 members and 1 abstention by Director Middleton.

2. The board authorized the Authority staff to begin negotiation on leasing contract with Civic Heart at 410 Pierce Street.

Director Johnston made a motion to begin negotiation on the lease agreement at 410 Pierce Street with Civic Heart. The motion was seconded by Director Fontaine and carried by 7 members and 1 abstention by Director Middleton and 1 unreadiness by Director Robinson.

DEVELOPMENT AGREEMENT WITH PEARL RESIDENCES AT MIDTOWN OWNER, LLC (WHOLE FOODS)

The Board authorized the Authority staff to begin conversations and negotiations regarding the Development Agreement with the Morgan Group for Pearl Residences dated January 11, 2017.

Director Lewis made a motion to begin discussions and negotiations regarding the Development Agreement with Pearl Residences at Midtown Owner, LLC (Whole Foods). Following these discussions, MRA Staff will bring a proposal to the Board for approval. The motion was seconded by Director Robinson and carried by 8 members and 1 abstention by Director Middleton.

Interim Executive Director Update

No action was taken on this item upon returning to Open Session.

Legal Contracts (Board Action)

No action was taken on this item upon returning to Open Session.

CONSULTATION WITH COUNSEL OF THIRD-PARTY CONTRACT

Members of the board discussed retaining Clark Lord as outside counsel in his capacity with new firm of Greenberg Traurig.

Director Fontaine made a motion to approve continuously using the current outside counsel, Clark Lord. The motion was seconded by Director Lewis and carried by unanimous vote

ADJOURN

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

Christopher M. Johnston, Secretary

6/18/26

Date