

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

July 27, 2017

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held at the Authority’s offices in the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, July 27, 2017 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	Vacant	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Robert D. Sellingsloh	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present with the exception of Directors Erwing, Odom & Dudley.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Cynthia Alvarado, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Edwin Friedrichs, Brian Lozano and Rachel Ray of Walter P. Moore; Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Jim Webb and Mariana Raschke of The Goodman Corporation; Roberta Burroughs, Algenita Scott Davis and Marsha Fisk of CCPPI; Eoles Whittaker of State Representative Coleman’s Office; Jennifer Curley of City of Houston; Jeremy Rocha of Walker Parking; Harry Klein of Cole Klein Builders; Clayton Trice, Intern with Wilson, Cribbs & Goren; Jessica Cusick; Consultant for the Art Proگرامing in Midtown Park; Gary Bernard of 2016 Main; and Cynthia Aceves-Lewis, Dan Barnum and Jim Honey, Midtown Residents.

Chairman Sellingsloh called the meeting to order and asked the guests to introduce themselves.

PUBLIC COMMENTS

Jim Honey requested that the Board coordinate with the Mayor to address concerns about public safety in Midtown. He noted his observations that the number of officers in the South Central Command Station appears to have decreased, the homeless tent count appears to have increased and Fiesta has reduces the hours that it is open.

Cynthia Aceves-Lewis wants to assist the Board in addressing public safety concerns and quality of life concerns.

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR JUNE 29, 2017;**
- b. **MONTHLY FINANCIAL REPORT FOR JUNE 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JULY 2017.**
- d. **ANNUAL INSURANCE RENEWAL FOR 8/01/2017 TO 7/31/2018.**
- e. **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALTER P. MOORE.**

Matt Thibodeaux, Executive Director, presented the various items on the consent agenda. Director Castleman made a motion to approve the consent agenda as presented. The motion was seconded by Director Goren, which carried by unanimous vote.

INVESTMENT REPORT FOR THE QUARTER ENDING JUNE 30, 2017.

Mr. Thibodeaux present the investment report for the quarter ending June 30, 2017 noting the average rate yield for the accounts is 0.517604% for a total amount of interested earned for the quarter ending June 30, 2017 is \$107,911.28. Director Goren made a motion to accept and approve the Investment Report for the Quarter ending June 30, 2017. The motion was seconded by Director Castleman and carried by unanimous vote.

MPC UPDATE – MIDTOWN PARK ART PRESENTATION

Vernon Williams introduced Jessica Cusick, the consultant for the Midtown Park Art Plan to the Board. Ms. Cusick noted that she and Rick Lowe developed the Midtown Park Art Plan which was approved by the MIDCorp Board of Directors late in 2015. The Plan establishes visions and goals for both permanent and temporary art in Midtown Park. Ms. Cusick reported that artists were selected by way of an invitational competition with a panel of local art professionals selecting artists. Sharon Engelstein, Dixie Friend Gay and Shahzia Sikander were commissioned to create site specific pieces for Midtown Park. Ms. Engelstein created Tall Ma and Little Ricky as playground sculptures that were installed in Midtown Park July 15, 2017. Ms. Gay is creating a mosaic mural of a Texas meadow to be installed at the berm along Main Street and is anticipating installation in late October 2017. Ms. Sikander is currently working to create a fountain of glass mosaic with an anticipated install of late fall/winter.

MIDTOWN AFFORDABLE HOUSING PROGRAM

- a. **REAL ESTATE RESOLUTION**

There is no resolution for this month.

- b. **CCPPI UPDATE;**

Todd Edwards introduced Roberta Burroughs and Algenita Scott Davis of CCPPI. Ms. Davis gave a brief history of herself noting that she is a native Houstonian, Chair of TIRZ #9, Vice Chair of TIRZ #7 and Executive Director for Habitat for Humanity and dedicated to affordable housing. Ms. Burroughs presented the comprehensive

report titled Midtown Affordable Housing Plan 2017. She stated that the Report has relied on the CDS Market Study in order to reach certain conclusions and as the basis for some of the recommendations. Ms. Burroughs emphasized that infrastructure was a very important component of the effort. She explained that the report process identified existing conditions, assessed market conditions, conducted affordability analysis, developed design guidelines, drafted a development program, formulated goals and composed recommendations. The area between Emancipation Ave and Elgin Street has been designated as the Demonstration District. It is anticipated that a 10 year period will be required to begin to give the program a foothold in the community. Director Fenz would like to receive feedback from the Directors prior to the September Board of Directors meeting. Ms. Burroughs thanked all who participated with the development of the report including Walter P. Moore, Danny Samuel of Taft Architects, Centro Partners, CDS Market Studies, and Design Workshop.

c. **UPDATE ON AFFORDABLE HOUSING PROGRAM**

No update at this meeting.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

b. **PARKS AND GREENSPACE – WALTER P. MOORE/DESIGN WORKSHOP**

i. **MIDTOWN PARK**

GARAGE CHANGE ORDERS – CAMDEN

Marlon Marshall reported that Camden continues work on the replacement of the pavilion deck. Concrete demolition has been completed and the condition of the deck has been reviewed by Walter P. Moore and the team. Due to holes punched in the deck during the concrete demo, the deck in its current condition will not be suitable for re-use without modifications to the slab design. The design team will provide a drawing reflecting the modification of the existing slab design through the use of more reinforcing and thicker concrete. It has been discovered that one of the CMU block walls is missing. This missing wall may have contributed to the cracking of the stage. It is anticipated that the work on the pavilion lid will be completed in 2-3 weeks after receipt of updated plans.

Mr. Marshall reported that there were no garage change orders at this time.

PARK CHANGE ORDERS – MILLIS.

Mr. Marshall reported that work continues to move forward on the bayou and calm pool, rain fountain, granite pavers and irrigation. He anticipates substantial completion in late August 2017.

Mr. Marshall reported that there were no park change orders at this time.

ii. **ENTRY PORTALS**

Mr. Marshall reported that construction on the Entry Portals is continuing.

c. **HCC CAPITAL PROJECTS - IDS ENGINEERS**

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project bike and parking signage changes have been approved by the City of Houston.

APPROVE CHANGE ORDERS – SER

Director Castleman made a motion to approve Change Order #10 in the amount of \$30,423.60 for bike and parking signage. The motion was seconded by Director Fenz and carried by unanimous vote.

d. **MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP**

Mr. Marshall reported that the contractor continues to work on the sidewalk installations on the west blockfaces between Gray and McGowen. He reported that 2016 Main has a basement encroachment into the right of way that will make it to dangerous to work on that block. The team has received a proposal from METRO for up to a total of \$238,000 for median maintenance. Mr. Marshall will ask METRO to participate in the night work costs. He hopes to have an agreement with METRO by next month.

i. **APPROVE CHANGE ORDERS - SER**

No change order at this time.

e. **CAROLINE STREET RECONSTRUCTION – ESPA/KCI**

Mr. Marshall reported that we are meeting with the contractor August 22, 2017. . Construction is expected to begin in late 2017.

f. **FTA GRANT PROGRAM – THE GOODMAN CORPORATION**

The team has met with The Goodman Corporation to review additional funding grants.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARD 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 ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE).

The Board did not conduct an executive session at this meeting.

ADJOURNMENT

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



Al Odom, Asst. Secretary

9/28/17

Date