

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

November 30, 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, November 30, 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 Odom and Thomas.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Edwin Friedrichs and Rachel Rae of Walter P. Moore; Amy Harbert of Design Workshop; Mariana Rashcke of The Goodman Corporation; Tim Buscha and Carol Harrison of IDS Engineering; Anne Wagner of Council Member Boykins’ Office; Jennifer Curley of the City of Houston; Vanessa Cole of Cole Klein Builders; Vernon Smith of Dominion Development; Ian Rosenberg, Elliot Martin & William R. Franks of Caydon; Carol Davis of MCAO; Ashley Small of One World Strategy Group; Dan Barnum and Kim Sparrow of Trinity Church; Brian Van Tubergen of University Village Civic Club and Scott Harbers, Midtown Resident.

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

PUBLIC COMMENTS

No public comments at this meeting.

PRESENTATION OF REVITALIZING THE BERING HOUSE – TRINITY CHURCH – DAN BARNUM

Rev. Hannah Atkins & Dan Barnum presented a request for a Cultural Facilities Grant in the amount of \$150,000.00 to assist in the restoration of the Bering House. Trinity Church bought the Bering House in 2009. This current revitalization effort is a three phase project. Phase I was the acquisition of the project at an approximate cost of \$1.3 million. Phase II will be comprised of roof and exterior work at an approximate cost of \$300,000. The final Phase III will be

comprised of interior work including kitchen, elevator, painting interior and repair at an approximate cost of \$1.7 million. The group explained that starting in January 2018 a fund raising campaign will kick off. Rev. Atkins and Mr. Barnum requested a grant in the amount of \$150,000 to assist with exterior repairs necessary to keep the structure sound. The Board of Directors asked to include this item at its next meeting.

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR OCTOBER 26, 2017;**
- b. **MONTHLY FINANCIAL REPORT FOR OCTOBER 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR NOVEMBER 2017.**

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

INVESTMENT REPORT FOR THIRD QUARTER ENDING SEPTEMBER 30, 2017.

Mr. Thibodeaux presented the Investment Report for the Third Quarter ending September 30, 2017 noting a .53% average interest rate with earnings of \$120,343.01. Director Castleman made a motion to accept the Investment Report for the Third Quarter ending September 30, 2017. The motion was seconded by Director Goren and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

- a. **RESOLUTION;**

Director Fenz made a motion to approve the Resolution Authorizing the Authority to enter into various Real Estate Contracts for Acquisition of Certain Properties; Authorizing the Authority or its Agent to Take All Necessary Actions Regarding Same; Approving Various Findings and Other Matters Incidental to Such Contracts; and Authorizing and Committing Funds Related Thereto. The motion was seconded by Director Goren, which carried by unanimous vote.

- b. **UPDATE**

Todd Edwards reported to the Board that the property at 2002 Live Oak was currently under construction with 12 units completed and 6 getting trim. Epic Homes has purchased 5 more lots from Midtown to start construction.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. PARKS AND GREENSPACE – WALTER P. MOORE/DESIGN WORKSHOP

Marlon Marshall reported that the Midtown Park officially opened October 11, 2017. He noted that utilities are being installed in the front 90 park areas.

Mechelle Phillips reported to the Board that Diner en Blanc was the first event to be held in Midtown Park since opening. It was held on November 18, 2017 with 2100 guests in attendance. She is currently making a list to help operate the Park more efficiently.

i. MIDTOWN PARK

1. APPROVE GARAGE CHANGE ORDERS – CAMDEN

No Change Order at this time.

2. APPROVE PARK CHANGE ORDERS – MILLIS

Mr. Marshall reported on Midtown Park Change Orders #23 and #24. Director Erwing made a motion to approve Change Order #23 in the amount of \$12,093.83 for the modifications to playground structures, signage revisions, landscape additions adjacent to the restrooms, front 90 utility modifications, and temporary fencing in the garage and Change Order #24 in the amount of \$27,163.18 for front 90 fountain modifications for art work. The motion was seconded by Director Fenz and carried by unanimous vote.

ii. ENTRY PORTALS

Mr. Marshall reported that the team is currently waiting on replacement light fixtures for the ones that malfunctioned.

b. HCC CAPITAL PROJECTS - IDS ENGINEERS

i. HOLMAN STREET PEDESTRIAN ENHANCEMENTS

Mr. Marshall reported that the Holman Street project is officially completely closed out. IDS and Design Workshop won an ACAC Excellent Award in March for Holman Street.

1. APPROVE CHANGE ORDERS – SER

No Change Orders at this time.

c. MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP

Mr. Marshall reported that work is gaining momentum in the right of way work now that METRO is allowing the team to work at night. The Iconic Lighting is currently being installed.

i. APPROVE CHANGE ORDERS – SER

No Change Orders at this time.

ii. APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION ADMINISTRATION – WALTER P MOORE

Director Erwing made a motion to approve the additional services request for Construction Administration for Walter P. Moore in the amount of \$81,705.00 to increase the length of time in the scope of the contract. The motion was seconded by Director Fenz and carried by unanimous vote.

d. CAROLINE STREET RECONSTRUCTION – ESPA/KCI

Mr. Marshall reported that staff continues to work with the team to provide, at the request of the City of Houston, revisions to the traffic control plan (TCP). The TCP was originally designed to TxDot specifications but now are being reworked to meet the City of Houston's specifications.

e. SOUTHEAST NEIGHBORHOOD STREETS RECONSTRUCTION – WALTER P MOORE

i. APPROVE WORK ORDER FOR DESIGN SERVICES

Director Castleman made a motion to approve a study by Walter P. Moore in the amount of \$10,000.00. The motion was seconded by Director Goren and carried by unanimous vote.

f. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Mr. Marshall reported that The Goodman Corporation had begun work on grant opportunities for 2018 and the City of Houston waterline project of Almeda.

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.

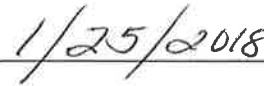
ADJOURNMENT

Chairman Sellingsloh reported that he would be resigning from the Board of Directors for the Authority and the Tax Increment Reinvestment Zone #2 as of December 31, 2017. He thanked all the Board Members for their help during his term on the Board.

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



Pamela N. Castleman, Secretary



Date