

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

June 25, 2020

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held via video and telephonic conferencing on Thursday, June 25, 2020 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	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Gayle Fortson	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present except Director Thomas.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Theresa Gilmore, David Thomas, Mark Sullivan and Marlon Marshall; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Algenita Davis and Angie Gomez of CCPPI; Rachel Ray of Walter P. Moore; Carol Harrison of IDS Engineering; Jim Webb of The Goodman Corporation; Theola Petteway of the OST/Alameda Corridors Redevelopment Authority; Zack Martin of Martin Construction Management & Designs, LLC; Vanessa Cole of Cole Klein Builders; Theodore Andrews of TIRZ #24, Maria Montes of the Mayor’s Office of the City of Houston, Alex Ramirez of Design Workshop Charlotte Knight Marshall of TKG; Midtown residents; Allen Douglas, James Holston and other attendees were Andrew Earles, Lynda Guidry, Alejandro Salgado, and Monica Aizpurrea. There were 45 attendees on the call; eight (8) of the attendees failed to introduce themselves and therefore their identities were unknown.

Chairman Odom called the meeting to order and welcomed the guests. He announced that the meeting was being recorded and stated that **“In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda.”**

PUBLIC COMMENTS:

There were no public comments presented at this meeting.

CONSENT AGENDA FOR THE AUTHORITY:

MINUTES FOR MAY 28, 2020;

MONTHLY FINANCIAL REPORTS FOR MAY 31, 2020;

INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR MAY 2020.

Executive Director Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda as presented. The motion was seconded by Director Fortson and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM:

AFFORDABLE HOUSING OPERATIONS CENTER:

Marlon Marshall reported that construction of the affordable housing operations center continued to move forward according to schedule. He stated that the underground utilities have been completed and that the Contractor is waiting for CenterPoint to de-energize the current overhead electricity.

CHANGE ORDERS

Mr. Marshall stated that there were no Change Orders to be presented at this meeting.

REQUEST FOR QUALIFICATIONS RELATED TO DEVELOPMENT OF MULTI-FAMILY AFFORDABLE HOUSING:

Algenita Davis with CCPPI presented an Executive Summary of a proposed Request for Qualifications/Proposals for development of multi-family affordable housing on land owned by the Authority. She stated that a two (2) step process will be used with the 1st step being the issuance of a Request for Qualifications (RFQ) to obtain information from interested parties to determine if they meet the qualifications required to develop, maintain and operate affordable multifamily housing. She advised that the MRA/CCPPI team will review and evaluate each responder's qualifications based on the response provided and determine which responders are qualified. She stated that the 2nd step is to invite the qualified responders to respond to a Request for Proposals to develop one or more of the available tracts of land and that the proposals would be reviewed and evaluated, with recommended developers being presented to the Board for approval. Ms. Davis stated that the projects will have an MWBE goal and will be evaluated based on the stated scoring criteria.

REQUEST FROM QUALIFIED HOMEBUYER REGARDING SALE OF HOME:

Peggy Foreman presented a request from a homeowner who purchased an affordable home in 2018 and now wants to sell prior to the expiration of the Affordability Period. Ms. Foreman reported that the homeowner communicated with Todd Edwards and herself to determine what would be required to be able to sell the property. Ms. Foreman advised the Board of the affordable housing restrictions on the property and stated that this is the first homebuyer who has made a request to sell their home prior to the expiration of the Affordability Period. Ms. Foreman responded to questions from Board members and stated that the staff wanted to bring the matter to the Board for discussion and input. Following all discussions, the Board Chair created a subcommittee consisting of Directors Goren, Fenz and the Board Chair to consider the issues and work with staff and legal counsel to formulate a recommendation to bring to the Board at a future meeting.

AFFORDABLE HOUSING DEVELOPMENT UPDATE

Todd Edwards, Real Estate Asset Manager, reported that the staff will begin discussions with Cole Klein Builders LLC regarding construction of single family affordable homes on nine (9) lots and with HOU Homes Inc. regarding development of single family townhomes on the tracts located at 5635 and 5620 MLK Boulevard. He stated that both developers have successfully completed other projects under Midtown's Affordable Housing Program and that more information will be presented at a future meeting.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:

PARKS AND GREENSPACE - WALTER P MOORE / DESIGN WORKSHOP

MIDTOWN PARK

Mr. Marshall reported that Wulfe & Co is actively marketing the Front 90 restaurant site in Midtown Park and is working to create a marketing brochure to help generate additional interest in the restaurant site.

CHANGE ORDERS – MILLIS

There were no changes orders presented for Midtown Park at this meeting.

BAGBY PARK – STORAGE AND RENOVATIONS

Mr. Marshall reported that the Contractor has received the City of Houston permits for construction of the storage building and restrooms and that construction will begin in the next several days. Mr. Marshall also reported that the lease with the kiosk tenant, La Calle, has been amended and the tenant is moving forward with modifications to the kiosk as a single story restaurant with a patio and anticipates opening in the fall of 2020.

CHANGE ORDERS

Mr. Marshall presented Change Order #3 in the amount of \$7,521.97 for site delivery and installation coordination of the canopy lighting. Director Goren made a motion to approve Change Order #3 in the amount of \$7,521.97 for site delivery and installation coordination of the canopy lighting. The motion was seconded by Director Fenz and carried by unanimous vote.

Mr. Marshall also presented Change Order #4 in the amount of \$212,275.00 for construction of a storage building and 2 restrooms. Director Fenz made a motion to approve for Change Order #4 in the amount of \$212,275.00 for construction of a storage building and 2 restrooms. The motion was seconded by Director Goren. Following all discussion, the motion carried by unanimous vote.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the Caroline Street Reconstruction project is moving forward with waterline and sanitary sewer installation between McGowen and Pierce Streets and that paving activity is progressing on the east lanes between Elgin and McGowen Streets. He further reported that electrical conduit for pedestrian lighting is being installed between Elgin and McGowen Streets and that CenterPoint is working to remove unnecessary electric poles. Mr. Marshall also reported that construction of the Rain Garden has started between Elgin and Tuam Streets.

CHANGE ORDERS

Mr. Marshall presented the following Change Orders for the Caroline Street Reconstruction project.

Change Order #12 in the amount of \$85,050.00 for fast track concrete for driveways with only one access point. Director Fenz made a motion to approve Change Order #12 in the amount of \$85,050.0 for fast track concrete for driveways with only one access point. The motion was seconded by Director Goren and carried by unanimous vote.

Change Order #35 in the amount of \$0.00 for time adjustment to add 8 working days to the contract due to unforeseen field conflicts. Director Goren made a motion to approve Change Order #35 in the amount of \$0.00 for time adjustment to add 8 working days to the contract due to unforeseen field conflicts. The motion was seconded by Director Fenz and carried by unanimous vote.

Change Order #36 in the amount of \$17,211.80 for the extension of traffic control devices for contract time adjustment and to add 28 working days to the contract due to unforeseen field conflicts. Director Goren made a motion to approve Change Order #36 in the amount of \$17,211.80 for the extension of traffic control devices for contract time adjustment and to add 28 working days to the contract due to unforeseen field conflicts. The motion was seconded by Director Fenz and carried by unanimous vote.

Change Order #38 in the amount of \$4,035.90 for hydro excavation to determine revised location of rectifier cabinet. Director Goren made a motion to approve Change Order #38 in the amount of \$4,035.90 for hydro excavation to determine revised location of rectifier cabinet. The motion was seconded by Director Fenz and carried by unanimous vote.

Change Order #39 in the amount of \$754.88 for sandbags for erosion control at rain garden wall openings. Director Fenz made a motion to approve Change Order #39 in the amount of \$754.88 for sandbags for erosion control at rain garden wall openings. The motion was seconded by Director Goren and carried by unanimous vote.


FTA GRANT PROGRAM - THE GOODMAN CORPORATION.

Mr. Marshall reported that The Goodman Corporation is working to engage with Rice University in discussions regarding applying for grant funding. The Goodman Corporation will present an update at a future Board meeting.

OTHER BUSINESS

Chairman Odom announced that Director Gayle Fortson was relocating out of the City and has tendered her resignation from the Midtown Redevelopment Authority Board and the Tax Increment Reinvestment Zone #2 Board effective June 26, 2020. Chairman Odom along with other Board members and staff thanked Director Fortson for her service, dedication and many years of hard work on behalf of the Midtown community and wished her well in the future.

There being no further business, the meeting was adjourned.

DocuSigned by:

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Caton Fenz, Assistant Secretary
8/9/2020

Date