

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

August 27, 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, August 27, 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	Vacant	8	Johnn 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, Madeline Pena and Marlon Marshall; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Algenita Davis and Angie Gomez of CCPPI; Edwin Friedrichs and 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; Alex Ramirez of Design Workshop; Charlotte Knight Marshall of TKG; Kristin Blomquist of Masterson Advisors, LLC; Jeri Brooks and Ashley Small of One World Strategy Group; and other attendees - James Llamas, Allen Douglas, John Mudd, Lisa Harper, Rita Rodriguez, Cathryn Martinez, Andrew Earles, Julie Shockley, Ben Terry, Linda Trevino, Christopher Johnston, Randy Roman and Monica Aizpurrea. There were 51 attendees on the call; fourteen (14) 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 July 30, 2020;

Monthly financial reports for July 31, 2020;

Invoices from Trustee and Operating Accounts for August 2020;

Renewal of Professional Services Agreement with Equi-Tax, Inc.

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 Fenz and carried by unanimous vote.

INVESTMENT REPORTS FOR QUARTERS ENDING MARCH 31 AND JUNE 30, 2020.

Mr. Thibodeaux presented the Investment Reports for the periods ending March 31, 2020 and June 30, 2020. He reported that all accounts were invested and yielded \$91,367.59 and \$34,997.68 respectively. Director Goren made a motion to approve the Investment Reports for the periods ending March 31, 2020 and June 30, 2020. The motion was seconded by Director Murphy and carried by unanimous vote.

MIDTOWN TIRZ PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN: AMENDMENT AND EXTENSION OF ZONE.

Barron F. Wallace of Bracewell, LLC reported that representatives of the Reinvestment Zone (the “Zone”) and the City of Houston (the “City”) are working in conjunction on a draft of a Seventh Amendment to the Project Plan and Finance Plan (Part H). He reported that the Seventh Amendment consists of the reallocation of the Zone’s project cost categories and allocations to align with the current goals and objectives of the Zone, the anticipated use of expenditures for the renewal, replacement, maintenance, and operation of capital projects of the Zone and an extension of the life of the Zone. Mr. Wallace stated that a draft of the Seventh Amendment to the Project Plan and Finance Plan will be circulated to Board Members before the next meeting. Additionally, he reported that the Midtown Staff and consultants are continuing to work with representatives of Harris County regarding the County’s participation in the Zone. Following all discussion, Director Goren made a motion to authorize the Staff and consultants to continue working on the Seventh Amendment of the Project Plan and Financing Plan and extension of the Zone. The motion was seconded by Director Murphy 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 and advised the Board that the Contractor is working to making up the delays caused by the impact of COVID-19. Mr. Marshall gave a brief overview of the current status of construction which includes the rough-in of the office space and the affordable housing units.

CHANGE ORDERS

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

AFFORDABLE HOUSING DEVELOPMENT UPDATE

Todd Edwards, Real Estate Asset Manager, gave an update regarding the affordable housing program. Board that good progress was being made on The Law Harrington Senior Housing facility located at 2222 Cleburne, a 112 unit residential community being developed in conjunction with The Montrose Center. He reminded the Board that SKA Consultants had been hired several years ago to provide remediation of the site and that the property received a clean report from the TCEQ which positively impacted the neighborhood as a whole. He noted that the project is approximately 75% completed and is expected to be complete in early 2021. Mr. Edwards also reminded the Board that the Authority is currently working with non-profit and for-profit developers for construction of single family affordable homes that will be available to low to moderate income families. He stated that he will continue to research methods and resources to assist the Authority Midtown in creating a more sustainable model for improving the needed infrastructure in the neighborhoods where affordable homes are being constructed.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:

PARKS AND GREENSPACE - WALTER P MOORE / DESIGN WORKSHOP

BAGBY PARK – STORAGE AND RENOVATIONS

Mr. Marshall reported that the Contractor is moving forward with construction of the exterior walls for the storage building and restrooms.

CHANGE ORDERS

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

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the Caroline Street Reconstruction project contractor is continuing to work on the rain gardens, sidewalks, and installation of electrical conduit for pedestrian lighting and irrigation. He reported that the water lines and sanitary sewer installation is ongoing between McGowen and Pierce Streets. The contractor is continuing paving activity on driveways and intersections between Elgin and McGowen Streets. Mr. Marshall stated that the Midtown Staff and consultants are meeting with City representatives regarding the traffic signal improvements and that they are awaiting information regarding costs from CenterPoint.

CHANGE ORDERS

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

ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION ADMINISTRATION - KCI

Mr. Marshall stated that the Additional Services Request for Construction Administration would not be presented at this meeting.

FTA GRANT PROGRAM - THE GOODMAN CORPORATION.

Jim Webb of The Goodman Corporation presented a Memorandum of Understanding to engage with Rice Management Company (RMC), the Midtown Management District (as the FTA Grantee) and the Midtown Redevelopment Authority (FTA Grant Administrator) regarding grant funding for public improvements in the area in and around the Metropolitan Transit Authority of Harris County Wheeler Street rail station in conjunction with RMC's development of the ION. Mr. Webb outlined the terms of the MOU and the benefits to the Authority. Director Goren made a motion to approve the Memorandum of Understanding between Rice Management Company, the Midtown Management District and the Midtown Redevelopment Authority. The motion was seconded by Director Fenz. Following all discussion, the motion carried by unanimous vote.

OTHER BUSINESS

There being no further business, the meeting was adjourned.

DocuSigned by:

Caton M. Fenz

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Caton Fenz, Assistant Secretary

9/25/2020

Date