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**MIDTOWN REDEVELOPMENT AUTHORITY/
TIRZ#2
BOARD OF DIRECTORS MEETING
DECEMBER 5, 2024**



**MIDTOWN REDEVELOPMENT AUTHORITY
and
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a joint **special** meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone on Thursday, December 5, 2024, at 12:30 p.m. at 410 Pierce Street, 1st Floor Conference Room (enter at the Pierce St. and Brazos St. door) Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com/join/19%3ameeting_MTFIYjI2NGYtYjI3Yi00YTVILWJkZmltNDE1Zjk4NmQ1Y2Jh%40thread.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 247 576 862 826 Passcode: GddGFQ

The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order and Introduction of Guests
2. Public Comment
3. Consent Agenda for the Midtown Reinvestment Zone
 - a. Minutes for October 31, 2024
4. Consent Agenda for the Authority
 - a. Minutes for October 31, 2024
 - b. Monthly financial reports for October 31, 2024
 - c. Restatement of certain minutes for 2024 board meetings
 - d. Funding to Ladder Capital Finance LLC, as Assignee of Caydon Houston Property LP, pursuant to Development Agreement

- e. Funding to Rice University, Acting By And Through Rice Management Company, pursuant to Development Agreement
5. Investment Report for First Quarter Fiscal Year 2025 ending September 31, 2024
6. Fiscal Year 2024 Budget
7. Development Agreement with Pearl Residences at Midtown Owner, LLC
8. Affordable Housing Program
 - a. Affordable Housing Operations Campus
 - i. Change Orders
 - ii. 3131 Emancipation Budget for 2025
 - b. Extension of Option Agreement – Trinity East Village Community Development Corporation
 - c. Affordability Period
 - d. Houston Habitat Exchange of 3000 McIlhenny for 3300 McIlhenny Parcels
9. Capital Improvements Program
 - a. Caroline Street Reconstruction
 - i. Change Orders
 - ii. Remedial Drainage Pilot Project
 1. Change Orders
 - b. Urban Redevelopment Plan
 - c. Street Light Installation
10. Personnel, Compensation and Review Process
11. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards 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
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

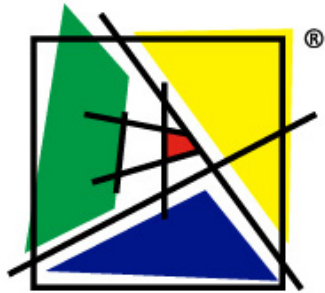
Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

12. Adjourn



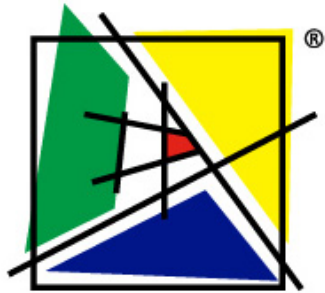
Matt Thibodeaux

Executive Director MT/ks



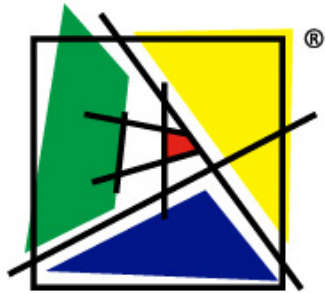
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ZONE CONSENT AGENDA



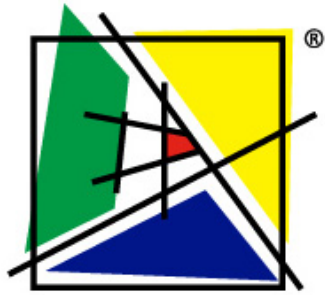
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AUTHORITY CONSENT AGENDA



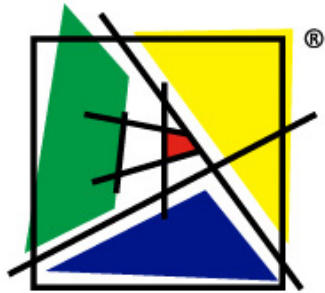
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AUTHORITY MINUTES



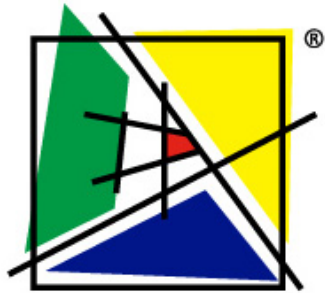
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FINANCIALS



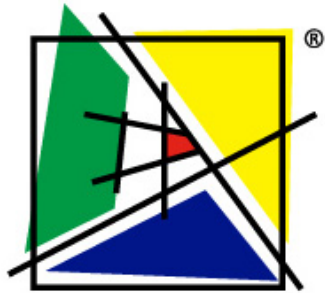
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**RESTATEMETN OF
CERTAIN MINUTES FOR
2024 BOARD MEETINGS**



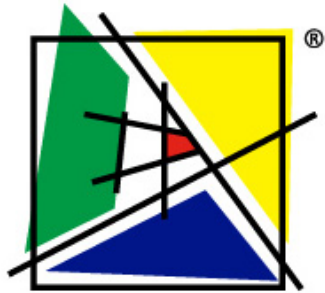
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**CAYDON HOUSTON
PROPERTIES, LP**



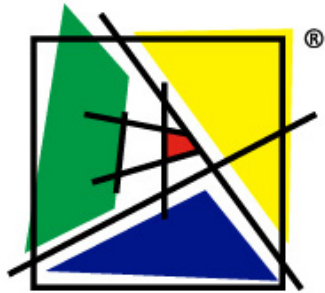
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**RICE MANAGEMENT
COMPANY**



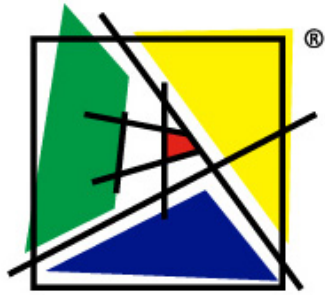
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INVESTMENT REPORT



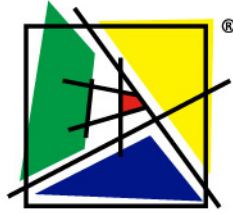
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FY 2024 BUDGET



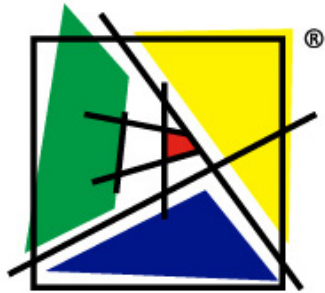
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**PEARL
RESIDENCECES at
MIDTOWN OWNER,
LLC**



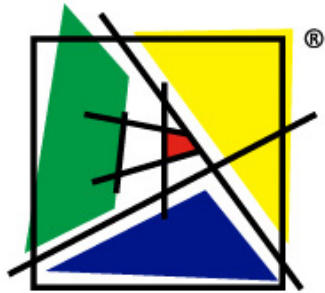
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MIDTOWN AFFORDABLE HOUSING PROGRAM



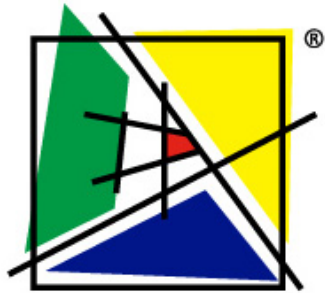
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**AFFORDABLE HOUSING
OPERATIONS CAMPUS**



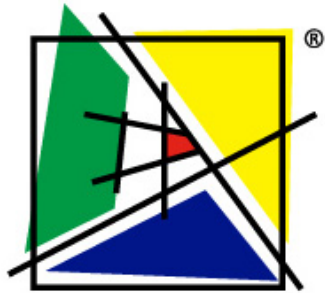
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CHANGE ORDERS



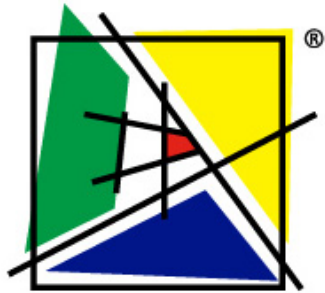
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**3131 EMANCIPATION
BUDGET FOR 2025**



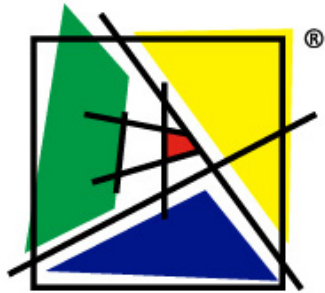
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**TRINITY EAST VILLAGE
COMMUNITY DEVELOPMENT
CORP.**



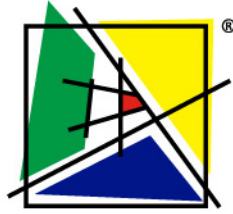
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AFFORDABILITY PERIOD



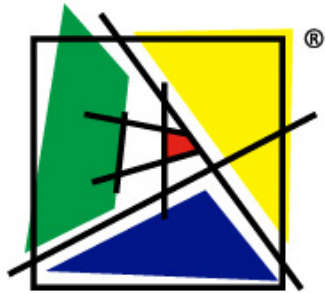
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**HOUSTON HABITAT
FOR HUMANITY**



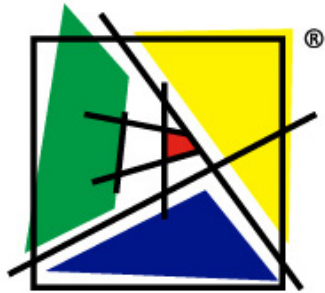
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**MIDTOWN CAPITAL
IMPROVEMENTS
PROGRAM**



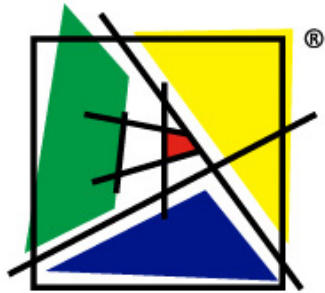
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CAROLINE STREET RECONSTRUCTION



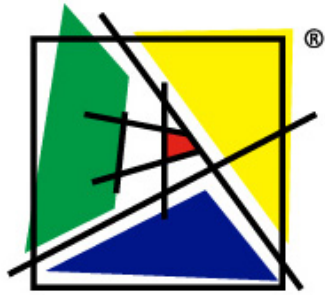
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CHANGE ORDERS



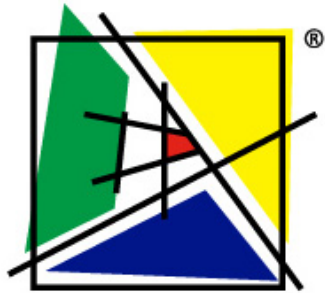
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REMEDIAL DRAINAGE PILOT PROGRAM



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URBAN REDEVELOPMENT PLAN



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STREET LIGHTS INSTALLATION