

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

January 26, 2023

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002, on Thursday, January 26, 2023, 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	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Odom, Fenz and Thomas.

In attendance were Authority staff members: Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Sally Adame, and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Barron F. Wallace and Mary Buzak of Bracewell LLP; Alex Ramirez of Design Workshop; Algenita Davis, Sean Haley and Angie Gomez of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Rachel Ray of Walter P. Moore Engineering; Carol Harrison of IDS Engineering, Aaron Moore and Chris Huddleston of Brinkley and Barfield; Catherine Williford of One World Strategy Group; Jennifer Curley of City of Houston; LeRon Wilson and Theodore Anderson of TIRZ #25; Briar Douglas of Emerald West Development and Michael Lewis, Gregory Carter and John Mudd.

Vice Chairman Goren called the meeting to order.

PUBLIC COMMENTS

There were no public comments presented at this meeting.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR DECEMBER 8, 2022

MONTHLY FINANCIAL REPORTS FOR NOVEMBER & DECEMBER 2022

INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR DECEMBER 2022 & JANUARY 2023

ACKNOWLEDGMENT OF AHOC LEASE WITH THIRD WARD COMMUNITY FUND MANAGEMENT CORPORATION AND HOUSTON AREA URBAN LEAGUE

Director Foster made a motion to approve the consent agenda. The motion was seconded by Director Murphy and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM.

Todd Edwards, Affordable Housing Real Estate Asset Manager, presented the Affordable Housing Operations Campus Report for Marlon Marshall who was not in attendance at this meeting.

AFFORDABLE HOUSING OPERATIONS CAMPUS:**CHANGE ORDERS:**

Mr. Edwards reported that there were no change orders to be presented at this meeting.

CONSTRUCTION MANAGEMENT AND INSPECTION ADDITIONAL SERVICES REQUEST – MARTIN CONSTRUCTION MANAGEMENT & DESIGNS

Mr. Edwards reported that Martin Construction Management & Design provided the construction management and inspection services for the Affordable Housing Operations Center core and shell construction. This additional services request is to provide the construction management and inspection services for the tenant improvements currently underway on Levels 2 and 5 for CCPPI and OST/Alameda TIRZ #7. It will also include the tenant improvements for Third Ward Community Cloth Cooperative on Level 2. The total cost of services is \$143,500.00. The breakdown of the cost is included in the Board packet. Director Bond made a motion to approve the Construction Management and Inspection Additional Services Request with Martin Construction Management & Designs in an amount not to exceed \$143,500.00. The motion was seconded by Director Murphy and carried by unanimous vote.

DEVELOPMENT AND PURCHASE AGREEMENT WITH DAGGETT DEVELOPMENT LLC, D/B/A DAGGETT JONES, FOR DEVELOPMENT OF SINGLE-FAMILY HOMES FOR SALE TO QUALIFIED HOMEBUYERS

Mary Buzak of Bracewell, L.L.C. presented the Development and Purchase Agreement with Daggett Development LLC D/B/A Daggett Jones, for development of 34 single-family homes for sale to qualified homebuyers. The homes will be 2-3 bedrooms with the choice of 3 different floor plans ranging between 1,427 to 1,712 square feet. Director Murphy made a motion to approve the Development and Purchase Agreement with Daggett Development LLC. D/B/A Daggett Jones for Development of Single-Family Homes for Sale to Qualified Homebuyers. The motion was seconded by Director Middleton and carried by unanimous vote.

AFFORDABLE HOUSING REPORT

Mr. Edwards advised the Board that currently there are 146 single-family homes under construction bringing the total number of affordable single-family homes facilitated through the MRA Affordable Housing Program to 602.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Kandi Schramm, Administrative Manager, provided the report for the Midtown Capital Improvement Program on behalf of Marlon Marshall, Director of Engineering and Construction.

CHANGE ORDERS

Ms. Schramm reported that there are no change orders to present at this meeting.

MIDTOWN PARK – FRONT 90 IMPROVEMENTS - WALTER P MOORE / DESIGN WORKSHOP

CHANGE ORDERS

Ms. Schramm presented Change Order #3 for the installation of 30-amp receptacles at existing food truck electrical outlet pedestals to accommodate various food truck connections. The change order also includes the final contract quantity adjustments and the associated credits for the unused quantities. The cost for the additional receptacles is \$3,261.72, but the unused quantity adjustment the total change order amount [resulted in a credit of \$6,870.28. Director Foster made a motion to approve Change Order #3 in the amount of [a \$6,870.28 credit. The motion was seconded by Director Bond and carried unanimously.

URBAN REDEVELOPMENT PLAN.

Ms. Schramm reminded the Board that an Urban Redevelopment Plan was included as part of the Ion Development Agreement. Midtown staff continues to work closely with Rice Management Company and their consultants on the Urban Redevelopment Plan; the consultant teams are scheduled to complete their work in February and will make a presentation to the Board at either the February or March Board meeting.

HUMAN RESOURCES AND EMPLOYMENT MATTERS.

This agenda item was discussed in Executive Session. Upon returning to the open session no action was taken on this agenda item.

EXECUTIVE SESSION

The Board enter into a closed executive session to discuss Personnel matters (Section 551.074, Texas Government Code).

ADJOURN

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



Caton Fenz, Secretary

Date 2/23/23