

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

March 30, 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, March 30, 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	Michael Lewis	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Foster, Goren, Murphy and Thomas.

In attendance were Authority staff members: Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Sally Adame, Cynthia Alvarado, Willie Larry, and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Barron F. Wallace of Bracewell LLP; Alex Ramirez of Design Workshop; Sean Haley, Algenita Davis, Linda Mitchell, Bob Bradford and Angie Gomez of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Bryan Brown of The Goodman Corporation; Edwin Friedrichs and Rachel Ray of Walter P. Moore Engineering; Jennifer Curley of City of Houston; and Zack Martin of MCMD.

Chairman Odom called the meeting to order.

PUBLIC COMMENTS

Scott Harbers, a Midtown resident, thanked the Board Members for their service to the Midtown Community and asked that the staff evaluate whether the Authority can undertake mowing the frontage areas within the boundaries of the Authority.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR FEBRUARY 23, 2023.

MONTHLY FINANCIAL REPORTS FOR FEBRUARY 2023.

ACKNOWLEDGMENT OF FIRST AMENDMENT TO AHOC LEASE WITH CHANGE HAPPENS!

Matt Thibodeaux, Executive Director, presented the consent agenda except for Item 4.c. He announced that Item 4.c was being pulled from the Consent Agenda and would be considered at a future Board meeting. Director Goren made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Fenz. Director Lewis stated that he had some questions regarding the Monthly Financial Reports for February 2023. The Chair announced that Item 4.b would be pulled from the Consent Agenda and considered at next month's Board meeting to allow time for Directors to get answers to any questions they

may have. Director Goren made an amended motion to approve item 4.a of the Consent Agenda. The motion was seconded by Director Fenz and carried by unanimous vote.

APPROVE INVESTMENT REPORT FOR THE QUARTER ENDING DECEMBER 31, 2022.

Mr. Thibodeaux presented the Investment Report for the Quarter ending December 31, 2022. He reported the average yield of all interest-bearing accounts for the 4th Quarter of 2022 was 1.895% and that the total interest earned was \$271,776.00. Director Fenz made a motion to accept the Investment Report for the Quarter ending December 31, 2022. The motion was seconded by Director Middleton. Following all discussion, the motion carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM.

AFFORDABLE HOUSING OPERATIONS CAMPUS:

Marlon Marshall reported that the tenants on Levels 2, 4 & 5 are waiting on certain furniture items and that build-out is expected to be completed in late May 2023.

CHANGE ORDERS:

Mr. Marshall presented a Change Order in the amount of \$10,586.44 for the Change Happens suite. This change order represents a quote from Harvey Builders of \$5,810.16 to add Rockwood pulls, door handles and door locks back to the contract and \$4,776.28 for purchase and installation of two televisions, including blocking, power and rough-in for data and AV. Director Fenz made a motion to approve the Harvey Builders Change Order in the amount of \$10,586.44. The motion was seconded by Director Lewis and carried unanimously.

Mr. Marshall presented a Change Order for Telios Engineering Additional Service Proposal Agreement for design of an additional 3,400 square feet of interior build-out on Level 2 for Community Cloth. The additional service fee for the additional scope shall be a fixed fee of \$4,800.00. Director Lewis made a motion to approve the Change Order for Telios Engineering Additional Service Proposal Agreement for the design of an additional 3,400 square feet of interior build-out on Level 2 for Community Cloth in the amount of \$4,800.00. The motion was seconded by Director Bond and carried unanimously.

FIRST AMENDMENT TO PROPERTY MANAGEMENT AGREEMENT FOR ONE EMANCIPATION CENTER.

Mr. Edwards advised the Bord that the Property Management Company presented a First Amendment to the Property Management Agreement for which they requested an extension of the term for an addition 2 years until March 31, 2025. The MRA staff and consultants are currently in the process of reviewing the request and will respond to same.

RESOLUTION RELATING TO AUTHORIZED SIGNATORY(IES) FOR MRA AFFORDABLE HOUSING REAL ESTATE TRANSACTIONS.

This item was pulled from the agenda.

AFFORDABLE HOUSING REPORT

Todd Edwards reported that the staff and consultants continue to work with City of Houston representatives to establish the terms and conditions for the City to provide \$ \$15,000.00 per lot for approximately 40 lots to be developed as affordable housing. The funds are intended to be used for reimbursement of certain infrastructure costs.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the contractor continues to work on the punch list items and that the design team was working on plans to address the punch list deficiencies which will not be addressed by the TxDOT contractor which include lane ponding. He reported that he has received reports that at the MRA's request, TxDOT agreed to re-evaluate some of the punch list items identified by the MRA staff and consultants. Mr. Marshall stated that the MRA team is continuing to meet with property owners to review property damage caused by the TxDOT contractor. He additionally reported on the upcoming work on Caroline Street which includes installation of remaining pavement markings, pedestrian and rain garden lighting, and landscape maintenance/warranty replacements. Director Lewis asked if the line-of-sight landscaping errors on Tuam would be reviewed. Mr. Marshall answered that those issues would be addressed during the punch list deficiencies discussions.

CHANGE ORDERS

Mr. Marshall reported that there are no change orders to present at this meeting.

NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (NHHIP) – CAROLINE/WHEELER DECK PARK.

Mr. Marshall reported that OJB Landscape Architecture continues the conceptual design for the Caroline/Wheeler Deck Park as part of North Houston Highway Improvement Project (NHHIP). He additionally reported that the Cap Park design was not awarded a grant because support letters from the City of Houston and Congresswoman Shelia Jackson Lee were not presented. The City of Houston and Harris County each entered into a Memorandum of Understanding with TxDOT regarding NHHIP, ending the pending lawsuit filed by Harris County against TxDOT relating to the NHHIP.

The Federal Highway Administration (FHWA) and TxDOT signed a Voluntary Resolution Agreement resolving the FHWA Title VI investigation of NHHIP and lifting FHWA's pause on the project. Now that the lawsuit has ended, the MRA will reach out again for support letters for grant funding. He stated that a presentation to the Board is anticipated to take place in the next couple of months.

MIDTOWN SAFE STREETS AND ROADS FOR ALL PLAN.

Mr. Marshall reported that The Goodman Corporation is working to develop mobility safety improvement projects to best leverage the \$1,000,000 federal funding opportunities through the Infrastructure Investment and Jobs Act awarded to

Congresswoman Shelia-Jackson Lee's District. The consultants evaluated projects identified during a community survey based on the criteria of safety, mobility, access, equity, and public input to select final projects for further cost benefit analysis for grant pursuit. The draft of proposed safety improvements was presented to focus groups and City of Houston representatives for review and feedback. It is anticipated that the plan will be presented to the Board in the next few months.

MIDTOWN PARKS AND PUBLIC SPACE MASTER PLAN.

Mr. Marshall reported that meetings with the property owners will wrap up in the next few weeks and that a presentation will be made to the Board in a couple of months regarding the Midtown Parks and Public Space Master Plan.

EXECUTIVE SESSION

The Board did not enter into a closed executive session.

ADJOURN

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

DocuSigned by:
Caton M. Fenz
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Caton Fenz, Secretary

6/1/2023

Date