

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

June 29, 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, June 29, 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	Terence Fontaine	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 Fenz, Lewis and Thomas.

In attendance were Authority staff members: Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Vernon Williams, David Thomas, Sally Adame, Amaris Salinas, Cynthia Alvarado, and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Carol Harrison of IDS Engineering; Sean Haley, Algenita Davis, Linda Mitchell, Bob Bradford, and Angie Gomez of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Jennifer Curley of City of Houston; Rebecca Leonard of Lionheart Places; Clady Broussard of Houston Community College; Rachel Ray of Walter P. Moore; Jennifer Gribble of South Main Baptist Church; Sam Dike of Rice Management Company; Zack Martin of MCMD; Re'Chelle Turner of KPRC News; Ed Pettitt and Ken Rodgers of the Super Neighborhood #67; and Midtown residents, Scott Harbors and Marilyn Chan.

Chairman Odom called the meeting to order.

PUBLIC COMMENTS

Cynthia Alvarado of the Midtown Management District reported that the Authority has been asked to support the City of Houston's (the "City") application for grant funding through the Bloomberg Public Art Challenge 2022. She advised the Board that, if awarded, the Bloomberg grant funding would be used to implement a collaborative public art project with the that tells the stories of unhoused persons in the City, while providing meaningful employment opportunities for the unhoused population and changing the perception of homelessness for everyone involved. The project is known as *HueMan: Shelter*.

Ken Rodgers, President of the Third Ward Super Neighborhood #67, addressed the Board about issues related to affordable housing, maintenance vacant properties, giving notice to the Super Neighborhood #67 of additional property acquisitions, sales, or conveyances, and developing properties adjacent to parks or trails in a way that orients the homes and enhances connectivity to these public spaces. Mr. Rodgers also commented that properties along Emancipation Avenue should be developed in consultation with the Emancipation Economic Development Council.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR MAY 25, 2023

MONTHLY FINANCIAL REPORTS FOR MAY 2023

MIDTOWN PARKS AND PUBLIC SPACE MASTER PLAN

ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALTER P MOORE

Matt Thibodeaux, Executive Director, presented the consent agenda. He stated that a complete copy of the Midtown Parks and Public Space Master Plan is included in the Board Packet for June 29, 2023. Director Murphy made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Goren and carried by unanimous vote.

ION DISTRICT ECONOMIC DEVELOPMENT AGREEMENT UPDATE

Mr. Marshall reported on the collaborative work of Rice Management Company and the Authority on a North Midtown Transformation Plan contemplated under the agreement with Rice Management Company. He stated that a study of the North Midtown Area was conducted and that a complete copy of the study report is included in the Board Packet for June 29, 2023. Finally, Mr. Marshall stated that the ION District parking garage with ground floor retail spaces and electric vehicle charging stations has been completed.

AFFORDABLE HOUSING OPERATIONS CAMPUS

Mr. Marshall reported that the tenant improvements on Levels 2, 4 & 5 have been completed.

CHANGE ORDERS

Mr. Marshall presented Change Order # 2 from Harvey Builders for the 5th Floor Restroom Exhaust in the amount of \$10,439.00. Director Goren made a motion to approve Change Order #2 from Harvey Builders for the 5th Floor Restroom Exhaust in the amount of \$10,439.00. The motion was seconded by Director Fontaine and carried by unanimous vote.

REQUEST FOR QUALIFICATIONS – TENANT IMPROVEMENTS CONTRACTORS

Mr. Marshall reported that the Authority solicited sealed Statements of Qualifications (SOQs) for construction of the interior build out of the remaining suites (approximately 19,000 square feet) within One Emancipation Center. A pre-proposal meeting was held on June 13, 2023, and SOQs were due on June 22, 2023. The Authority received three bids on June 22, 2023, and one late bid, which was not considered. To determine the submittals which provide the best overall value and best meets the needs of the Authority, the evaluation committee reviewed the SOQs based on a pre-defined selection criteria and weights. The top three SOQ submittals (in order of evaluation) were from: Harvey Builders, CMC Development and Construction and DT Construction. Mr. Marshall stated that subject to Board approval, these firms will be invited to respond to a subsequent Request for Proposals which will include proposed rates for construction services. Director Goren made a motion to approve the recommendation that Harvey Builders, CMC Development and Construction and DT Construction be invited to respond to a

subsequent Request for Proposals. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABLE HOUSING REPORT

Algenita Davis with CCPPI presented the Affordable Housing Report. Ms. Davis reported that 47 parcels of property had been awarded to five developers: Boynton CDC, Change Happens, CR Design Build, LLC, Mors Development Partners Series LLC and Herbert Stroman Foundation, Inc. The affordable housing team is currently working with the City of Houston to secure a commitment for down payment assistance to help qualified homebuyers purchase these homes once completed. Ms. Davis also reported that the Houston Area Urban League provides homebuyer education training for prospective new homeowners that includes among other subjects, information regarding home mortgages, insurance, maintenance, and property taxes, including the importance of protesting property values.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the contractor has completed landscape maintenance/replacements under the warranty terms of their contract. The design team is working with local contractors to review priority projects identified to implement proposed corrections of punch list items not addressed by the TxDOT contractor. He noted that CenterPoint Energy has completed installation of the Midtown decorative streetlights along the corridor.

CHANGE ORDERS

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

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

Mr. Marshall reported that the North Houston Highway Improvement Project proposal report has been presented to a Steering Committee formed by Mayor Turner for consideration. He expects to receive a response from the Steering Committee in the next 30–45 days.

EXECUTIVE SESSION

The Board did not enter into a closed executive session for this meeting.

ADJOURN

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



Camille Foster, Asst. Secretary

8/31/23

Date