

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

September 28, 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, **September 28, 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	Deanea LaFlore
3	Michael Lewis	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Middleton, Murphy, 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, Jaime Giraldo, Willie Larry and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Barron Wallace of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Carol Harrison of IDS Engineering; Sean Haley, Algenita Davis, Linda Mitchell, Bob Bradford, Kate Ranachan and Angie Gomez of CCPPI; Jessica Ortiz and Alyssa Hill with Carrs, Riggs & Ingram; Roberta Burroughs of Roberta F. Burroughs & Associates; Jennifer Curley of City of Houston; Jeri Brooks of One World Strategy Group; Sarah Smith of Design Workshop; Preston Loft of Brinley and Barfield; Rachel Ray of Walter P. Moore; Jennifer Gribble of South Main Baptist Church; Zack Martin of MCMD, and Midtown residents, Scott Harbors and Allen Douglas.

Chair Odom called the meeting to order.

PUBLIC COMMENTS

No public comments were presented at this meeting.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR AUGUST 31, 2023.

MONTHLY FINANCIAL REPORTS FOR JUNE AND JULY 2023.

Matt Thibodeaux, Executive Director, presented the Consent Agenda. Director Goren made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Fontaine and carried by unanimous vote.

FINANCIAL AUDIT REPORT FOR FISCAL YEAR JUNE 30, 2023.

Jessica Ortiz of Carr, Riggs and Ingram presented the Financial Audit Report for the Fiscal Year ended June 30, 2023 (FY23). Ms. Ortiz reported that the Authority had received a clean opinion from the Auditors FY23. She provided an overview of the Auditor's Report and presented the Authority's financial statements in comparison with to the prior year's financial statements. She also discussed the Required Communications with the Board. Ms. Ortiz stated that there were no areas of significant concern in the Financial Audit Report. Following all discussions, Director Goren made a motion to accept the Financial Audit Report for Fiscal Year 2023, as presented. The motion was seconded by Director Fontaine and carried by unanimous vote.

AFFORDABLE HOUSING OPERATIONS CAMPUS

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CHANGE ORDERS.

Marlon Marshall, Sr. Director of Engineering & Strategic Development presented Change Order #3 in the amount of a net credit of (\$15,225.58). Director Foster made a motion to approve Change Order #3 in the amount of a net credit of (\$15,225.58). The motion was seconded by Director Goren and carried by unanimous vote.

RESOLUTION APPROVING GRANT AGREEMENT WITH HEART OF HOUSTON COMMUNITY DEVELOPMENT AGREEMENT.

Barron F. Wallace of Bracewell LLP presented the Resolution Approving Grant Agreement with Heart of Houston Community Development Agreement. Director Foster made a motion approving the Resolution Authorizing The Midtown Redevelopment Authority (The "Authority") Or Its Agent To Enter Into A Grant Agreement With Heart Of Houston Community Development Corporation, Inc.; Providing For The Conveyance And Development Of Certain Properties In Accordance With The Terms Of Such Agreement; And Authorizing The Authority Or Its Agent To Take All Necessary Actions Regarding Same. The motion was seconded by Director Fontaine and carried by unanimous vote.

RECOMMENDATION FROM CCPPI (AFFORDABLE HOUSING CONSULTANT ADVISORY GROUP (AHCAG)) AND ROBERTA F. BURROUGHS AND ASSOCIATES REGARDING A GRANT AGREEMENT WITH TRINITY EAST VILLAGE COMMUNITY DEVELOPMENT CORPORATION AND NHP FOUNDATION TO FACILITATE DEVELOPMENT OF AN APPROXIMATELY 148-UNIT APARTMENT PROJECT.

Algenita Davis of the Affordable Housing Consultants Advisory Group presented the recommendation from CCPPI and Roberta F. Burroughs and Associates regarding a Grant Agreement with Trinity East Village Community Corporation and NHP Foundation to facilitate development of an approximately 148-unit multi-family affordable housing apartment project consisting of 72 affordable housing units for seniors and 76 affordable housing units for families. The Authority is being asked to grant 3 tracts of land to Trinity East Village Community Corporation and NHP Foundation (or an affiliated entity). The motion was seconded by Director Fontaine and carried by unanimous vote.

AFFORDABLE HOUSING REPORT.

Ms. Davis advised the Board that requests have been made to the Harris County Appraisal District for reconsideration to reduce the appraised value of homes constructed under the Authority's affordable housing program. She stated that supporting documentation has been submitted evidencing the affordable housing restrictive covenants imposed on the properties which impact the value of the homes. The CCPPI Team continues to work with HCAD regarding this request for reconsideration. Ms. Davis also reported that the CCPPI Team held a meeting with representatives of Super Neighborhood #67 to discuss their concerns and ideas for the 3rd Ward neighborhood.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the design team is still waiting on a response from City regarding pilot areas identified to implement proposed corrections to certain punch list items not addressed by the TxDOT contractor. He additionally reported that a cathodic protection system for new water lines has been completed.

CHANGE ORDERS

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

BRAZOS STREET BRIDGE LANDSCAPE IMPROVEMENTS – DESIGN WORKSHOP

CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES WORK ORDER

Mr. Marshall presented a Construction Management and Inspection (CM&I) Services proposal in the amount of \$9,899.00 received from Middleton Brown LLC, one of the firms included in the Authority's Pre-Qualified Group of CM&I firms. Director LaFlore made a motion to approve the Construction Management and Inspection Services Work Order with Middleton Brown LLC in the amount of \$9,899.00. The motion was seconded by Director Foster and carried by unanimous vote.

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

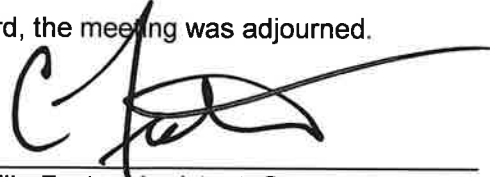
Chip Trageser and Tara Green of OJB Landscape Architecture presented conceptual design drawings for a Caroline/Wheeler Deck Park proposed to be constructed as part of TxDOT's North Houston Highway Improvement Project. The Caroline/Wheeler Deck Park will be located near the ION District, drawing people into the entryway of the Deck Park with rain gardens, and a nature-based play area. The projected cost for Midtown's participation is approximately \$15,297,000. The project is estimated to be awarded in June 2026 and Midtown's portion will be payable in April 2026. TxDOT is asking that Midtown make a commitment to participate in construction of the Caroline/Wheeler Deck Park by December 2023. This project will be brought back to the Board for further discussion and consideration at the next Board meeting.

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, Assistant. Secretary

11/30/23

Date