

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

October 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, October 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	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, Foster and Thomas.

In attendance were Authority staff members: Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Vernon Williams, David Thomas, Sally Adame, Amaris Salinas, Kayler Williams, Jaime Giraldo, Willie Larry and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Jeff Vaden and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Carol Harrison of IDS Engineering; Algenita Davis and Bob Bradford of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Jennifer Curley of City of Houston; Jeri Brooks of One World Strategy Group; Alex Ramirez of Design Workshop; Jennifer Gribble of South Main Baptist Church; Elena Bruess, Douglas Sweet and Matt Sledge of Houston Landing; Kimberly Phipps Nichol of Bluewater Studio; Glen Crawford of Aurora Tech Services; and Midtown residents, Scott Harbors and David Edwards.

Chair Odom called the meeting to order.

PUBLIC COMMENTS

No public comments were presented at this meeting.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR SEPTEMBER 28, 2023.

MONTHLY FINANCIAL REPORTS FOR SEPTEMBER 2023.

**RATIFICATION AND ACKNOWLEDGMENT OF SALE OF PROPERTY LOCATED AT
2314 ALABAMA STREET.**

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 Middleton and carried by unanimous vote.

AFFORDABLE HOUSING OPERATIONS CAMPUS

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CHANGE ORDERS.

Marlon Marshall, Sr. Director of Engineering & Strategic Development, reported that there were no change orders for the Affordable Housing Operations Campus.

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF HOUSTON, TEXAS AND MIDTOWN REDEVELOPMENT AUTHORITY RELATING TO HOMEBUYER ASSISTANCE FOR SINGLE-FAMILY FOR-SALE AFFORDABLE HOUSING.

Peggy Foreman of Burney and Foreman reported that the Authority's attorneys have worked with City of Houston (the "City") staff on a memorandum of understanding ("MOU") relating to the 46 single-family homes scattered site program in 3rd Ward. Under the terms of the proposed MOU, the City will provide \$50,000.00 in down payment assistance directly to qualified homebuyers to assist with the purchase of these single-family affordable housing units. Homebuyers must apply with the City and provide supporting documentation to the City to evidence their eligibility for these funds. Ms. Foreman pointed out that the MOU between the Authority and the City is substantially complete, and that a copy was included in the Board Information Packet. Following all discussion, Director Goren made a motion to approve the Memorandum of Understanding Between the City of Houston, Texas and Midtown Redevelopment Authority Relating to Homebuyer Assistance for Single-Family For-Sale Affordable Housing. The motion was seconded by Director Middleton and carried by unanimous vote.

OPTION AGREEMENT FOR CONVEYANCE OF ONE (1) PARCEL OF LAND TO REWARD THIRD WARD CDC AND LOOPSTON LEGACY LLC, JOINT VENTURE PARTNERS FOR DEVELOPMENT OF A MULTI-FAMILY HOUSING PROJECT.

Algenita Davis with CCPPI provided information regarding the project proposed by Reward Third Ward CDC and Loopston Legacy, LLC, Joint Venture Partners for Development of a Multi-Family Housing Project in 3rd Ward. She stated that the group was requesting one tract of land consisting of approximately 15,000 square feet and that a approximately 24 affordable housing rental units would be included in the multi-family project.

Following all questions, Director Goren made a motion to approve moving forward with an Option Agreement for Conveyance of One (1) Parcel of Land to Reward Third Ward CDC and Loopston Legacy, LLC, Joint Venture Partners for Development of a Multi-Family Housing Project. The motion was seconded by Director Middleton and carried unanimously.

AFFORDABLE HOUSING REPORT.

Ms. Davis advised the Board that New Hope Housing, Inc. had a formal ground-breaking event for their new low income multi-family housing project in 3rd Ward. She reminded the Board that the Authority participated by making a land grant for this project.

She also provided information regarding the work being done on the MOU with the City staff. She stated that the City will participate for a total of \$2,300,000.00 ("Program Limit") for the Program, which will be available for up to twenty-four (24) months ("Termination Date") after the transfer of a particular developer tract in the Program to a developer.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported the design team is working to complete the drawings of pilot areas identified to implement proposed corrections to punch list items not addressed by the TxDOT contractor.

CHANGE ORDERS

Mr. Marshall reported that Change Order #71 in the amount of \$2,821.44 is for irrigation repairs due to third-party contractors' damages. Director Murphy made a motion to approve Change Order #71 in the amount of \$2,821.44 for irrigation repairs due to third-party contractors' damages. The motion was seconded by Director Goren and carried by unanimous vote.

Mr. Marshall reported that Change Order #72 in the amount of \$(-3,331.09) for the removal of an old wooden fence was credited to the contract since the installation work for a new fence was not performed by the contractor. Director Murphy made a motion to approve Change Order #72 in the amount of \$(-3,331.09) for the removal of an old wooden fence. The motion was seconded by Director Fontaine and carried by unanimous vote.

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

Mr. Marshall reported that Authority is letting the City that the lead role in negotiations with TxDOT. He reported that there may be some delay in the project due to a new administration coming in January 2024. The City will be working directly with TxDOT, however at this point TxDOT continues to ask for a commitment by December 2023.

INTERLOCAL AGREEMENT WITH CITY OF HOUSTON TO INCLUDE ADDITIONAL MIDTOWN IMPROVEMENTS ON CITY'S 72-INCH WATERLINE PROJECT ALONG TUAM, FANNIN AND HOLMAN STREET (WBS No. S-000900-0134-3)

Mr. Marshall reported that in January 2022, the Board approved the Interlocal Agreement with the City to include Midtown requested improvements on City's 72-inch waterline project along Tuam, Fannin, and Holman Streets. He reported that the City now requires approval of a change order in the amount of \$716,655.61 for the requested bicycle and pedestrian improvements prior to the contractor starting the work on the revisions. The bicycle and pedestrian improvements will be part of the implemented Houston Bike Plan recommendations along Tuam Streets including striped bike lanes between Main Street

and Caroline Street and neighborhood bikeway treatments east of Austin Street to Hamilton Street. Also included are design modifications to intersections with addition of curb extensions to shorten crossing distance to improve pedestrian safety. It is anticipated that there will be an agreement with Harris County Precinct One to provide partial funding in the amount of \$224,000.00 for construction of pedestrian and bicycle related revisions. The City will release the project once the MRA has approved this Change Order. Director Goren made a motion to approve Interlocal Agreement with City of Houston to Include Additional Midtown Improvements on City's 72-Inch Waterline Project Along Tuam, Fannin and Holman Street (WBS No. S-000900-0134-3). The motion was seconded by Director Fontaine and carried by unanimous vote.

CITY OF HOUSTON TIRZ PROGRAM UPDATE.

Mr. Marshall reported on the City's TIRZ Program, noting that this new program will assist the City in administering the TIRZs. He noted the program will have an annual assessment of debt issuance, life extension, boundaries enlargements, capital improvement programs, and budget items. Jennifer Curley with the City noted that Mr. Marshall meets with Houston Public Works for reviews of projects to ensure that the projects are consistent with City policy.

MIDTOWN PERSONNEL POLICIES AND RELATED MATTERS.

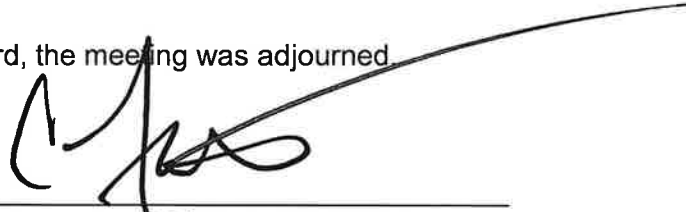
No action was taken on this matter at this time.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 1:30 p.m. to consult with its attorney pursuant to Section 551.071, Texas Government Code. The Board returned to open session at 2:23 p.m. No action was taken upon entering the open session.

ADJOURN

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



Camille Foster, Assistant. Secretary

Date 11/30/23