

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

**May 25, 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, May 25, 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 Foster, Fenz and Thomas.

In attendance were Authority staff members: Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Vernon Williams, David Thomas, Sally Adame, Cynthia Alvarado, and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Barron F. Wallace, Mary Buzak and Jeff Vaden of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Carol Harrison of IDS Engineering; Sean Haley, Algenita Davis, Linda Mitchell, Bob Bradford, Joy Fitzgerald 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; Aaron Moore of Binkley and Barfield; Lawrence Schanzmeyer of The Houston Group; John Ivey of Walter P. Moore; Kim Sims of Moors Development and Zack Martin of MCMD and Midtown resident, Scott Harbers.

Chairman Odom called the meeting to order.

**PUBLIC COMMENTS**

There were no Public Comments provided at this meeting.

**CONSENT AGENDA FOR THE AUTHORITY**

- MINUTES FOR MARCH 30, 2023.**
- MONTHLY FINANCIAL REPORTS FOR FEBRUARY, MARCH & APRIL 2023.**
- RATIFY AGREEMENT WITH THE MORTON ACCOUNTING SERVICES.**

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 Lewis. The motion was seconded by Director Goren and carried by unanimous vote.

**APPROVE INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2023.**

Melissa Morton of The Morton Accounting Services presented the Investment Report for the Quarter ending March 31, 2023. She presented an overview of the TexStar and LOGIC investment pools noting that as of May 25, 2023, the interest rate was 5.2%. She reported the average yield of all interest-bearing accounts for the 1<sup>st</sup> Quarter of 2023 was 1.527% and that the total interest earned was \$278,584.00. Director Goren made a motion to accept the Investment Report for the Quarter ending March 30, 2023. The motion was seconded by Director Murphy. Following all discussion, the motion was carried by unanimous vote.

**RESOLUTION AUTHORIZING THE MIDTOWN REDEVELOPMENT AUTHORITY TO EXPEND CERTAIN FUNDS ON BEHALF OF THE CITY OF HOUSTON (“CITY”) PURSUANT TO AND AT THE REQUEST OF THE CITY.**

Barron F. Wallace of Bracewell LLP updated the Board regarding the remaining proceeds from the sale of the 3300 Main Street property in December 2016, which are specifically required to be used for City of Houston special projects. Currently there is a balance of \$971,250 for City of Houston special projects expenditures. Director Murphy made a motion to approve the Resolution Authorizing the Midtown Redevelopment Authority to Expend Certain Funds on behalf of the City of Houston (“City”) Pursuant to and at the Request of the City. The motion was seconded by Director Goren and passed by majority vote, with five directors voting to approve the motion and Director Fontaine abstaining from the vote.

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

**Interior Design Services Work Order – Smith & Company Architects.**

Mr. Marshall reported that Smith & Company Architects presented a quote in the amount not to exceed \$71,650 for basic architectural services to design space on the third floor to be leased to Community Health Choice in the Affordable Housing Operations Center. Director Murphy made a motion to approve the interior design services work order with Smith & Company Architects in an amount not to exceed \$71,650. The motion was seconded by Director Fontaine and carried by unanimous vote.

**RECOMMENDATION FROM CCPPI AND ROBERTA F. BURROUGHS & ASSOCIATES TO MOVE FORWARD WITH AGREEMENTS FOR CONVEYANCE OF LAND TO VARIOUS NOT-FOR PROFIT AND FOR-PROFIT DEVELOPERS FOR THE CONSTRUCTION OF SINGLE-FAMILY FOR-SALE AFFORDABLE HOMES AND CONFIRMING EXECUTIVE DIRECTOR’S AUTHORIZATION TO EXECUTE SUCH AGREEMENTS ON BEHALF OF THE MIDTOWN REDEVELOPMENT AUTHORITY.**

Roberta F. Burroughs & Associates and CCPPI recommended moving forward with Agreements for Conveyance of Land to various not-for profit and for-profit developers for

the construction of 47 single-family for-sale affordable homes. She stated that the proposed developers were Boynton Houston Community Development Corporation, CR Design Build, LLC, Change Happens Community Development Corporation, MORS Development Partners, Series LLC and Herbert Stroman Foundation, Inc. Director Goren made a motion to approve the Recommendation from CCPPI and Roberta F. Burroughs & Associates to Move Forward with Agreements For Conveyance Of Land To Various Not-For Profit And For-Profit Developers For The Construction Of Single-Family For-Sale Affordable Homes And Confirming Executive Director's Authorization To Execute Such Agreements On Behalf Of The Midtown Redevelopment Authority. The motion was seconded by Director Murphy and carried by unanimous vote.

**AFFORDABLE HOUSING REPORT.**

The written Affordable Housing Report was included in the Board Packet for the May 25, 2023 meeting.

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM**

**CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI**

Mr. Marshall reported that the design team is reviewing field conditions to identify priority areas to implement proposed corrections to punch list items not addressed by the TxDOT contractor. CenterPoint Energy is currently installing Midtown decorative streetlights along the Caroline Street corridor. Future work includes cathodic protection system testing and landscape maintenance/warranty replacements along Caroline Street.

**CHANGE ORDERS**

Mr. Marshall presented:

Change Order #64 in the amount of \$720.79 for additional signage to provide access to restaurant driveways. Director Murphy made a motion to approve Change Order #64 in the amount of \$720.79 for additional signage to provide access to restaurant driveways. The motion was seconded by Director Goren and carried by unanimous vote.

Change Order #66 in the amount of \$8,610.94 for additional roadway and driveway work to accommodate deliveries at Wonton Food Corp. Director Goren made a motion to approve Change Order #66 in the amount of \$8,610.94 for additional roadway and driveway work to accommodate deliveries at Wonton Food Corp. The motion was seconded by Director Lewis and carried by unanimous vote.

Change Order #67 in the amount of \$8,953.38 for additional storm sewer work due to field conflicts at the intersection of Rosalie Street and Anita Street. Director Murphy made a motion to approve Change Order #67 in the amount of \$8,953.38 for additional storm sewer work due to field conflicts at the intersection of Rosalie

Street and Anita Street. The motion was seconded by Director Goren and carried by unanimous vote.

Change Order #68 in the amount of \$1,771.82 for the repair of newly discovered waterline in a driveway near Dennis Street. Director Fontaine made a motion to approve Change Order #68 in the amount of \$1,771.82 for the repair of a newly discovered waterline in a driveway near Dennis Street. The motion was seconded by Director Goren and carried by unanimous vote.

Change Order #69 in the amount of \$424.88 for a connection of existing roof drains at 2808 Caroline Street to new curb gutter line. Director Murphy made a motion to approve Change Order #69 in the amount of \$424.88 for a connection of existing roof drains at 2808 Caroline Street to new curb gutter line. The motion was seconded by Director Goren and carried by unanimous vote.

Change Order #70 in the amount of \$1,926.35 for additional traffic control on Pierce Street between San Jacinto Street and Caroline Street. Director Murphy made a motion to approve Change Order #70 in the amount of \$1,926.35 for additional traffic control on Pierce Street between San Jacinto and Caroline Streets. The motion was seconded by Director Goren and carried by unanimous vote.

## **MOBILITY AND PEDESTRIAN IMPROVEMENTS**

### **PROFESSIONAL SERVICES AGREEMENT – GAUGE ENGINEERING**

Mr. Marshall presented the Professional Services Agreement with Gauge Engineering LLC in the amount of \$70,000.00 for mobility and pedestrian improvements. The scope of services includes General Engineering Consultant services for mobility and pedestrian improvements, assistance with CIP projects as requested and reimbursable expenses including bi-monthly progress reports and attendance at Board meetings as necessary. Director Goren made a motion to approve the Professional Services Agreement with Gauge Engineering LLC in the amount of \$70,000.00 for mobility and pedestrian improvements. The motion was seconded by Director Lewis and carried by unanimous vote.

### **MIDTOWN PARKS AND PUBLIC SPACE MASTER PLAN.**

Mr. Marshall introduced Rebeca Leonard of Lionheart Places.

### **MASTER PLAN UPDATE PRESENTATION – LIONHEART PLACES**

Ms. Leonard with Lionheart Places gave a detailed presentation a draft of the Updated Midtown Parks and Public Spaces Master Plan. She stated that based on the input received from the Authority's community engagement efforts, including a formal survey, the Midtown community identified improved parks, greenspace and walkable streets as a high priority. The full written report was included in the Board packet for the May 25, 2023.

**HERMANN PARK BIKE PATHWAY**

**GRANT APPLICATION**

Mr. Marshall presented the preliminary Application for the Hermann Park Connectivity & Safety Improvements Project seeking a grant in the approximate amount of \$13,000,000. The Grant requires a 20% local match of up to \$2,604,904 which is to be paid by the Authority, if TxDOT selects the Project for funding. Hermann Park Conservancy is the Project Sponsor and will be fully responsible for the development, implementation, construction, maintenance, management and financing of the Project and for all non-reimbursable costs and overruns of the Project. The Project will include improvements to the Caroline Street corridor within the boundaries of the Midtown Zone. Director Goren made a motion to authorize the Executive Director to execute a Resolution Supporting Hermann Park Conservancy's Application To The Texas Department Of Transportation's 2023 Transportation Alternatives Set-Aside Call For Projects; Committing Funding Therefor; And Containing Other Provisions Related Thereto, if the Project is selected for funding. The motion was seconded by Director Lewis and carried by unanimous vote.

**EXECUTIVE SESSION**

The Board entered a closed executive session at 2:05 p.m. to consult with its attorney pursuant to Section 551.071, Texas Government Code. The Board reconvened in open session at 3:32 p.m. No action was taken upon returning to the open session.

**ADJOURN**

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

DocuSigned by:  
*Caton M. Fenz*  
EFF575A2E2F9426  
Caton Fenz, Secretary

6/30/2023  
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Date