

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

February 27, 2025

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 and via video conference on Thursday, February 27, 2025, at 12:30 p.m. The meeting agenda is attached hereto and incorporated herein. 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 LeFlore
3	Michael Lewis	8	James Gilford
4	Michael T. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present in person at the meeting location except Directors Murphy, Foster and Middleton, who were absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, Amaris Salinas, Vernon Williams, and Kayler Williams; Jaime Giraldo of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Carol Harrison of IDS Engineering; Rachel Ray of Walter P. Moore; Brandon Walwyn of the City of Houston; Algenita Davis of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Roberta Burroughs of Roberta F. Burroughs and Associates; Rebecca Leonard of Lionheart Places; Toni Jackson of The Banks Law Firm; Kia Bagha of DC Partners; Amber Honsinger of The Harris Center; and Brian Van Tubergen, a resident of the Third Ward.

In attendance via video conference were Authority staff member Sally Adame; Peggy Foreman of Burney & Foreman; Madison Walkes, Anthony Washington and Ashley Segura of Medley, Inc.; Andrew Lesmes of Lionheart Places; Chandler Snipe of the Midtown Management District; Sean Haley and Angie Gomez of CCPPI; Mike Pittman of Cushman & Wakefield; Kris Goode of Goode Technology Group; Jennifer Gribble and Lynda Guidry of Super Neighborhood #62; and three additional attendees who were not identified by first and last name.

Director Odom called the meeting to order.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA FOR THE AUTHORITY

MINUTES FOR JANUARY 30, 2025

MONTHLY FINANCIAL REPORTS FOR JANUARY 31, 2025

ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WORKSHOP

Executive Director Matt Thibodeaux presented the Consent Agenda.

Director Goren made a motion to approve the Consent Agenda as presented. The motion was seconded by Director LeFlore and carried by unanimous vote.

EXECUTIVE DIRECTOR UPDATES

Mr. Thibodeaux provided updates regarding affordable housing purchase verification letters for qualified buyers of Authority-owned lots, a recent meeting with staff from the Mayor's Office of Economic Development, prospective tenants for One Emancipation Center, and upcoming meetings with Rice on a new development project and with The Morgan Group on the re-leasing of the vacant Whole Foods space.

INVESTMENT REPORT FOR SECOND QUARTER ENDING DECEMBER 31, 2024

Melissa Morton of The Morton Accounting Services presented the investment report for the second quarter ending December 31, 2024. Director Goren made a motion to accept the investment report for the second quarter ending December 31, 2024, as presented. The motion was seconded by Director Lewis and carried by unanimous vote.

PUBLIC SAFETY

NEW PUBLIC SAFETY INITIATIVES

PARTNERSHIPS WITH THE HARRIS CENTER

Jaime Giraldo, Director of Public Safety for the Midtown Management District, provided a report on new public safety initiatives in Midtown, including a proposed partnership with The Harris Center that would pair constables with mental health professionals to engage unhoused individuals and connect them to services.

AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS

Marlon Marshall, Senior Director of Engineering and Strategic Development, provided an update on the tenant build-out for a portion of the third floor at One Emancipation Center.

CONVEYANCE OF PROPERTY TO WILLIAM A. LAWSON INSTITUTE FOR PEACE AND PROSPERITY, INC. FOR DEVELOPMENT OF A 102-UNIT AFFORDABLE HOUSING RESIDENCE FOR SENIORS

Mary Buzak of Bracewell LLP presented a grant agreement to convey five Authority-owned tracts of land on Grantwood Street in the Third Ward to the William A. Lawson Institute for Peace and Prosperity, Inc. for development of 102 units of rental housing for low-income seniors.

Toni Jackson of The Banks Law Firm answered questions from the Board about the project.

Director Goren made a motion to authorize a grant agreement with the William A. Lawson Institute for Peace and Prosperity, Inc. relating to the conveyance of five tracts of land on Grantwood Street for development of a 102-unit multi-family affordable housing development for persons 55 years of age or older. The motion was seconded by Director LeFlore. The motion carried by unanimous vote. Director Fontaine recused himself from the vote, citing his and his wife's relationship to the board of directors of the William A. Lawson Institute for Peace and Prosperity, Inc.

CAPITAL IMPROVEMENTS PROGRAM

OPERATING OF ZONE AND PROJECT FACILITIES

Mr. Marshall reported that the Authority is engaged in discussions with the Midtown Management District and the Midtown Improvement and Development Corporation regarding potential changes to current agreements between the three parties relating to maintenance and operation of public improvements and other facilities.

CAROLINE STREET RECONSTRUCTION

i. **REMEDIAL DRAINAGE PILOT PROJECT**

Mr. Marshall reported that the project is wrapping up, with some remedial landscaping to be completed on Dennis Street.

BRAZOS STREET RESCONSTRUCTION

Mr. Marhsall reported that the City of Houston is reviewing the project scope for compliance with its mobility principles.

STREET OVERLAY AND SIDEWALK PROGRAM

Mr. Marshall reported that planning efforts are ongoing for the next phase of the Authority's partnership with the City of Houston for street overlay and sidewalk improvements. The Authority is working with its consultants to identify locations for the next phase.

URBAN REDEVELOPMENT PLAN

i. DEVELOPER ENGAGEMENT WORKSHOP PRESENTATION

Rebecca Leonard of Lionheart Places provided an update regarding the urban redevelopment plan feedback that the Authority has received from stakeholders and developers and presented recommendations for potential economic development projects, programs and incentives.

PERSONNEL, COMPENSATION AND REVIEW PROCESS

No action was taken on this matter at this time.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 2:10 p.m. to confer with its attorneys and discuss the personnel, compensation and review process pursuant to Sections 551.071 and 551.074, Texas Government Code. The Board returned to open session at 2:50 p.m. No action was taken upon entering open session.

ADJOURN

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

DocuSigned by:
Camille Foster
C084C2000707420

Camille Foster, Assistant Secretary

4/3/2025

Date

AGENDA OF FEBRUARY 27, 2025

[attached]



**MIDTOWN REDEVELOPMENT AUTHORITY
and
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a joint regular meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone on Thursday, February 27, 2025, at 12:30 p.m. at 410 Pierce Street, 1st Floor Conference Room (enter at the Pierce St. and Brazos St. door) Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTFIYjI2NGYtYjI3Yi00YTVILWJkZmltNDE1Zjk4NmQ1Y2Jh%40thread.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 247 576 862 826
Passcode: GddGFQ

The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order and Introduction of Guests
2. Public Comment
3. Consent Agenda for the Midtown Reinvestment Zone
 - a. Minutes for January 30, 2025
4. Consent Agenda for the Authority
 - a. Minutes for January 30, 2025
 - b. Monthly financial reports for January 31, 2025
 - c. Annual renewal of Professional Services Agreement with Design Workshop
5. Executive Director Updates

6. Investment Report for Second Quarter ending, December 31, 2024.
7. Public Safety
 - a. New Public Safety Initiatives
 - b. Partnerships with The Harris Center
8. Affordable Housing Program
 - a. Affordable Housing Operations Campus and Related Administrative Matters
 - b. Conveyance of Property to William A. Lawson Institute for Peace and Prosperity, Inc. for Development of a 102-Unit Affordable Housing Residence for Seniors
9. Capital Improvements Program
 - a. Operating of Zone and Project Facilities
 - b. Caroline Street Reconstruction
 - i. Remedial Drainage Pilot Project
 - c. Brazos Street Reconstruction
 - d. Street Overlay and Sidewalk Program
 - e. Urban Redevelopment Plan
 - i. Developer Engagement Workshop Presentation
10. Personnel, Compensation and Review Process
11. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards to the following, as appropriate and necessary:
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
 - c. Personnel matters (Section 551.074, Texas Government Code);
 - d. Security personnel or devices (Section 551.076, Texas Government Code); and
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

12. Adjourn



Matt Thibodeaux

Executive Director MT/ks