

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

January 25, 2018

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held at the Authority’s offices in the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, January 25, 2018 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	Vacant	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present with the exception of Directors Dudley and Fenz.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Edwin Friedrichs and Rachel Rae of Walter P. Moore; Steven Spears and Alex Ramirez of Design Workshop; Mariana Rashcke of The Goodman Corporation; Jennifer Curley of the City of Houston; Vanessa Cole of Cole Klein Builders; Vernon Smith of Dominion Development; Emily Thurston of Caydon; Chileb Mims of One World Strategy Group; Grant Georgia of Navigant Consulting and Vernon Smith of Dominion Development.

Vice Chairman Goren called the meeting to order and asked the guests to introduce themselves.

It was announced that Chairman Sellingsloh had submitted his resignation from the Board of Directors for the Authority and the Tax Increment Reinvestment Zone #2 effective December 31, 2017 and that he wanted to submit his thanks to all the Board Members for their help during his term on the Board.

PUBLIC COMMENTS

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR NOVEMBER 30, 2017;**
- b. **MONTHLY FINANCIAL REPORTS FOR NOVEMBER AND DECEMBER 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR DECEMBER 2017 AND JANUARY 2018;**
- d. **AGREEMENT WITH ONE WORLD STRATEGY GROUP, LLC.**

Executive Director Matt Thibodeaux presented the various items on the consent agenda. Director Erwing made a motion to approve the consent agenda as presented. The motion was seconded by Director Castleman, which carried by unanimous vote.

GRANT AGREEMENT REVITALIZING THE BERING HOUSE – TRINITY CHURCH

This item was tabled.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. **RESOLUTION;**

Director Odom made a motion to approve the Resolution Authorizing the Authority to enter into various Real Estate Contracts for Acquisition of Certain Properties; Authorizing the Authority or its Agent to Take All Necessary Actions Regarding Same; Approving Various Findings and Other Matters Incidental to Such Contracts; and Authorizing and Committing Funds Related Thereto. The motion was seconded by Director Castleman, which carried by unanimous vote.

b. **UPDATE**

Todd Edwards reported to the Board that the property at 2002 Live Oak was currently under construction with 18 units completed of the total 31 units. Cole/Klein Builders and HBDI will begin starting the PPCCI program in the near future.

CAYDON DEVELOPMENT AGREEMENT.

Marlon Marshall provided the Board with a draft of the Caydon Development Agreement. He reported that the staff, attorneys and Caydon would be meeting in the next couple of weeks to review the draft Development Agreement. Once the document has been reviewed by all parties, staff will bring it back to the Board for review and approval.

PROPOSED DONATION OF LAND LOCATED AT LABRANCH AND ROSALIE INTERSECTION FOR USE AS PARK.

Mr. Marshall presented a proposal to donate to the Authority 17,000 square feet of land located at LaBranch and Rosalie for use as a park. The Board would like the Authority's attorneys to coordinate and discuss with the owners to determine their objective and how the Authority could best utilize the land. Director Goren will abstain from any action by the Board regarding the donation of Land located at LaBranch and Rosalie for use as a Park due to a conflict of interest.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. **PARKS AND GREENSPACE – WALTER P. MOORE/DESIGN WORKSHOP**

Marlon Marshall reported that the Midtown Park is officially open.

Mechelle Phillips reported that due to the unseasonably cold weather that Houston has seen, the Park Grand Opening, Lounge on the Lawn, has been rescheduled for April 28.

i. **MIDTOWN PARK**

1. **APPROVE GARAGE CHANGE ORDERS – CAMDEN**

Mr. Marshall presented Change Order #30 for remaining contingency/savings after project closeout of a credit of \$194,208.38. He anticipates a 30 - 45 day wrap up of the project. Director Castleman made a motion to approve Change Order #30 for a credit of \$194,208.38. The motion was seconded by Director Odom and carried by unanimous vote.

2. **APPROVE PARK CHANGE ORDERS – MILLIS**

Mr. Marshall reported on Midtown Park noting that there are no Change Orders at this time. Currently the Art Wall trim pieces are being installed so that artist Dixie Friend Gay’s mosaic piece can be installed in February.

ii. **ENTRY PORTALS**

Mr. Marshall reported that the team is currently waiting on CenterPoint connections at the Brazos location, revisions to the redesign at the Webster/Gray location and replacement light fixtures for the ones that malfunctioned due to Hurricane Harvey at the St. Joseph location.

b. **HCC CAPITAL PROJECTS - IDS ENGINEERS**

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project is officially completely closed out but the Authority is awaiting the City of Houston’s acceptance of final approval. They are asking the Authority to remove boxes from the ramp before final approval is given.

1. **APPROVE CHANGE ORDERS – SER**

No Change Orders at this time.

c. MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP

Mr. Marshall reported that work in the right of way has made a lot of progress now that METRO is allowing access to complete most of the work. The Iconic Lighting is installed and waiting to be energized.

i. APPROVE CHANGE ORDERS – SER

No Change Orders at this time.

d. CAROLINE STREET RECONSTRUCTION – ESPA/KCI

Mr. Marshall reported that staff continues to meet with the team, City of Houston and TxDOT regarding the approval of a traffic control plan (TCP). TxDOT has now agreed to allow City standards to be included in the TCP. The Design team is currently waiting on costs of the additional equipment and signage which was not included in the original bid so that the bid forms for contractor can be updated. The team has met with CenterPoint to determine which poles will need to be braced and/or relocated for conflict with underground utilities. TxDOT is responsible for management of the project and to let the construction contract. The Directors asked that letters be sent to Senator Miles, State Representative Coleman, the District Council Members and the TxDOT representative to request assistance in advancing this project more quickly.

e. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Mr. Marshall reported that The Goodman Corporation met with the City of Houston regarding Crawford and Tuam Street for potential grant funds. The City has waterline projects on these streets so the team is awaiting feedback from the City.

EMPLOYEE COMPENSATION FOR 2018.

This item was discussed in Executive Session. Upon returning to open session, Director Castleman made a motion to approve employee compensation for 2018 as recommended by Executive Director. The motion was seconded by Director Thomas and carried by unanimous vote.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARD 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 ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE).**

The Board conducted an executive session at this meeting to discuss agenda item #10 (Section 551.074, Texas Government Code).

ADJOURNMENT

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



Pamela N. Castleman, Secretary

March 29, 2018

Date