

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

March 31, 2022

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held in person at the 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002, on Thursday, March 31, 2022, 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	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Director Thomas.

In attendance were Midtown Staff members: Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, Jaime Giraldo, Mark Sullivan, Willie Larry, Amaris Salinas, Sally Adame, Jalisa Hurst Steve Smith and Cynthia Alvarado; Peggy Foreman of Burney & Foreman; Barron F. Wallace and Mary Buzak of Bracewell LLP; Algenita Davis and Linda Larry Mitchell of CCPPI; Jennifer Curley of the City of Houston; Jim Webb of The Goodman Corp.; Theola Petteway of OST/Alameda Redevelopment Authority; Jeri Brooks of One World Strategy Group; Sean Patterson of McKim & Creed; Zack Martin of MCMD; LeRon Wilson of TIRZ#25; Sarah Smith of Design WorkShop; John Ivery of Walter P. Moore; Sean Haley, Interim Executive Director of CCPPI; Adolf Celis of Goode & Company; Midtown residents Vladimir Mazuryan and Amanda Foster.

Chairman Odom called the meeting to order.

PUBLIC COMMENTS:

No public comments were given at this meeting.

CONSENT AGENDA FOR THE AUTHORITY:

- MINUTES FOR JANUARY 27, 2022;**
- MONTHLY FINANCIAL REPORTS FOR JANUARY 31, 2022;**
- INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JANUARY AND FEBRUARY 2022;**
- RATIFICATION OF BROKER AGREEMENT FOR 402 & 410 PIERCE STREET BUILDINGS.**

Executive Director Matt Thibodeaux presented the consent agenda. Director Fenz made a motion to approve the consent agenda as presented. The motion was seconded by Director Bond and carried by unanimous vote.

INVESTMENT REPORT FOR QUARTER ENDING DECEMBER 31, 2021

Mr. Thibodeaux presented the Investment Report for the Quarter ending December 31, 2021, He reported that all funds were invested in compliance with the Authority’s Investment Policy and in accordance with the investment provisions of the Public Funds Investment Act. He stated that the funds had an average yield of .097967% with total earnings of \$6,409.74. Director Murphy made a motion to approve the Investment Report for the Quarter ending December 31, 2021. The motion was seconded by Director Bond and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS;

CHANGE ORDERS;

Marlon Marshall, Director of Engineering and Construction, presented the following Charge Orders:

Change Order #30 in the amount of \$14,788.55 for an additional card reader for the main entrance to the parking garage. Director Fenz made a motion to approve Charge Order #30 in the amount of \$14,788.55 for an additional card reader for the main entrance to the parking garage. The motion was seconded by Director Murphy and carried by unanimous vote.

Change Order #31 in the amount of \$1,292.94 to install an additional garage fence panel to close a 3” gap in the east coiling grille. Director Murphy made a motion to approve Change Order #31 in the amount of \$1,292.94 to install an additional garage panel to close a 3” gap in the east coiling grille. The motion was seconded by Director Bond and carried by unanimous vote.

INTERIOR DESIGN SERVICES WORK ORDER - SMITH & COMPANY ARCHITECTS

Mr. Marshall reported that Smith & Company Architects are continuing to work on interior design with leasees. He stated that he anticipates bringing the Work Order at next month’s meeting for review and consideration.

RATIFY OPTION AGREEMENT WITH HOUSTON BUSINESS DEVELOPMENT INC. RELATING TO DEVELOPMENT OF MULTI-FAMILY AFFORDABLE HOUSING.

Peggy Foreman of Burney and Foreman reported that the MRA Board had previously approved an Option Agreement with Houston Business Development Inc. for the purchase of certain property to be developed for multi-family affordable housing project. She stated that the date to exercise the option to purchase the property expired during the Covid Pandemic, but that HBDI has asked for a new Option Agreement. She advised that Board that provided HBDI provided a written status report with supporting documentation for the project, a copy of which was included in the Board Packet. Ms. Foreman stated that HBDI represented that it has secured funding commitments for the development of the multi-family affordable housing project, completed its environmental assessment, purchased adjacent land, and was moving forward with engineering and design work for the project. She stated that the Executive Director executed a new Option Agreement on or about March 11, 2022, to allow HBDI to to meet a necessary deadline imposed by HUD. Following all discussion, Director Fenz made a motion to Ratify the Option Agreement with Houston Business Development Inc. relating to development of Multi-Family Affordable Housing. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABLE HOUSING DEVELOPMENT UPDATE.

Mr. Edwards reported that Mayberry Homes, Inc. was in the process of completing the sale to Qualified Homebuyers of four (4) of the fifteen single-family homes being constructed by Mayberry Homes, Inc. in the 3rd Ward area. He stated that the sales prices ranged from \$225,000 to \$242,000, with one home being sold for \$263,000. Additionally, he reported that Mayberry anticipates completing the sale of three (3) additional homes in the next 30 days. Mr. Edwards also reported that CCPPI is in the process of drafting an RFP to identify builders for development of approximately 50 additional homes in the 3rd Ward area and that more information would be forth coming on that project.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM:

BALDWIN PARK - WALTER P MOORE / DESIGN WORKSHOP;

Marlon Marshall reported that demolition in the existing playground area in Baldwin Park is completed and that conduit for the new electric lighting is being installed. He stated that most areas of Baldwin Park are open and available for use by the public but that use of the playground area is restricted at this time.

CHANGE ORDERS:

There were no change orders presented at this meeting.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI;

Mr. Marshall reported that the Contractor continues with work on the construction of sidewalks and intersection ramps along the Caroline Street corridors. He also reported that coordination with utility companies is continuing on the sidewalks and intersection ramps to resolve remaining conflicts with utility lines.

CHANGE ORDERS:

There were no change orders presented at this meeting.

MIDTOWN PARKS AND PUBLIC SPACES – LIONHEART PLACES;

MASTER PLAN WORK ORDER:

Mr. Marshall presented the Work Order for the Midtown Parks and Public Spaces Master Plan to be developed by by Lionheart Places in the amount of One Hundred Ninety-Nine Thousand Dollars (\$199,000.00). He reported that as part of its work, Lionheart Places will hold 5 virtual meetings with the public to assist in the development of a map to identify potential locations for additional park spaces, entry portals and streetscape improvements within the boundaries of the Authority and create a Master Plan for Midtown Parks and Public Spaces. Director Fenz made a motion to approve the Work Order for the Midtown Parks and Public Spaces Master Plan with Lionheart Places in the amount of One Hundred Ninety-Nine Thousand Dollars (\$199,000.00). The motion was seconded by Director Bond and carried by unanimous vote.

FTA GRANT MANAGEMENT – THE GOODMAN CORPORATION;

SAFE STREETS AND ROADS FOR ALL WORK ORDER.

Mr. Marshall presented a Work Order for The Goodman Corporation in the amount of One Hundred Thirty-Five Thousand Dollars (\$135,000.00) for to identify, develop, and document all of the necessary information for eligible projects for submission through this and many other federally-sourced grant programs for Safe Streets and Roads for All. Director Murphy made a motion to approve Work Order for The Goodman Corporation in the amount of One Hundred Thirty-Five Thousand Dollars (\$135,000.00) for to identify, develop, and document all of the necessary information for eligible projects for submission through this and many other federally-sourced grant programs for Safe Streets and Roads for All. The motion was seconded by Director Middleton and carried by unanimous vote.

EXECUTIVE SESSION

The Board entered into a closed executive session at 1:04 PM during this meeting to discuss the purchase, exchange, lease or value of real property under Section 551.072, of the Texas Government Code. No action was taken upon the return to open Session at 1:41PM.

ADJOURN

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

DocuSigned by:

Caton M. Fenz

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Caton Fenz, Assistant Secretary

5/26/2022

Date