

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

April 4, 2018

A special meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held at the Authority’s offices in the 3rd floor conference room of the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Wednesday, April 4, 2018 at 8:30 a.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 Director Erwing.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Cynthia Alvarado, Michelle Ashton, Mark Sullivan, and Jalisa Hurst of Midtown; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney and Foreman; Roberta Burroughs, Algenita Davis, Angie Gomez & Kathryn Turner of CCPPI; Jennifer Curley with the City of Houston; and Pastor Rudy Rasmus, Marcus Thomas and Sharron Washington of Temenos CDC.

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

PUBLIC COMMENTS

There were no public comments.

FISCAL YEAR 2019 BUDGET PRIORITIES.

Executive Director Matt Thibodeaux reported that the staff was currently working to prioritize capital projects for the fiscal year 2019 budget using the current draft of the Midtown Strategic Plan as a guide. Marlon Marshall reported that the staff was working closely with City Representatives to receive input on the Midtown Strategic Plan, Brazos Street improvements with bike lane connections, and drainage issues in and around Baldwin Park. The staff is also working with City Representatives regarding the Pierce Elevated Highway and the I59 CAP Park. The staff and consultants are exploring whether there is any available funding from Rebuild Houston and/or Hurricane Harvey Relief funds to help address drainage issues in Midtown.

CAYDON DEVELOPMENT AGREEMENT

Barron Wallace reported that a draft Development Agreement has been sent to Caydon and that he is awaiting comments from Caydon.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. CCPPI UPDATE ON PHASE III AND RELATED MATTERS;

Director Fenz reminded the Board that Phases I and II of the Grant Agreement with Center for Civic & Public Policy Improvement (CCPPI) have been completed. Todd Edwards gave a brief summary of the written report provided by CCPPI regarding the Planning and Development Grant Agreement (Phase III). Director Fenz addressed the next steps to be taken and the request to amend the Planning and Development Grant Agreement (Phase III) in order to provide funding through the end of fiscal year 2018 in an amount not to exceed \$500,000.00. Director Odom made a motion to amend the Planning and Development Grant Agreement with CCPPI for Phase III in an amount not to exceed \$500,000.00. The motion was seconded by Director Dudley. Following all discussion, the motion carried by unanimous vote.

b. TEMENOS CDC GRANT PROPOSAL FOR PERMANENT SUPPORTIVE HOUSING FOR HOMELESS.

Todd Edwards presented a request from Temenos CDC for a Grant in the amount of \$300,000.00 to complete Temenos III, a multi-unit permanent supportive housing project designed to serve the chronically homeless and experiencing chronic inebriation. The funding would allow Temenos CDC to move forward with its plans to develop 15 new affordable rental units in Midtown. Pastor Rasmus and his Team made a presentation regarding the project and provided information regarding the case management and support services to be provided. Director Thomas made a motion to authorize staff and attorneys to draft a Grant Agreement with Temenos CDC in an amount not to exceed \$300,000.00. The motion was seconded by Director Fenz. Following all discussion, the motion 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 did not conduct an executive session at this meeting.

ADJOURNMENT

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



Pamela N. Castleman, Secretary



Date