

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

**April 13, 2017**

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 Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, April 13, 2017 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	Robert D. Sellingsloh	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 Thomas.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Cynthia Alvarado, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Carol Harrison and Patricia Bond of IDS Engineering Group; Bryan Lozano and Rachel Ray of Walter P. Moore; Jennifer Curley of the City of Houston; Stephen Spears and Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Donnie Arbeau of The Goodman Corporation; Eoles Whittaker of State Representative Coleman’s Office; Theola Petteway and Oletha Jacobs of TIRZ #7; Anxes Wagner of Council Members Boykin’s Office; Rodney Jones of TIRZ #26; Vanessa Cole and Harry Klein of Cole/Klein Builders; Lance Davis of Davis Holdings LP and James Honey, Cynthia Aceves-Lewis, James Holston, Thomas Wang, Chris Shirazy, Eric Botts, and Randy Roman, Midtown Residents.

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

**PUBLIC COMMENTS**

Thomas Wang presented a petition of Midtown residents requesting enlargement of an 18” drainage pipe to alleviate recent flooding on Chenevert Street between Elgin and Tuam Streets. Marlon Marshall responded that there is a capital project in Midtown’s fiscal year 2018 budget that would help address this issue as well as a City of Houston lower Westheimer project. Midtown and the City are working together to kick off the projects.

Cynthia Aceves-Lewis reported to the Directors that there is a high traffic pedestrian crossing at Fannin and San Jacinto that she would like to have reviewed for safety.

## **CONSENT AGENDA FOR THE AUTHORITY:**

- a. **Minutes for March 9, 2017;**
- b. **Monthly financial reports for February & March 2017;**
- c. **Invoices from Trustee and Operating Accounts for March & April 2017;**
- d. **Annual renewal of Professional Service Agreement with Design Workshop.**

Matt Thibodeaux, Executive Director, presented the various items of the consent agenda. Director Castleman made a motion to approve the consent agenda items a. through d. The motion was seconded by Director Goren, which carried by unanimous vote.

## **Cultural Facility Grant Request/Agreement**

- a. **Asia Society Grant Request**

Mr. Thibodeaux presented the request from Asia Society for a \$21,000 grant for capital improvements. Mr. Thibodeaux will continue to evaluate the project.

- b. **Interfaith Ministries Grant Request**

Mr. Thibodeaux presented the Interfaith Ministries Grant request to the Directors for a Plaza at their facility. Mr. Thibodeaux will contact the group to further discuss their project.

- c. **Museum of Fine Arts Houston Grant Agreement**

Marlon Marshall presented the grant request from the Museum of Fine Arts Houston for the replacement of a waterline and a plaza water jetted fountain in the amount of \$1,675,654. The Authority would reimburse the Museum for its work completed out of the fiscal year 2020 budget. Following all discussions, Director Castleman made a motion to approve entering into a Grant Agreement with the Museum of Fine Arts Houston for the replacement of a waterline and a plaza water jetted fountain in the amount of \$1,675,654. The motion was seconded by Director Goren and carried by unanimous vote.

## **MIDTOWN AFFORDABLE HOUSING PROGRAM**

- a. **REAL ESTATE RESOLUTION**

No motion was presented at this meeting.

- b. **Agreement with Cole/Klein Builders for affordable housing**

Todd Edwards introduced Harry Klein and Vanessa Cole of Cole/Klein Builders. Mr. Edwards reported that Cole/Klein Builders are currently working with the City of Houston in the Sunnyside area. They construct affordable homes in the \$140,000 - \$160,000 price range. Mr. Edwards reports that Midtown has the need for that price

home in their affordable housing program and would like to have the Directors enter into an agreement with Klein/Cole Builders to construct this type of home. Following all discussions, Director Odom made a motion to engage Midtown's attorneys to negotiate an Agreement with Cole/Klein builders and to bring the Agreement back to the Board for final review. The motion was seconded by Director Fenz, which carried by unanimous vote.

c. **UPDATE ON AFFORDABLE HOUSING PROGRAM**

No report was given at this meeting.

**MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

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

i. **MIDTOWN PARK**

Marlon Marshall reported that the Midtown Garage was open for daily operations with WinPark as manager. He announced a hard hat tour would be given on May 10 for anyone who wishes to attend.

**APPROVE GARAGE CHANGE ORDERS – CAMDEN**

Mr. Marshall reported on Change Order #25 in the amount of \$10,120.27 to modify bollard, railing, signage and lighting per the architect and City of Houston during the substantial completion and TCO inspection, and Change Order #26 in the amount of \$798.00 for adjustment to door handles at store front during inspection.

Director Castleman made a motion to approve Change Orders #25 & 26 in the amounts of \$10,120.27 & \$798.00, respectively. The motion was seconded by Director Goren which carried by unanimous vote.

**ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION MANAGEMENT AND INSPECTION (GARAGE) – TLC ENGINEERING**

Director Odom made a motion to approve an Additional Services Request for Construction Management and Inspection (Garage) from TLC Engineering in the amount of \$38,640.00. The motion was seconded by Director Erwing which carried by unanimous vote.

**APPROVE PARK CHANGE ORDERS – MILLIS**

Mr. Marshall reported that the Midtown Park contractor was back onsite and will be finishing the remaining work on the Park and anticipates completion in mid-June 2017. Mr. Marshall presented Change Order #15 for design modifications and to landscaping rain fountain layout, fountain link seals, McGowen St. utilities, dog park and pavilion electrical plans in the amount of

\$130,420.91. Director Castleman made a motion to approve Change Order #15 in the amount of \$130,420.91 for modifications. The motion was seconded by Director Dudley, which carried by unanimous vote.

ii. **ENTRY PORTALS**

Mr. Marshall reported that the construction at the Bagby Street Entry Portal is wrapping up. The other portals are delayed due to water meter installations.

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

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project is completed and they are working through the punch list.

1. **APPROVE CHANGE ORDERS – SER**

Director Erwing made a motion to approve Change Order #8 in the amount of \$10,036.40 for traffic signal control cabinet. The motion was seconded by Director Fenz, which carried by unanimous vote.

2. **ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION MANAGEMENT AND INSPECTION – TLC ENGINEERING**

Director Erwing made a motion to approve additional service request for construction management and inspection with TLC Engineering in the amount of \$98,147.59. The motion was seconded by Director Goren which carried by unanimous vote.

d. **MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP**

Mr. Marshall reported that the contractor is working to demolish and install sidewalks on the eastern block faces between Francis and Rosalie.

i. **APPROVE CHANGE ORDERS - SER**

There are no Change Orders at this time.

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

Mr. Marshall reported that TxDot had received 6 bids on April 4<sup>th</sup> and will award a contract in May, and that construction is anticipated to begin in late Spring or Fall 2017.

f. **FTA GRANT PROGRAM – THE GOODMAN CORPORATION**

No issues to report at this time.

g. MWDBE Compliance Contract - A.O. Phillips & Associates

Mr. Thibeaux reported that due to the time-consuming and challenging nature of tracking MWDBE compliance for each project the Authority participates in with the City of Houston and the Federal Transit Administration, the Authority is considering hiring a consultant to assist with this task. The Authority currently has a policy to provide good faith efforts in hiring MWDBE and has met or beat the City's and FTA's requirements. The Directors asked to have the item discussed further at the next meeting.

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 conducted 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

6/1/17

\_\_\_\_\_  
Date