

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

**April 26, 2012**

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, Third Floor Conference Room, Houston, Texas 77002, on Thursday, April 26, 2012 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	William J. Taylor, III	6	Abe Goren
2	Doug Erwing	7	Billy Briscoe
3	Robert D. Sellingsloh	8	Giovanni Gariby
4	Pamela Tran Park	9	Michelle A. Clayton Collier
5	Derrick M. Mitchell		

and all of the above were present.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; Phillip Franshaw, consultant for the Authority; Cynthia Alvarado of the Midtown Management District; Barron F. Wallace and Shawn W. Cloonan of Bracewell & Giuliani LLP; Mary Clarke and Jennifer Curly of the City of Houston, Texas (the "City"); Peggy Foreman of Burney & Foreman; Heather Guillen of Walter P. Moore Engineers; Patricia Frayre of Pate Engineers; Steven Spears of Design Workshop; and Stephen Atwell of Chase Bank.

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

**CONSENT AGENDA FOR THE AUTHORITY**

- a. **MINUTES OF THE AUTHORITY FOR MARCH 29, 2012.**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR MARCH 2012.**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR APRIL 2012.**

Executive Director Thibodeaux presented the consent agenda. Director Collier made a motion to approve the consent agenda items a through c. The motion was seconded by Director Tranpark and carried by unanimous vote.

## **FISCAL YEAR 2013 BUDGET**

Executive Director Thibodeaux presented the proposed Fiscal Year 2013 Budget. Director Mitchell made a motion to approve the Fiscal Year 2013 Budget. Director Tranpark seconded the motion, which carried by unanimous vote.

## **MIDTOWN AFFORDABLE HOUSING PROGRAM.**

a. **RESOLUTION AUTHORIZING AND RATIFYING ENTERING INTO CERTAIN REAL ESTATE CONTRACTS AND THE ACQUISITION OF CERTAIN PROPERTIES BY THE AUTHORITY.**

Director Gariby made a motion to approve the above-captioned resolution. The motion was seconded by Director Goren and carried by unanimous vote.

b. **AFFORDABLE HOUSING PILOT PROJECT PHASE II.**

i. **AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

Barron F. Wallace of Bracewell & Giuliani LLP presented a final form of the Amended and Restated Development Agreement with Row House Community Development Corporation (the "Development Agreement"). Director Tranpark made a motion to approve the final form of the Development Agreement. The motion was seconded by Director Erwing. Director Mitchell abstained. The vote was 8 For, 0 Against and 1 Abstained. Motion carries.

ii. Executive Director Thibodeaux thanked Todd Edwards of the Authority for assisting the Permitting Department of the City in extending the expiration date on the existing permit for the Pilot Project with Row House CDC that had lapsed and saving Midtown approximately \$22,000 in new permitting fees.

c. **ONGOING AFFORDABLE HOUSING PROJECTS.**

Mr. Edwards updated the Board on existing projects.

## **MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

a. **BAGBY STREET RECONSTRUCTION – WALTER P. MOORE.**

Marlon Marshall reported the construction for the Bagby Street Reconstruction Project was going well and on schedule.

**b. PARKS AND GREENSPACE – WALTER P. MOORE**

Mr. Marshall reported that a public community meeting was held to present the Baldwin Park conceptual site plan and improvements for comments. The meeting was well attended and feedback from the community has been incorporated into the plan. Glover Park construction will occur at the same time as Baldwin Park.

**i. BALDWIN PARK – DESIGN WORK ORDER**

Steven Spears of Design Workshop presented a conceptual design for Baldwin Park. Director Goren made a motion to approve the Design Work Order for Baldwin Park in the amount not to exceed \$74,035. The motion was seconded by Director Tranpark, which carried by unanimous vote.

**c. GRAY STREET PEDESTRIAN ENHANCEMENTS – CLARK CONDON ASSOCIATES.**

Mr. Marshall reported that a construction meeting was held with Arriba Construction and Notice to Proceed will be issued in a couple of weeks.

**d. HCC CAPITAL PROJECTS - PATE ENGINEERS.**

Mr. Marshall reported the construction team continues to work with the City on the design of the entry plazas on Holman Street. Alabama Street is still on hold pending the City's resolution of the construction on a 60" water line.

**e. CAROLINE STREET IMPROVEMENTS**

Mr. Marshall reported that since he and Executive Director Thibodeaux had met with Texas Department of Transportation to discuss the project design, the City's Bike Path Coordinator has contacted them and is interested in discussing some new ideas for the Caroline Street Improvement Project.

**f. FTA GRANT - GOODMAN CORPORATION.**

No report given.

**STRATEGIC MIDTOWN PARKING AND DEVELOPMENT UPDATE AND RELATED REAL ESTATE ACQUISITIONS.**

Board conducted an executive session to discuss related real estate matters. Following all discussion the Board then reconvened into open session and no actions were taken.

**HMAAC FORBEARANCE REPORT.**

Barron F. Wallace of Bracewell & Giuliani LLP reported that Midtown had received a report from HMAAC pursuant to the existing Forebearance Agreement and additional information would be provided pursuant to its terms.

**WITH RESPECT TO THE FOREGOING AGENDA ITEMS, 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 ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE)**

The Board conducted an executive session to discuss Item 7 pursuant to Section 551.072, Texas Government Code. The Board then reconvened into open session, however, no action was taken.

**ADJOURNMENT**

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



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Pamela Tranpark, Secretary

5/31/12

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Date