

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

April 26, 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, April 26, 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, Thomas and Castleman.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Clark Lord of Bracewell, LLP; Peggy Foreman of Burney and Foreman; Erwin Friedrichs and Rachel Rae of Walter P. Moore; Tim Buscha of IDS Engineering; Jim Webb of The Goodman Corporation; Jackie Swindle of Houston Community College Central Campus; Roberto Burroughs, Algenita Davis, Angie Gomez & Bob Bradford of CCPPI; Jennifer Curley of the City of Houston; Greg Johnson of FCM Engineering; Desmond Taylor of One World; and Dan Barnum and Jen Shaw, Midtown Resident.

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

PUBLIC COMMENTS

Dan Barnum, a Midtown resident, thanked the Board for the improvements and maintenance at the Elizabeth Glover Park Dog Park. He stated that the “people portion” of the Park still requires some work. Mr. Barnum stated that he is excited about the new Innovation Hub being installed in the old Sears building.

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR MARCH 29 AND APRIL 4, 2018;**
- b. **MONTHLY FINANCIAL REPORTS FOR MARCH 2018;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR APRIL 2018;**

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

INVESTMENT REPORT FOR QUARTER ENDING March 31, 2018.

Executive Director Matt Thibodeaux presented the Investment Report for the Quarter ending March 31, 2018. He reported that the Authority had earnings of \$148,718.16 for the first quarter of 2018. Director Erwing made a motion to accept the Investment Report for the Quarter ending March 31, 2018. The motion was seconded by Director Fenz and passed with a unanimous vote.

MASTERTON ADVISORS CONTRACT

Mr. Thibodeaux advised the Board that he executed an interim Engagement Letter with Masterson Advisors to act as Municipal Advisors and to provide certain usual and customary financial advisory services as requested by the Authority. He stated that the interim contract amount is not to exceed \$10,000.00.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. RESOLUTION;

Director Fenz made a motion to approve the Resolution Ratifying the Acquisition of Certain Properties. The motion was seconded by Director Odom and carried by unanimous vote.

b. UPDATE ON CCPPI OPERATIONS CENTER AND RELATED ISSUES;

Todd Edwards reported that staff and the CCPPI team met with attorneys to discuss financing issues and how to further develop the comprehensive plan working with for profit and not for profit developers.

c. UPDATE.

Mr. Edwards advised the Board that the Authority recently sold another 5 lots to Mayberry Homes, Inc. for the construction of 5 more affordable single family homes. He stated that the staff and attorneys are currently working with Cole Klein Builders, LLC. to complete the sale of 5 lots for construction of 5 affordable single family homes.

PROPOSED DONATION OF LAND FOR USE AS PARK.

No report given at this meeting.

CAYDON DEVELOPMENT AGREEMENT.

No report given at this meeting.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

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

Marlon Marshall reported that Camden is actively leasing units at the apartment complex adjacent to Midtown Park and that some residents have moved in to the apartment units. The Camden project is anticipated to be completed in late summer. He also reported that Camden is beginning equipment removal from their mobilization area in the Front 90.

i. MIDTOWN PARK

1. APPROVE GARAGE CHANGE ORDERS – CAMDEN

Mr. Marshall stated that there were no change orders at this time.

2. APPROVE PARK CHANGE ORDERS – MILLIS

Mr. Marshall reported that there were catenary lighting and pole modifications required for the artwork being installed at the Front 90 fountain resulting in Charge Order #26 in the amount of \$10,601.20. Director Odom made a motion to approve Change Order #26 for catenary lighting and pole modifications required for the artwork at the Front 90 fountain in the amount of \$10,601.20. The motion was seconded by Director Fenz and carried by unanimous vote.

Mr. Marshall presented Change Order #27 for expansion joint design modification; irrigation backflow cage; adding toggle light switches in fountain rooms; PVC plugs for future restaurant building; kiosk foundation rebar; credit for steel edge waterproofing; and Pavilion east stair temporary modification in the total amount of \$14,009.85. Director Fenz made a motion to approve Change Order #27 in the amount of \$14,009.85. The motion was seconded by Director Odom and carried by unanimous vote.

3. MIDTOWN PARK EVENT NOTICE

Mechelle Phillips of the Midtown Parks Conservancy reported on the “Lounge on the Lawn” event which will be held on Saturday, April 28th in Midtown Park. Ms. Phillips stated that the All Day Event would include food trucks, lawn games, park tours and demonstrations, a performance by the Ensemble Theatre, Main Street Theater and MET Dance along with Live Bands, Galaxy Gazing by the Houston Astronomical Society, and a Silent Party. She noted that the artists for the Mosaic Artwork and playground art would be in attendance to present their artworks and answer questions. A short Acknowledgement and Awards Program would take place at 2:00 p.m. with a formal recognition of Camden Property Trust and Reliant Energy, as major donors to the Midtown Park, the artists who designed and installed the public artwork, Board Members of

participating Midtown organizations. She also announced that the, Best of Midtown Awards would be presented to local Midtown businesses..

ii. ENTRY PORTALS

Mr. Marshall reported that the team participated in a substantial completion walk through for two of the Entry Portals and identified work needed to complete the projects., He also reported that the Freeman’s Town organization had contracted Midtown and the City of Houston to express concerns regarding the work on the Entry Portal located at Gray and _____.

APPROVE CHANGE ORDERS – B & D CONTRACTORS

Mr. Marshall stated that there were no change orders to be presented at this time.

b. HCC CAPITAL PROJECTS - IDS ENGINEERS

i. HOLMAN STREET PEDESTRIAN ENHANCEMENTS

Mr. Marshall reported that the Holman Street project should be completely closed out within the next 30 days.

1. APPROVE CHANGE ORDERS – SER

Mr. Marshall stated that there were no change orders to be presented at this time.

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

Mr. Marshall reported that the iconic decorative lighting had been connected to electricity but proved to have a faulty part and that the contractors are awaiting the replacement parts. He further reported that Staff and contractors are continuing to work with representatives of Isabella Court regarding right-of-way issues.

i. APPROVE CHANGE ORDERS – SER

There were no change orders presented at this meeting.

d. CAROLINE STREET RECONSTRUCTION – ESPA/KCI

Mr. Marshall reported that construction is scheduled to begin in May 2018, pending the City of Houston’s approval of the Traffic Control Plan submitted by TxDOT.

e. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Jim Webb with The Goodman Corporation reported that they were working to complete the final draw down of Federal Transit Administration (FTA) Grant Funds for the Main Street Project in the amount of \$1.5 million. He stated that The Goodman Corporation continues

to research new grant funding opportunities for Midtown with the FTA and the Economic Development Administration (EDA).

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).**

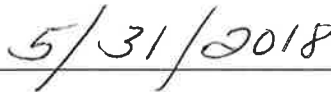
The Board did not conduct an executive session at this meeting.

ADJOURNMENT

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



Pamela N. Castleman, Secretary



Date