

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

**May 28, 2020**

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held via video and telephonic conference call on Thursday, May 28, 2020 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	Gayle Fortson	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Theresa Gilmore and Marlon Marshall; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Argentia Davis of CCPPI; Edwin Friedrichs of Walter P. Moore; Carol Harrison of IDS Engineering; Barry Goodman of The Goodman Corporation; Theola Petteway of the OST/Alameda Corridors Redevelopment Authority; Zack Martin of Martin Construction Management & Designs, LLC; Peter Freedman of Agape Homes CDC; Acie Phillips of A.O. Phillips and Keith Kiven of TKG. There were 29 attendees on the call; one (1) of the attendees failed to introduce themselves and therefore their identity was unknown.

Chairman Odom called the meeting to order and welcomed the guests. He announced that the meeting was being recorded and stated that "In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda."

**PUBLIC COMMENTS:**

There were no public comments presented at this meeting.

**CONSENT AGENDA FOR THE AUTHORITY:**

**MINUTES FOR APRIL 30, 2020;**

**MONTHLY FINANCIAL REPORTS FOR APRIL 30, 2020;**

**INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR MAY 2020.**

Executive Director Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda as presented. The motion was seconded by Director Fortson and carried by unanimous vote. Due to a recording error, this item was re-presented at the end of the meeting. Director Goren again made a motion to approve the consent agenda. The motion was seconded by Director Fortson and carried by unanimous vote.

### **FY21 Budget**

Kandi Schramm, Administrative Manager presented the proposed FY21 Budget. Ms. Schramm provided a summary of revenues, administrative expenses and transfers to the City of Houston from tax increment. Marlon Marshall presented the capital improvements section of the proposed FY21 Budget. Director Fenz made a motion to approve the FY21 Budget. The motion was seconded by Director Fortson. Following all discussion, the motion carried by unanimous vote.

### **MIDTOWN AFFORDABLE HOUSING PROGRAM:**

#### **AFFORDABLE HOUSING OPERATIONS CENTER:**

Marlon Marshall reported that construction of the affordable housing operations center continued to move forward according to schedule, the framing for the affordable housing apartments was underway and construction of the parking garage has begun.

#### **CHANGE ORDERS**

Mr. Marshall presented a Change Order in the amount of \$389,523.00 for expenses related to flex facade, new art lighting and framing for a back lit design for artwork on the garage wall. Director Fenz made a motion to approve Change Order in the amount of \$389,523.00 for expenses related to flex facade, new art lighting and framing for a back lit design. The motion was seconded by Director Fortson. Following all discussion, the motion carried by unanimous vote.

### **GRANT AGREEMENT WITH AGAPE HOMES CDC.**

Peggy Foreman of Burney & Foreman presented a Resolution authorizing a Grant Agreement with Agape Homes CDC for 4 tracts of vacant land in the OST/South Union area. Ms. Foreman summarized the terms of the Grant Agreement pursuant to which Agape Homes CDC would construct 4 new affordable single family homes on the 4 tracts of vacant land. She stated that Agape Homes CDC owns other vacant land in the area and has a long-term goal of constructing 75 new homes in the OST/South Union area with approximately 50% being affordable. Director Goren made a motion to approve the Resolution Authorizing the Authority or its Agent to enter into a Grant Agreement with Agape Homes CDC providing for the Conveyance and Development of Certain Properties in Accordance with the terms of such agreement; and Authorizing the Authority or its Agent to take all necessary actions regarding same. The motion was seconded by Director Fenz and carried by unanimous vote.

### **DEVELOPMENT AND PURCHASE AGREEMENT WITH MAYBERRY HOMES, INC. AFFORDABLE HOUSING DEVELOPMENT UPDATE.**

Ms. Foreman presented a Resolution Authorizing the Authority to enter into a Mayberry Homes, Inc. Development and Purchase Agreement for 15 lots in the northeast Third Ward. Director Goren made a motion to approve the Resolution Authorizing entering into a Development and Purchase Agreement with Mayberry Homes, Inc. and providing for the Conveyance and Development of Certain Properties in accordance with the terms of such agreement; and Authorizing the Authority or its Agent to take all necessary actions regarding same. The motion was seconded by Director Foster and carried by unanimous vote.

### **AFFORDABLE HOUSING DEVELOPMENT UPDATE.**

Todd Edwards stated that there was not an update report for this month. Mr. Edwards thanked Marlon Marshall and Zack Martin for their ongoing work on the Affordable Housing Operations Center

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:**

**PARKS AND GREENSPACE - WALTER P MOORE / DESIGN WORKSHOP**

**MIDTOWN PARK**

Mr. Marshall reported that plans for design and construction of a food hall on the Front 90 section have been placed on hold. He stated that the staff and consultants are gathering information and looking at various options for the site in light of the impact of Covid-19 on the restaurant industry in Houston.

**CHANGE ORDERS – MILLIS**

There were no changes orders presented for Midtown Park at this meeting.

**BAGBY PARK – STORAGE AND RENOVATIONS**

Mr. Marshall reported that the canopy cover for the stage at Bagby Park has been completed and the team is waiting on the lighting to complete the stage renovations. He stated that the plans for the storage building and restrooms are still being reviewed by the City of Houston permitting office and that there have been delays because of Covid-19. Mr. Marshall announced that the kiosk tenant, La Calle, has decided to move forward with modifications to the kiosk as a single story restaurant with patio and anticipates opening in the fall of 2020.

**CHANGE ORDERS**

There were no changes orders presented for Bagby Park at this meeting.

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

Mr. Marshall reported that the Caroline Street Reconstruction project is moving forward at a faster pace and that the anticipated completion date is March 2021.

**CHANGE ORDERS**

Mr. Marshall presented several Change Orders for the Caroline Street Reconstruction project, #'s 20, 24, 25 30 & 34.

Change Order #20 in the amount of \$48,079.94 is for additional waterline connections on Tuam Street. Director Goren made a motion to approve Change Order #20 in the amount of \$48,079.94 for additional waterline connections on Tuam Street. The motion was seconded by Director Fortson and carried by unanimous vote.

Change Order #24 in the amount of \$46,934.02 for storm sewer repairs/replacement of unforeseen utilities encountered on Dennis Street during storm sewer installation. . Director Goren made a motion to approve Change Order #24 in the amount of \$46,934.02 for storm sewer repairs/replacement of unforeseen utilities encountered on Dennis Street during storm sewer installation. The motion was seconded by Director Foster and carried by unanimous vote.

Change Order #25 in the amount of \$65,681.24 for storm sewer repair/replacement of unforeseen utilities encountered on Tuam Street during storm sewer installatio . Director Goren made a motion to approve Change Order #25 in the amount of \$65,681.24 for storm sewer

repair/replacement of unforeseen utilities encountered on Tuam Street during storm sewer installatio . The motion was seconded by Director Fortson and carried by unanimous vote.

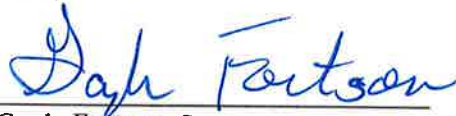
Change Order #30 in the amount of \$14,620.02 for removal and storage of historical bricks from Webster Street as requested by the City of Houston. Director Goren made a motion to approve Change Order #30 in the amount of \$14,620.02 for removal and storage of historical bricks from Webster Street as requested by the City of Houston. The motion was seconded by Director Foster and carried by unanimous vote.

Change Order #34 in the amount of \$3,385.78 for connection of an 8" sanitary line which was not shown on the construction plans. Director Goren made a motion to approve Change Order #34 in the amount of \$3,385.78 for connection of an 8" sanitary line which was not shown on the construction plans. The motion was seconded by Director Foster and carried by unanimous vote.

**FTA GRANT PROGRAM - THE GOODMAN CORPORATION.**

Barry Goodman of the Goodman Corporation provided background information regarding efforts to negotiate the relocation of the Greyhound Bus Station out of Midtown. Mr. Goodman stated that he has engaged in discussions with the City of Houston, First Group (the parent company for the Greyhound Bus Station) and TxDOT. He stated that it is his understanding that First Group is open to relocating the Greyhound Bus Station property from Midtown. Mr. Goodman recommends continued monitoring of activity regarding Greyhound Bus Station and, continued discussions with Harris County and the City of Houston regarding potential incentives for relocation of the Greyhound Bus Station, and reissuance of an RFQ/P related to redevelopment of the site.

There being no further business, the meeting was adjourned.



Gayle Fortson, Secretary

Date

