

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

May 31, 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, May 31, 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 with the exception of Directors Sellingsloh and Erwing.

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; Carmilo Daza of Walter P. Moore Engineers; Steven Spears of Design Workshop; Jesse Morgan and Grant Wiley, Jr. of ESPA Corp; Janet Goren and Derek Pershing of Wilson, Cribbs & Goren, P.C.; Bryan Brown of The Goodman Corporation; Mathew Knowles, Ames Willis and John Cawley of Music World; Tim Buelu of IDS Engineer Group; Cheryl Parker of Row House CDC; Tammy LeBlanc of Mason Partners and Tom Bauer a guest.

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

CONSENT AGENDA FOR THE AUTHORITY

- a. **MINUTES OF THE AUTHORITY FOR APRIL 26, 2012.**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR APRIL 2012.**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR MAY 2012.**
- d. **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALTER P MOORE.**

Executive Director Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda items a through d. The motion was seconded by Director Gariby and carried by unanimous vote. Director Mitchell abstained from vote.

CONFLICTS OF INTEREST/ETHICS PRESENTATION

Barron F. Wallace of Bracewell & Giuliani LLP handed out a presentation regarding Conflicts of Interest/Ethics pursuant to state law and asked the directors to review and direct any questions regarding same to him.

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

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

Todd Edwards reported that 3 bids had been received for construction of the Affordable Housing Pilot Project Phase II (the "Phase II"). The lowest bidder, Journeymen Construction has withdrawn their bid. Catama Builders Ltd., who constructed the Affordable Housing Pilot Project Phase I was the second lowest bid at a cost of \$2,100,000.00. Staff recommends Catama Builders to construct Phase II. Director Gariby made a motion to accept the bid by Catama Builders Ltd. in the amount of \$2,100,000.00 and authorize attorneys to begin to draft contract. The motion was seconded by Director Goren. Director Mitchell abstained. The vote was 6 For, 0 Against and 1 Abstained. Motion carries.

c. **ONGOING AFFORDABLE HOUSING PROJECTS.**

Mr. Edwards updated the Board on existing projects and purchase of properties. Mr. Thibodeaux reported that staff had been contacted by ReWard Third Ward CDC regarding assistance with a multi-family unit project that they have been constructing in Third Ward.

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. He noted that the contractor had encountered contaminated soil but that it appeared to be contained in a small area. The contractor is reviewing with the proper officials.

b. PARKS AND GREENSPACE – WALTER P. MOORE

Mr. Marshall reported that the design team is working to update the site plan based on comments received from the City. It is anticipated that Glover and Baldwin Park will both begin construction in the 4th quarter of this year. Site plans for the Midtown Park and kiosk have been submitted to the City for permitting. The Design team continues to meet with staff to review design plans for Super Block Park and parking garage. The Design team will update the Board at the July meeting.

c. GRAY STREET PEDESTRIAN ENHANCEMENTS – CLARK CONDON ASSOCIATES.

Mr. Marshall reported that a construction meeting was held with Arriba Construction to finalize required documentation. Construction is expected to begin later next month.

d. HCC CAPITAL PROJECTS - PATE ENGINEERS.

i. Holman Street - HCC Design Services Change Order

Director Tranpark made a motion to approve a change order in the amount of \$81,815 for survey work and project changes to maintain consistency though out the entire project. The motion was seconded by Director Briscoe, which carried by unanimous vote.

e. CAROLINE STREET IMPROVEMENTS

Mr. Marshall reported that staff and consultants have met with TxDOT and the City to receive comments and based on those comments the Design team has updated the design and is awaiting approval.

f. FTA GRANT – GOODMAN COPORATION

Executive Director Thibodeaux reported that The Goodman Corporation will be presenting an amended contract for grant submissions. Additionally, a Call For Projects indentifying projects would take place this week.

g. MIDTOWN PARKING AND DEVELOPMENT AND RELATED REAL ESTATE ACQUISITIONS.

Board conducted an executive session on this item. Following all discussion the Board then reconvened into open session and no actions were taken.

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 6g 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, Director Tranpark made a motion to adjourn. The motion was seconded by Director Goren which carried by unanimous vote.



Pamela Tranpark, Secretary

6/28/12

Date