

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

**May 31, 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, May 31, 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 Thomas and Erwing.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Mona Cannon of Bracewell, LLP; Peggy Foreman of Burney and Foreman; Erwin Friedrichs and Brian Lazano of Walter P. Moore; Tim Buscha and Carol Harrison of IDS Engineering; Jim Webb of The Goodman Corporation; Alex Ramirez of Design WorkShop; Roberto Burroughs, Algenita Davis, Angie Gomez & Robert Bradford of CCPPI; Jennifer Curley of the City of Houston; and Grant Georgia of Navigant Consulting, Inc.

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

**PUBLIC COMMENTS**

There were no public comments at this meeting.

**CONSENT AGENDA FOR THE AUTHORITY:**

- a. **MINUTES FOR APRIL 26, 2018;**
- b. **MONTHLY FINANCIAL REPORTS FOR APRIL 2018;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR MAY 2018;**
- d. **APPROVE GRANT AGREEMENT WITH TEMENOS CDC.**

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

## **MIDTOWN AFFORDABLE HOUSING PROGRAM**

### **a. RESOLUTION;**

There was no resolution to be considered at this meeting.

### **b. CCPPI OPERATIONS CENTER AND DEVELOPMENT AGREEMENT;**

Director Fenz reported that he was tracking progress on the revised Affordable Housing Plan and advancement of the housing project. Director Fenz will invite CCPPI to present the finance and housing plan at the July Board meeting.

### **c. AFFORDABLE HOUSING DEVELOPMENT.**

Todd Edwards advised the Board that the staff was working to identify shovel ready projects and intends to advocate for such projects to be included in plans to use Hurricane Harvey Disaster Recovery Funds anticipated to be available for affordable housing improvements and related projects between August–October of 2018. He reported that he and Mr. Thibodeaux met with Senator Boris Miles, who expressed support for the Authority’s efforts to utilize the Hurricane Harvey Disaster Recovery Funds to develop more affordable housing in Houston. Mr. Edwards also reported that Epic Homes LLC has sold all of the last 5 affordable homes that they built [are in the process of building] and that HOU Homes, Inc. has completed and sold 12 townhome units, another 12 are under construction and are expected to close in the next a couple of months. He further stated that the foundation work has begun on the remaining 7 townhomes.

## **FY 2019 BUDGET.**

Kandi Schramm, Administrative Manager, presented the Fiscal Year 2019 Budget for the Authority; noting an estimated increment in the amount of \$34 million for tax year 2018. Ms. Schramm stated that Main Street Enhancements, Caroline Street Reconstruction and Midtown Park continue to be priority capital projects for Fiscal Year 2019 and responded to questions from Board members.

Director Castleman made a motion to approve FY 2019 Budget as presented. The motion was seconded by Director Dudley. Following all discussion, the motion carried by unanimous vote.

## **MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

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

Marlon Marshall reported that Camden is continuing to lease 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 working to remove its equipment and materials removal from

their mobilization area in the Front 90 so that the Park Contractor can complete its work on 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 the Park Contractor has completed the sidewalks at the Camden driveways and is continuing to work on the installation of electrical infrastructure and irrigation sleeves along Travis Street. He anticipates that the Park Contractor will be off site late fall 2018 but that some of their work contingent on Camden completing construction on their site. He stated that the Midtown Park Conservancy (MPC) is currently in discussions with restaurants for the Front 90 space.

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

Mechelle Phillips of the Midtown Parks Conservancy reported on the “Lounge on the Lawn” event which was held on Saturday, April 28<sup>th</sup> in Midtown Park. Ms. Phillips stated that there was a very good turn out, and estimated that over 1000 people attended the all-day event which included 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 stated that the artists for the Mosaic Artwork and playground art were in attendance to present their artworks and answer questions. A short Acknowledgement and Awards Program took place 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, and special acknowledgement to the Authority’s Past Chair, Robert Sellingsloh, and Kandi Schramm for her 20 years of service to the Authority. The Best of Midtown Awards were presented to local Midtown businesses. Several Board members expressed appreciation to the Staff and stated that the event was very well planned and coordinated.

Ms. Phillips also provided information regarding significant upcoming events scheduled in Midtown Park.

ii. **ENTRY PORTALS**

Mr. Marshall reported that Entry Portals I and II substantial complete. He also reported that the Authority is working with the City of Houston regarding the brick pavers to be used at Entry Portal III and that the City has reached out to the

Freeman's Town organization regarding the work on Entry Portal III located at Gray and Webster.

**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 is completely closed out.

**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 still awaiting the replacement parts. He further reported that the Authority has received approval from Isabella Court to begin work.

**i. APPROVE CHANGE ORDERS – SER**

Mr. Marshall presented Change Order #11. Director Castleman made a motion to approve Change Order #11 in the amount of \$21,516.12 for 6 additional trash receptacles, ADA revisions and installation of handrail at the intersection of Main and Rosalie Streets, and removal of buried concrete slab. The motion was seconded by Director Dudley and carried by unanimous vote.

**d. CAROLINE STREET RECONSTRUCTION – ESPA/KCI**

Mr. Marshall reported that meetings continue with TxDOT and the City of Houston's to address the Traffic Control Plan (TCP). TxDOT has completed the redesign of the TCP to the City of Houston standards and is now waiting to meet with the City for approval. The Contractor has agreed to a July 9, 2018 mobilization date; however he expressed concern about remobilizing without first obtaining all required approvals.

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

Jim Webb with The Goodman Corporation reported that next month they would be asking for approval for a joint resolution between the Authority, the Midtown Management District and the City of Houston to authorize the filing of applications related to multi-modal improvements along Alabama Street and Crawford Street for discretionary transportation funding with the Houston Galveston Area Council.

Mr. Webb also reported on other work being performed to pursue economic development grants for Midtown

**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).**

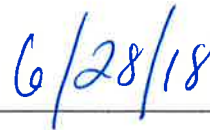
The Board did not conduct an executive session at this meeting.

**ADJOURNMENT**

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



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Pamela N. Castleman, Secretary



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Date