

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

**June 26 , 2014**

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, June 26, 2014 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	Caton M. Fenz
3	Robert D. Sellingsloh	8	Giovanni Garibay
4	Pamela Ngo Castleman	9	Vacant
5	Al Odom		

and all of the above were present with the exception of Directors Castleman and Garibay.

Also in attendance were Matt Thibodeaux, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; F. Charles LeBlanc consultant for the Authority; Cynthia Alvarado and Elizabeth Powell of the Midtown Management District; Katherine R. Milton of Bracewell & Giuliani LLP; Peggy Foreman of Burney and Foreman; Bryan Brown and Rachel Ray of Walter P. Moore; Jennifer Curley of the City of Houston; Jim Webb of The Goodman Corporation; Tim Buscha with IDS Engineering; Willie Bright of 2016 Main; and Marylene Chan of the Midtown Management District.

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 MAY 29, 2014**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR MAY 2014**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR JUNE 2014**
- d. **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALTER P MOORE.**
- e. **AMENDED INVESTMENT POLICY**

Matt Thibodeaux, Executive Director, presented the various items of the consent agenda. Director Goren made a motion to approve the consent agenda items a. through e. The motion was seconded by Director Erwing, which carried by unanimous vote.

**MIDTOWN AFFORDABLE HOUSING PROGRAM**

**a. RESOLUTION APPROVING ENTERING INTO CONTRACTS AND ACQUISITION AND SALE OF CERTAIN PROPERTIES BY THE AUTHORITY FOR AFFORDABLE HOUSING.**

Director Odom made a motion to approve the above captioned Resolution. The motion was seconded by Director Goren, which was approved by unanimous vote.

**c. AFFORDABLE HOUSING DEVELOPMENT.**

Mr. Edwards updated the Board on the progress of Design Workshop's Conceptual Design for affordable housing on Midtown's tracts located at Martin Luther King Jr Boulevard and Griggs Road. Mr. Edwards presented pictures of the Epic Homes properties under construction on land granted to them by Midtown.

**MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

**a. PARKS AND GREENSPACE - WALTER P. MOORE**

**i. BALDWIN PARK / GLOVER PARK**

Mr. Marshall reported that both Baldwin and Glover Parks are complete and the contractor is currently in the one year maintenance period.

**1. APPROVE CHANGE ORDERS**

Director Erwing made a motion to approve Change Order # 9 to replace stolen plant material, repair dog park fence and install irrigation in the amount of \$5,073.86 and Change Order #10 for a Maintenance Contract deduction of \$8,925.00. The motion was seconded by Director Odom, which carried by unanimous vote.

**ii. MIDTOWN PARK**

Mr. Marshall reported that the Midtown Park work is progressing and anticipates a substantial walk through at the end of July. He further reported that the kiosk tenant is awaiting City of Houston improvement plans approval and anticipates starting the build out in August.

**iii. SUPERBLOCK PARK**

Mr. Marshall reported that the consultants are working to address comments received from the City of Houston on the design plans for the parking garage and anticipate that the City will require an additional two rounds of reviews before issuance of permitted plans. The team expects construction of the parking garage to begin in September 2014.

**b. CAROLINE STREET RECONSTRUCTION**

Mr. Marshall reported that the Caroline Street reconstruction plans are 100% complete and had been sent to TxDot. The team anticipates the construction to begin in fourth quarter 2014.

**c. MAIN STREET MASTER PLAN – WALTER P. MOORE**

Mr. Marshall reported the survey work for Main Street is completed and the landscape design is underway. He anticipates meetings with property owners and stakeholders will be scheduled in the coming weeks to review conceptual plans.

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

Staff and design team has met with the City of Houston Public Works Department to review the Holman Street plan comments prior to letting of the project for construction. The design team is addressing the comments from the City and will make a final submittal in early July. The Midtown team will coordinate with Houston Community College and submit one bid package.

**e. GRAY STREET PEDESTRIAN ENHANCEMENTS**

The Gary Street Pedestrian Enhancement is in the close out of the one year landscape warranty period with the completion of inspection items the project will be closed out.

**f. BRAZOS STREET RECONSTRUCTION – WALTER P. MOORE**

Bryan Brown with Walter P. Moore provided the Board of Directors a presentation showing the existing conditions and land use along Brazos Street. Mr. Brown reported that the conceptual design for the street would include back of curb improvements, roadway construction, public utility and traffic signal upgrades and relocation of overhead utility lines similar to Bagby Street.

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

Mr. Marshall reported that the Authority had received the balance of the Elgin Street FTA Grant funding in the amount of \$149,000.

**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 conducted an executive session.

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

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



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Pamela N. Castleman, Secretary

7/31/14

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Date