

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

June 30, 2022

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002, on Thursday, June 30, 2022, 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	Vacant	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Foster, Murphy and Thomas.

In attendance were Midtown Staff members: Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, Jaime Giraldo, Willie Larry, Amaris Salinas, Sally Adame, Jalisa Hurst, Chrystal Robertson-Davis, and Cynthia Alvarado; Peggy Foreman of Burney & Foreman; Barron F. Wallace and Mary Buzak of Bracewell LLP; Alex Ramirez of Design Workshop; Tim Buscha with IDS Engineering Group; Jim Webb of The Goodman Corporation; Angie Gomez, Sean Haley, and Bob Bradford of CCPPI; Andy Uschold of NAI Partners; Andrew Busker of the City of Houston; Janice Evans of One World; LeRon Wilson of TIRZ #25; Bob Mjoen of McKim & Creed; Clady Hanson of Houston Community College; and Amanda Foster, a member of the public.

Chairman Odom called the meeting to order.

PUBLIC COMMENTS:

There were no public comments.

CONSENT AGENDA FOR THE AUTHORITY:

MINUTES FOR MAY 26 AND JUNE 2, 2022;

MONTHLY FINANCIAL REPORTS FOR MAY 2022;

INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JUNE 2022;

**ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH
WALTER P MOORE;**

**CONSTRUCTION AGREEMENT WITH JERDON ENTERPRISE FOR MIDTOWN
PARK FRONT 90 AND GARAGE IMPROVEMENTS.**

Director Middleton made a motion to approve the consent agenda. The motion was seconded by Director Bond and carried by unanimous vote.

GRANT AGREEMENT BETWEEN HOUSTON ENDOWMENT INC. AND THE MIDTOWN REDEVELOPMENT AUTHORITY FOR THE MIDTOWN CULTURAL ART & ENTERTAINMENT DISTRICT TO RECEIVE TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00) FOR SUPPORT TO BUILD CAPACITY AND CODEVELOP THE HOUSTON CULTURAL DISTRICT'S PLAN.

Cynthia Alvarado, Director of Operations and Strategy Planning for the Midtown Management District (MMD), reported that the MMD staff has been working since 2021 to secure grant funding from the Houston Endowment for the Midtown Cultural Arts & Entertainment District. The Houston Endowment has awarded a \$250,000.00 grant to the Midtown Redevelopment Authority. The grant is to be used to build capacity and to encourage cultural tourism. Seven other Houston area cultural districts were awarded similar grants with the restriction that each cultural district will contribute \$50,000 to codevelop a Houston Cultural District master plan. Funding will be allocated at the end of August 2022. Director Goren made a motion to approve the Grant Agreement between Houston Endowment Inc. and the Authority for the Midtown Cultural Art & Entertainment District to receive Two Hundred Fifty Thousand Dollars (\$250,000.00) for support to build capacity and codevelop the Houston Cultural Districts' master plan. The motion was seconded by Director Fenz and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS;

CHANGE ORDERS

Mr. Marshall reported that there were no change orders to present at this meeting.

OFFICE LEASE WITH THIRD WARD COMMUNITY FUND MANAGEMENT CORPORATION

This item was tabled for this meeting.

PARKING GARAGE OPERATIONS BUDGET;

This item was tabled for this meeting.

RATIFICATION OF EXECUTED CONTRACTS FOR SALE OF THE FOLLOWING PROPERTIES:

**4518 GRIGGS ROAD, HOUSTON, TX 77021; AND
2801 ALABAMA STREET, HOUSTON, TX 77004;**

Todd Edwards, Real Estate Asset Manager, reported that the Authority had received contracts for the sale of 4518 Griggs Road to UKG Holdings LLC and the sale of 2801 Alabama Street to Texas Southern University. After Authority staff performed its due diligence, the Authority entered into a contract with each of the purchasers. Director Fenz made a motion to ratify the execution of contracts for the Authority to sell 4518 Griggs Road and 2801 Alabama Street. The motion was seconded by Director Bond and carried by unanimous vote.

AFFORDABLE HOUSING REPORT

Mr. Edwards reported that CCPPI developed and released a request for proposals for development of 60 single-family affordable homes for sale to low to moderate income households to facilitate access to safe, sanitary affordable housing that is attractive and consistent with the existing neighborhood character. Mr. Edwards also reported on the status of the other pending affordable housing development projects with Cole Klein Builders, LLC, Mayberry Homes, Inc. and New Hope Housing, Inc.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:

BALDWIN PARK - WALTER P MOORE / DESIGN WORKSHOP

Marlon Marshall, Director, Engineering and Construction, reported that the playground equipment has been installed and that the park is open for use by the public for the July 4th holiday weekend. The installation of light poles and fixtures in the park will begin in late July, 2022, pending delivery of needed materials which have previously been delayed due to supply chain issues.

CHANGE ORDERS

Mr. Marshall presented Change Order #2 in the amount of \$862.00 for installation of 8" mitered grate at the detention pond outfall. Director Goren made a motion to approve Change Order #2 in the amount of \$862.00 for installation of 8" mitered grate at the detention pond outfall. The motion was seconded by Director Bond and carried by unanimous vote.

CONSTRUCTION MANAGEMENT AND INSPECTION ADDITIONAL SERVICES REQUEST – MIDDLETON BROWN

Mr. Marshall presented a proposal from Middleton Brown, LLC for construction management and inspection services for an amount not to exceed \$7,500.00. Director Fenz made a motion to approve the proposal with Middleton Brown, LLC for construction management and inspection services for an amount not to exceed \$7,500.00. The motion was seconded by Director Goren and carried by unanimous vote.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported the contractor continues with the installation of pavers, rain garden amenities and streetscape amenities along the Caroline Street corridor.

CHANGE ORDERS

No change orders were presented at this meeting.

MIDTOWN PARK – WALTER P MOORE / DESIGN WORKSHOP

FRONT 90 AND GARAGE IMPROVEMENTS - WORK ORDER FOR CONSTRUCTION MATERIALS TESTING SERVICES

Mr. Marshall presented the HVJ Associates proposal for material testing for the Front 90 and Garage Improvements in an amount not to exceed \$7,500.00. Director Goren made a motion to approve the HVJ Associates proposal for material testing for the Front 90 and Garage Improvements in an amount not to exceed \$7,500.00. The motion was seconded by Director Fenz and carried by unanimous vote.

NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (NHHIP) - CAROLINE/WHEELER DECK PARK

CONCEPTUAL DESIGN WORK ORDER – OJB LANDSCAPE ARCHITECTURE

Mr. Marshall reported that this project is on hold due to a federal investigation. Staff is working with TxDOT to increase the size of the project to 1,000 square feet for conceptual design work. Director Fenz made a motion to approve the increase in project size to 1,000 square feet and a work order for conceptual design work with OJB Landscape Architects in the amount of \$60,000.00. The motion was seconded by Director Goren and carried by majority vote. Director Middleton abstained from the vote.

WHEELER STREET CORRIDOR – FTA GRANT GRANT MANAGEMENT WORK ORDER – THE GOODMAN CORPORATION

Mr. Marshall presented the grant management work order for The Goodman Corporation in the amount of \$101,471.00 for project and grant management on the METRO University Line. Director Goren made a motion to approve the grant management work order for The Goodman Corporation in the amount of \$101,471.00 for project and grant management on the METRO University Line.

The motion was seconded by Director Middleton. The motion passed by majority vote.

REVIEW OF CERTAIN ADMINISTRATIVE AND PERSONNEL PROCEDURES, POLICIES AND BUDGETS.

This agenda item was discussed in executive session. Upon returning to the open session, no action was taken on this agenda item.

EXECUTIVE SESSION

The Board entered into executive session pursuant to Sections 551.071 and 551.074, Texas Government Code, as amended, to conduct deliberations and consult with its legal counsel regarding Agenda Item No. 8 - REVIEW OF CERTAIN ADMINISTRATIVE AND PERSONNEL PROCEDURES, POLICIES AND BUDGETS. No action was taken in executive session.

ADJOURN

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



Caton Fenz, Secretary

8/25/22

Date