

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

July 19, 2012

A special 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, July 19, 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 Ngo Tranpark	9	Michelle A. Clayton Collier
5	Derrick M. Mitchell		

and all of the above were present.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; F. Charles LeBlanc and Phillip Franshaw, consultants for the Authority; Cynthia Alvarado of the Midtown Management District; Shawn W. Cloonan, Gail Weatherby and Barron F. Wallace of Bracewell & Giuliani LLP; Andy Icken, Mary Clarke Buzak and Jennifer Curly of the City of Houston, Texas (the “City”); Peggy Foreman of Burney & Foreman; Carmilo Daza and Heather Guillen of Walter P. Moore Engineers; and Patricia Frayre of IDS Engineer Group. Barron F. Wallace and Phillip Franshaw were in attendance via conference call.

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 JUNE 28, 2012.**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR JUNE 2012.**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR JULY 2012.**
- d. **RENEWAL OF THE AUTHORITY’S INSURANCE FROM AUGUST 2012 THROUGH JULY 2013.**

Executive Director Thibodeaux presented the consent agenda. Director Taylor made a motion to approve the consent agenda items a through d. The motion was seconded by Director Tranpark and carried by unanimous vote.

FISCAL YEAR 2013 BUDGET

Executive Director reported that staff and the City were still working on the Fiscal Year 2013 Budget and that there would possible be revisions for the Board's review at a future meeting.

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

b. **AFFORDABLE HOUSING PILOT PROJECT PHASE II.**
1. **APPROVAL OF CONTRACT WITH CATAMA BUILDERS FOR PHASE II.**

Todd Edwards of the Authority reported that the Notice to Proceed would be sent to Catama Builders to begin construction of Phase II by the end of next month. Mr. Edwards noted that pursuant to the Amended and Restated Development and Purchase Agreement, which was previously approved by the Board, such contract would be assigned to Row House CDC.

c. **ZION VILLAGE DEVELOPMENT – REWARD THIRD WARD COMMUNITY DEVELOPMENT CORPORATION.**

Mr. Edwards asked to table this item.

d. **ONGOING AFFORDABLE HOUSING PROJECTS.**

It was noted that the summary report was included in the Board's Packet.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. BAGBY STREET RECONSTRUCTION – WALTER P. MOORE

i. DESIGN MODIFICATION REQUEST

Marlon Marshall reported that the Bagby Street Reconstruction Project was back on track with only minor revisions to the Major Thoroughfare and Freeway Plan.

b. PARKS AND GREENSPACE – WALTER P. MOORE

Mr. Marshal reported a marketing brochure for Midtown Park is being finalize and the Midtown Park will be ready for the bid process once the brochure is complete. Glover and Baldwin Parks begin construction in October. Super Block Park design will be 100% complete at the end of July for presentation to the Board at the August meeting. Mr. Thibodeaux reported that he had met with several parking developers to discuss the proposed Super Block Parking Garage.

c. GRAY STREET PEDESTRIAN ENHANCEMENTS – CLARK CONDON ASSOCIATES

Mr. Marshall reported that the “Notice to Proceed” had been issued to Arriba Construction and that construction is expected to begin next month.

d. HCC CAPITAL PROJECTS - PATE ENGINEERS

Mr. Marshall reported that staff was working with the City to incorporate entry plazas at Holman and Alabama.

e. CAROLINE STREET IMPROVEMENTS.

Mr. Marshall anticipates presenting the design of the Caroline Street Improvements to TxDOT and the City on July 30, 2012.

f. FTA GRANT – THE GOODMAN CORPORATION.

No report given at this time.

g. 3300 MAIN SALE AND REDEVELOPMENT.

The Board entered into Executive Session to discuss the sale of the 3300 Main Street property. When the Board reconvened, Director Mitchell made a motion to authorize a committee to negotiate with the potential buyer. The motion was seconded by Director Tranpark, which carried by unanimous vote.

h. MASTER MAINTENANCE AGREEMENT WITH CITY OF HOUSTON, TEXAS.

No report given at this time.

PURCHASE AND SALE AGREEMENTS RELATING TO MIDTOWN REAL ESTATE ACQUISITIONS AND PURCHASES

This item was discussed in executive session. The Board then reconvened into open session. Director Mitchell made a motion to authorize the attorneys to finalize the purchase contract for 2905 Travis with David Greenberg. The motion was seconded by Director Goren, which carried by unanimous vote.

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 Items 7g & 8 pursuant to Section 551.072, Texas Government Code. The Board then reconvened into open session.

ADJOURNMENT

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



Pamela Ngo Tranpark, Secretary

9/10/12

Date