

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

July 28, 2016

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, July 28, 2016 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	Brandon Dudley	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Robert D. Sellingsloh	8	Vacant
4	Pamela Ngo Castleman	9	Jeremy Ratcliff
5	Al Odom		

and all of the above were present with the exception of Directors Odom and Ratcliff.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Amanis Salinas, Araceli Rodriguez and Theresa Gilmore of the Authority; Vernon Williams of MIDCorp; Peggy Foreman of Burney and Foreman; Tim Buscha and Carol Harrison of IDS Engineering Group; Edwin Friedrichs and Rachel Ray of Walter P. Moore; Jennifer Curley of the City of Houston; Jim Webb of the Goodman Corporation; Alex Ramirez of Design Workshop; Jeri Brooks and Mic Brown of One World Strategy Group; Maya Ford of FordMomentum; Brenda Kidd of Houston Community College; Manish Gianchandani of Wilson, Cribbs & Goren; Vernon Smith of Dominion Development; Thomas Wang, Brian Van Tudergen, Crystal Le, Cynthia Aveces-Lewis and David Edwards as Property Owners & Residents.

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 30, 2016;**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR JUNE 2016;**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR JULY 2016;**
- d. **ANNUAL GOODMAN CORPORATION RENEWAL;**
- e. **ANNUAL INSURANCE RENEWAL.**

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

INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2016.

Mr. Thibodeaux presented the Investment Report for the Quarter ending June 30, 2016 noting the average yield rate of .055% earning \$16,715.23 in interest. Director Fenz made a motion to accept the Investment Report for the Quarter ending June 30, 2016. 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 Goren made a motion to approve the Resolution Approving Entering into Contracts and Acquisitions and Sale of Certain Properties by the Authority for Affordable Housing. The motion was seconded by Director Fenz, which carried by unanimous vote.

b. RESOLUTION RELATING TO SALE OF 2002 LIVE OAK;

Peggy Foreman of Burney and Foreman presented the Resolution relating to the sale of 2002 Live Oak noting that the Board had previously authorized the sale of 2002 Live Oak to HOU Homes for construction of 31 single family townhomes with affordable housing constraints on March 31, 2016. HOU Homes will be ready to purchase the property located at 2002 Live Oak, Houston, Tx 77004 in the next few months. Director Fenz made a motion to approve the Resolution Relating to Sale of 2002 Live Oak. The motion was seconded by Director Erwing which carried by unanimous vote.

c. UPDATE ON AFFORDABLE HOUSING PROGRAM

Todd Edwards updated the Board on the five affordable homes completed and sold by Epic Homes. Mr. Edwards will be setting up a tour of the homes for the Board Members before the five homes are closed. Mr. Edwards also updated the Board on the meeting with Habitat for Humanity Super Build 51 to evaluate a property that Authority is considering granting to them.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. PARKS AND GREENSPACE - WALTER P. MOORE/DESIGN WORKSHOP

i. MIDTOWN PARK

Mr. Marshall reported on the progress at Midtown Park and Garage. He noted that the team was anticipating the completion of the garage in September 2016. Mr. Marshall noted that the construction has moved to the interior of the garage structure with the east and west tunnels, permanent power, stripping and lighting.

1. APPROVE GARAGE CHANGE ORDERS – CAMDEN.

Mr. Marshall reported on Change Orders #16 for the garage for floor sink, modification of grading changes and 3 – 4 foot extension on the tunnel in the amount of \$50,410.20. Director Fenz made a motion to approve Change Order #16 in the amount not to exceed

\$50,410.20. The motion was seconded by Director Erwing, which carried by unanimous vote.

Mr. Marshall reported on Change Order #17, a deduct for deletion of downstream storm filer in the amount of -\$29,223.60. Director Castleman made a motion to approve Change Order #17 as stated above. The motion was seconded by Director Fenz, which carried by unanimous vote.

2. APPROVE PARK CHANGE ORDERS – MILLIS.

Mr. Marshall reported that Change Order #9 for structural piers modification in the amount of \$62,668.54 and Change Order #10 for granite curb and paving modifications, bollard revisions and tent anchors in the amount of \$6,640.04.

Director Fenz made a motion to approve Change Orders #9 & #10 as reported above. The motion was seconded by Director Erwing, which carried by unanimous vote.

Director Goren asked if staff was reviewing the pricing for rental of Midtown Park to ESPN. Mr. Marshall reported that in early conversations with ESPN the Authority had been requested to not construct the berms before the Super Bowl. At this time ESPN the Broadcast Group said the Authority could construct the berms as designed. Mr. Williams reported that staff was reviewing how other similar parks might price rental. The Super Bowl Host Committee is the negotiating party with ESPN.

ii. ENTRY PORTALS

1. APPROVE CONSTRUCTION CONTRACT

Mr. Marshall reported that the bids were due in early July and the project did not receive much interest. The team will put out an addendum to the bid plans to clarify any questions.

iii. SPARK PARK – HOUSTON ACADEMY FOR INTERNATIONAL STUDIES.

1. APPROVE FUNDING REQUEST

Mr. Marshall reported that the Houston Academy for International Studies has a SPARK Park on their campus in the Midtown District. They have requested \$50,000 for improvements to renovate the basketball court, add fitness equipment and upgrade the park. Mr. Marshall noted that the school is located on the eastside of the District and the improvements are included in the fiscal year 2017 budget. Others contributing to the project are, amongst others, the Brown Foundation, Houston Independent School District and the Houston Academy for International Studies.

Director Erwing made a motion to approve \$50,000 for improvements to renovate a SPARK Park on the campus of the Houston Academy for International Studies. The motion was seconded by Director Castleman which carried by unanimous vote.

b. HCC CAPITAL PROJECTS - IDS ENGINEERS

i. HOLMAN STREET PEDESTRIAN ENHANCEMENTS

1. Approve Change Orders – SER.

Mr. Marshall reported that there are no change orders at this time. The project is moving quickly. Construction is waiting on Mid-Main to complete their area and remove the scaffolding.

c. MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP

Mr. Marshall reported the contractor has mobilized on the site and is working with METRO for funding the irrigation in the esplanade. The team is considering waiting until after the Super Bowl to work in the esplanade. The team will be meeting with METRO in 2 weeks to clarify the operations and needs of the irrigation system in METRO's right of way.

d. CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported the project is currently out for bid and due back on August 9, 2016.

e. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Jim Webb of the Goodman Corporation reported that the Houston Galveston Area Council has agreed to grant funds to the Caroline Street Reconstruction project.

PRESENTATION BY FORDMOMENTUM

This item was tabled.

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.

PUBLIC COMMENT

Property owners and residents reported on certain community issues, including the revitalization of certain areas. Counsel reported that 118 organizations have been permitted to feed the homeless in Houston and 37 of those 118 organizations do so in Peggy Point Plaza Park. Counsel noted that the Authority has no enforcement powers and suggested talking with City and the County officials. Staff recognized that Midtown is a catalyst for housing and is looking to find groups that have the financial capacity to build more housing. Counsel reported that the Management District is looking to create an ad hoc committee to further discuss the issues addressed today.

ADJOURNMENT

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



Pamela N. Castleman, Secretary

8/24/16

Date