

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

August 25, 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, August 25, 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 Director Thomas.

In attendance were Authority staff members: Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, 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; Carol Harrison with IDS Engineering Group; Bryan Brown of The Goodman Corporation; Angie Gomez, Algenita Davis, and Bob Bradford of CCPPI; LeRon Wilson of TIRZ #25; Theola Petteway and Anderson Stoute of OST/Alameda Redevelopment Authority; Nicole White of Daggett Jones Builders; Rachel Ray of Walter P. Moore Engineering; Keith Kirven of TKG Associates; and Kristin Blomquist of Masterson Advisors.

Chairman Odom called the meeting to order.

PUBLIC COMMENTS:

There were no public comments.

CONSENT AGENDA FOR THE AUTHORITY:

MINUTES FOR JUNE 30, 2022:

MONTHLY FINANCIAL REPORTS FOR JUNE & JULY 2022:

INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JULY & AUGUST, 2022:

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

RESOLUTION AUTHORIZING THE ISSUANCE OF MIDTOWN REDEVELOPMENT AUTHORITY TAX INCREMENT CONTRACT REVENUE REFUNDING BONDS, SERIES 2022; APPROVING AND DESIGNATING A PRICING COMMITTEE TO DETERMINE MATTERS RELATED TO THE BONDS; APPROVING OTHER AGREEMENTS RELATED TO SUCH BONDS; MAKING FINDINGS AND PROVISIONS RELATING TO SUCH BONDS AND MATTERS INCIDENT THERETO.

Barron F. Wallace of Bracewell LLP presented the Resolution Authorizing The Issuance Of Midtown Redevelopment Authority Tax Increment Contract Revenue Refunding Bonds, Series 2022; Approving And Designating A Pricing Committee To Determine Matters Related To The Bonds; Approving Other Agreements Related To Such Bonds; Making Findings And Provisions Relating To Such Bonds And Matters Incident Thereto. Mr. Wallace reported that the Resolution places the bond refinancing with Regions Capital Advantage, Inc. and authorizes the Executive Director and Chair to sign the pricing certificate. Kristin Blomquist with Masterson Advisors reported that the Authority would be refinancing approximately \$21,000,000 of tax increment contract revenue bonds to refund certain outstanding obligations of the Authority at a rate of 2.98%, for a savings to the Authority of \$2,500,000 over a five-year period. Director Fenz made a motion to approve the Resolution Authorizing The Issuance Of Midtown Redevelopment Authority Tax Increment Contract Revenue Refunding Bonds, Series 2022; Approving And Designating A Pricing Committee To Determine Matters Related To The Bonds; Approving Other Agreements Related To Such Bonds; Making Findings And Provisions Relating To Such Bonds And Matters Incident Thereto. The motion was seconded by Director Goren and carried by unanimous vote.

MIDTOWN REDEVELOPMENT AUTHORITY/MIDTOWN REINVESTMENT ZONE FY 23 BUDGET.

Kandi Schramm, Administrative Manager, and Marlon Marshall, Director, Engineer and Construction, presented the fiscal year 2023 budget for the Authority and Reinvestment Zone Number Two, City of Houston, Texas (Midtown Reinvestment Zone). Ms. Schramm reported on the administration portion of the budget and Mr. Marshall reported on the current and projected capital improvement projects budget. Following all questions, Director Goren made a motion to approve the Midtown Redevelopment Authority/Midtown Reinvestment Zone FY 23 Budget. The motion was seconded by Director Murphy and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

AFFORDABLE HOUSING OPERATIONS CAMPUS;

Mr. Marshall reported that build-out continues at the Operations Center for certain tenants. Bracewell LLP and Authority staff are negotiating with Harvey Builders on the cost associated with the build-out for floors 2 and 5 of the Operations Center.

CHANGE ORDERS:

Mr. Marshall presented:

Change Order #13 in the amount of \$1,217.34 for installation of a relay interface that will allow tenants in the [St. Charles Place] Apartments to press a button that releases the elevator to operate for guests that have entered the lobby of the apartments. Director Goren made a motion to approve Change Order #13 in the amount of \$1,217.34 for installation of a relay interface that will allow tenants in the [St. Charles Place] Apartments to press a button that releases the elevator to operate for guests that have entered the lobby of the apartments. The motion was seconded by Director Murphy and carried by unanimous vote.

Change Order #14 in the amount of \$2,160.07 for work required in connection with installation of a mail drop machine. Director Goren made a motion to approve Change Order #14 in the amount of \$2,160.07 for work required in connection with installation of a mail drop machine. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABLE HOUSING RFP 60 SINGLE FAMILY UNITS:

Todd Edwards reported on an affordable housing request for proposals (RFP) for 60 single family units. Mr Edwards stated that CCPPI and the team had received 8 bids but had not included garages in the RFP. They have since sent out an addendum to the bidders to include garages in their responses to the RFP.

CCPPI RECOMMENDATION – TITANIUM BUILDERS LLC:

Algenita Davis with CCPPI presented a proposal by Titanium Builders LLC (Titanium) to construct a 1600 square foot, one story, three bedroom, two bath house with a sales price of \$230,000. The team reviewed the information provided by Titanium and requested additional information regarding the project, Titanium professionals and house construction details. Ms. Foreman reported that CCPPI is requesting that the Board authorize moving forward with drafting the Development Agreement, which will be brought back to the Board for approval. Director Bond made a motion to authorize the Authority's attorneys to move forward with drafting a Development Agreement with Titanium Builders LLC. The motion was seconded by Director Fenz and carried by unanimous vote.

RECOMMENDATIONS REGARDING LOI FOR THE SALE OF CERTAIN REAL PROPERTY

This item was discussed in executive session. Upon returning to open session Director Goren made a motion to authorize the Midtown Staff to obtain an independent appraisals for the properties that were the subject of the LOI and move forward with the sale of such properties. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABLE HOUSING REPORT

No report was given at this meeting.

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 was opened in time for use by the public for the July 4th holiday weekend. He further stated that the light poles and fixtures in the park have been installed. The work on both Baldwin and Glover Parks is anticipated to be completed by the end of September 2022

CHANGE ORDERS

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

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported the contractor has completed installation of streetscape amenities (trash receptacles, bike racks, wayfinding signage, & seating) along the Caroline Street corridor. CenterPoint has resumed removal/relocation of poles which conflict with sidewalk and intersection ramp installations along Caroline Street. TxDot has started substantial completion punch list inspections. MRA Staff and consultants have completed their substantial completion inspection of the work and currently have a punch list containing more than 400 items. The Midtown Staff and consultants will continue to monitor this project.

CHANGE ORDERS

Mr. Marshall presented Change Order #63 in the amount of \$18,557.13 for the installation of retaining/curb walls at Dennis Street and Gray Street due to elevation differences between the edge of the sidewalk and the right of way line. Director Foster made a motion to approve Change Order #63 in the amount of \$18,557.13 for the installation of retaining/curb walls at Dennis Street and Gray Street due to elevation differences between the edge of the sidewalk and the right of way line. The motion was seconded by Director Bond and carried by unanimous vote.

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

**RECONNECTING COMMUNITIES PROGRAM GRANT – THE GOODMAN
COMPANY (TGC)**

Mr. Marshall presented a proposal from The Goodman Corporation (TGC) to assist the Midtown Staff in pursuing federal grant funding of up to \$2,000,000 towards planning and capital costs associated with projects that mitigate impacts of man-made transportation infrastructure, specifically to further the concept of a Caroline/Wheeler area 'cap' park to help mitigate the impact of the TxDOT NHHIP. He explained that the proposed scope of services will enable TGC to develop a competitive funding application for the Reconnecting Communities Program inclusive of project narrative, merit criteria, design production, and support documentation. Mr. Marshall stated that the cost for the services to be provided by TGC will be of \$29,539.00.

Director Fenz made a motion to approve the Agreement with The Goodman Company in the amount of \$29,539.00 to seek funding for planning and capital costs associated with the Caroline/Wheeler area 'cap' park under the Reconnecting Communities Program. The motion was seconded by Director Murphy. Following all discussion, the motion carried by majority vote. Director Middleton abstained from the vote.

URBAN REDEVELOPMENT PLAN

Mr. Marshall reported that this agenda item related to redevelopment plans for tract 442 across from the Greyhound Bus Station and that more information regarding this agenda item will be provided at a future Board meeting.

EXECUTIVE SESSION

The Board entered into executive session pursuant to Sections 551.071 and 551.072, Texas Government Code, as amended, to conduct deliberations and consult with its legal counsel regarding Agenda Item No. 7.d - Recommendations Regarding LOI For The Sale Of Certain Real Property.

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



Date