

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

**August 27, 2015**

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, August 27, 2015 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 Director Castleman.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Vernon Williams, Araceli Rodriguez and Theresa Gilmore of the Authority; Cynthia Alvarado of the Midtown Management District, Barron F. Wallace of Bracewell & Giuliani LLP; Peggy Foreman of Burney and Foreman; Tim Buscha and Carol Harrison of IDS Engineering Group; Edwin Friedrichs and Lee Anne Dixon of Walter P. Moore; Jennifer Curly of the City of Houston; Mechelle Phillips of One World; Tom Mitsch of Wilson, Cribbs & Goren; Jackie Swindie of Houston Community College; Tony Council of TLC Engineering; Jim Webb and Donnie Arbeau of the Goodman Corporation; George Anderson & Theadore R. Andrews of TIRZ 25; and Richard Bernones, a Montrose resident.

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 JULY 30, 2015;**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR JULY 2015;**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR AUGUST 2015.**

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 c. The motion was seconded by Director Fenz, which carried by unanimous vote.

**INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2015.**

Mr. Thibodeaux presented the Investment Report for the quarter ending June 30, 2015 reporting a yield rate of 0.139686% for the quarter. Director Goren made a motion to accept the Investment

Report for the Quarter Ending June 30, 2015. The motion was seconded by Director Fenz, 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.

### **b. UPDATE ON AFFORDABLE HOUSING PROGRAM.**

Mr. Edwards reported that Re-Ward Third Ward had received their Tax Credit Commitment Notice from the State of Texas for their Palm Parque Project on land that will be granted to them from Midtown. Mr. Edwards asked the attorneys to begin to work with the title company to complete the land granted to Re-Ward Third Ward.

Additional, Mr. Edwards reported that he had received 3- 4 proposals that he would like to possibly discuss with Board Members.

## **MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

### **A. PARKS AND GREENSPACE - WALTER P. MOORE/DESIGN WORKSHOP**

#### **i. BAGBY PARK (MIDTOWN PARK)**

Mr. Marshall reported that the Bagby Park kiosk tenant originally anticipated opening in August 2015 but a related gas line will have to be relocated as it was too close to electric connections. They anticipate a September opening date. Staff is working to schedule a Bagby Park Grand Opening that will coordinate with the kiosk opening.

#### **ii. MIDTOWN PARK (SUPERBLOCK PARK)**

Mr. Marshall reported that more contaminated soils had been discovered underground at Midtown Park. Staff is working with Camden and Ska Consultants to remove the contaminated soils. He reported that staff has identified funds from the budget that could be used to assist with the additional disposal fees involved in removing the contaminated soils. Mr. Marshall reported that staff and consultants met with Fox and the Super Bowl Committee to view Midtown Park site as a potential location for Fox's all-week and game day broadcasting. He also noted that the first advertisement for Statement of Qualifications and proposals from contracts for the construction of Midtown Park ran on August 25, 2015. He expects bids due on October 22 with award to be made at the October 2015 Board meeting.

1. **APPROVE GARAGE CHANGE ORDER – CAMDEN.**

Mr. Marshall presented Change Order #7 in the amount of \$183,600.00 for the net cost of hauling and disposing of contaminated soils from the project site.

Director Erwing made a motion to approve Change Orders #7 as presented. The motion was seconded by Director Fenz and was approved by unanimous vote.

B. **CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI**

Mr. Marshall reported that staff and the engineering team met with the City of Houston Public Works Department on August 13, 2015 to present the request for reimbursement assistance in the amount of \$3.3 million. Public Works suggested a loan in the amount of \$3.3 million with principle payback to begin in fiscal year 2016. Discussion among staff, attorneys, Board Members and consultants included the Authority's ability to repay in such a short time frame, other options, where TxDOT stood on their commitment, the possibility of bidding the project a third time and the question of TxDOT returning the funds already provided to them if the additional funds cannot be found.

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

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the team rebid the Holman Street Pedestrian Enhancements in August 2015 and there were several firms that participated in bidding.

1. **AWARD CONSTRUCTION CONTRACT**

Mr. Marshall announced that staff and consultants recommended the selection of award to SER as the contractor for Holman Street Pedestrian Enhancement Project with the best qualified bid price of \$5.3 million. Director Goren made a motion to award the Holman Street Pedestrian Enhancement Project to SER. The motion was seconded by Director Erwing which was approved by a unanimous vote.

2. **APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION ADMINISTRATION – IDS ENGINEERS**

Director Fenz made a motion to approve additional services request from IDS Engineers for construction administration in an amount not to exceed \$157,300.00. The motion was seconded by Director Ratcliff and carried by unanimous vote.

3. APPROVE ADDITIONAL SERVICES REQUEST FOR BIDDING / CONSTRUCTION ADMINISTRATION SERVICES – HCC

Director Ratcliff made a motion to approve additional services from Houston Community College for bidding and construction administration service in the amount of \$8,500.00. The motion was seconded by Director Goren and carried by unanimous vote.

4. APPROVE WORK ORDER FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES - TLC ENGINEERING, INC

E. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Jim Webb with The Goodman Corporation noted that he had reported at the last meeting that of the 3 projects submitted for grant funding only Main Street was rated #2 for \$2.3 million in 2017 grant funds. Mr. Webb noted that currently the projects rankings had been updated to also include a higher ranking for Brazos and Wheeler. The awards should be determined sometime in September or October of 2015.

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 at this meeting

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

9/24/15

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Date