

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

**October 25, 2018**

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, October 25, 2018 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	Doug Erwing	7	Caton M. Fenz
3	Gayle Fortson	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present with the exception of Directors Erwing, Fortson and Dudley.

Also in attendance were Matt Thibodeaux, Vernon Williams, Kandi Schramm, Sally Adame, Todd Edwards, Theresa Gilmore, David Thomas, Jalisa Hurst, Mark Sullivan and LaMorris McClendon of Midtown; Peggy Foreman of Burney & Foreman; Rachel Rae of Walter P. Moore; Carol Harrison of IDS Engineering; Mariana Raschke of The Goodman Corporation; Vanessa Cole of Cole Klein Builders; Roberta Burroughs of Roberta Burroughs & Associates; Algenita Davis, Angie Gomez & Robert Bradford of CCPPI; Jennifer Curley of the City of Houston; Steve Malcomb of Surge Homes; Jeri Brooks and Chelbi Mimms of One World Strategy Group; Gary Bernard of 2016 Main HOA; and Karlos Allen of TKG & Associates.

Chairman Odom called the meeting to order and welcomed the guests.

**PUBLIC COMMENT.**

There were no public comments .

**CONSENT AGENDA FOR THE AUTHORITY:**

- a) **MINUTES FOR SEPTEMBER 27, 2018;**
- b) **MONTHLY FINANCIAL REPORTS FOR SEPTEMBER 2018;**
- c) **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR OCTOBER 2018;**
- d) **RENEWAL OF SERVICES AGREEMENT WITH ONE WORLD.**

Executive Director Thibodeaux presented the Consent Agenda. Director Goren made a motion to approve the Consent agenda as presented. The motion was seconded by Director Fenz and carried by unanimous vote.

**Continuing Disclosure and Rebate Consultant Service Agreements with TKG & Associates, LLC.**

Mr. Thibodeaux presented the Continuing Disclosure and Rebate Consultant Service Agreement with TKG & Associates noting no increase in costs from the previous agreement. Director Goren

made a motion to approve the Continuing Disclosure and Rebate Consultant Service Agreement with TKG & Associates. The motion was seconded by Director Fenz and carried by unanimous vote.

**INVESTMENT REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2018.**

Mr. Thibodeaux presented the Investment Report for the Quarter ending September 30, 2018; noting an average yield of 1.003126% with the total amount of interest earned for the quarter of \$190,421.96. Director Castleman made a motion to accept the Investment Report for the Quarter ending September 30, 2018 as presented. The motion was seconded by Director Goren and carried by unanimous vote.

**MIDTOWN AFFORDABLE HOUSING PROGRAM:**

**RESOLUTION**

Todd Edwards stated that no Resolution was being presented at this meeting.

**AFFORDABLE HOUSING DEVELOPMENT UPDATE:**

Todd Edwards advised the Board that the Press Release announcing the “100-Homes Initiative” was released on October 24, 2018. He stated that the 100-Homes Initiative, a partnership between the Authority and CCPPI, will set a new standard for development of single-family affordable homes in Houston. Construction is anticipated to begin in the early part of 2019 in the Great OST/South Union Super Neighborhood. Mr. Edwards updated the Board on the status of development of Temenos CDC’s 15 unit housing project and the single family homes being constructed by Epic Homes, Cole/Klein, and HDBI.

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:**

**MIDTOWN PARK**

Marlon Marshall reported that the right of way work on Travis Street is complete, along with the paver installation at McGowen Station. He further reported that the team has encountered major issues relating to the sanitary sewer connections along Main Street, utility conflicts, and elevation issues between the service drive and sidewalk have and that based on current proposals, the costs to address these issues have been estimated to exceed approximately \$100,000. Mr. Marshall reported that the team will continue negotiating with Camden to resolve these issues and will provide a status report at the next Board meeting,

**APPROVE GARAGE CHANGE ORDERS – CAMDEN**

There were no garage change orders presented at this meeting.

**APPROVE PARK CHANGE ORDERS – MILLIS**

There were no change orders for the Midtown Park presented at this meeting.

## **ENTRY PORTALS**

Mr. Marshall reported the Entry Portal on Webster at West Gray was complete.

### **APPROVE CHANGE ORDERS – B&D CONTRACTORS**

There were no change orders for work on the Entry Portals Project presented at this meeting.

## **HCC CAPITAL PROJECTS - IDS ENGINEERING**

Mr. Marshall reported that the Holman Street Pedestrian Enhancements Project is and that the one (1) year close out for maintenance will be coming up at the end of the year.

### **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

#### **APPROVE CHANGE ORDERS – SER**

There were no change orders for the Holman Street Pedestrian Enhancements Project presented at this meeting.

## **MAIN STREET ENHANCEMENTS - WALTER P. MOORE / DESIGN WORKSHOP**

Mr. Marshall reported the team is continuing to review the nighttime programming of the iconic decorative lighting at the intersections. He stated that work in the median and the installation of the crosswalks is continuing.

### **APPROVE CHANGE ORDERS – SER**

There were no change orders for the Main Street Enhancements Project presented at this meeting.

## **CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI**

Mr. Marshall reported on the construction on Caroline Street. He stated that, as previously reported, the contractor continues to encounter older water lines and storm sewers from the early 1900's which are not showing on the maps. The contractor is working with staff, consultants, TxDot and the City of Houston to resolve issues caused by the old utilities.

### **APPROVE CHANGE ORDERS**

There were no change orders for the Caroline Street Reconstruction Project presented at this meeting.

## **FTA GRANT PROGRAM - THE GOODMAN CORPORATION**

Mr. Marshall reported that The Goodman Corporation is completing the TIP submittal this month, which includes improvements to Alabama and Almeda/Crawford Streets.

There being no further business the meeting was adjourned.



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Pamela Castleman, Secretary

12/12/18

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Date