

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

October 26, 2017

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 26, 2017 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	Vacant	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Robert D. Sellingsloh	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present with the exception of Director Dudley.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Edwin Friedrichs, Rachel Rae, Lee Ann Dixon and Brian Lozano of Walter P. Moore; Alex Ramirez of Design Workshop; Donnie Arbeau of The Goodman Corporation; Carol Harrison of IDS Engineering; Algenita Scott Davis, Roberta Burroughs and Robert Bradford of CCPPI; Erin Brown of Houston Business Development Inc.; Eoles Whittaker of State Representative Coleman’s Office; Anne Wagner of Council Member Boykins’ Office; Jennifer Curley of the City of Houston; Harry Klein & Vanessa Cole of Cole Klein Builders; Vernon Smith of Dominion Development; and Brian Van Tubergen of University Village Civic Club.

Chairman Sellingsloh called the meeting to order and asked the guests to introduce themselves.

PUBLIC COMMENTS

Brian Van Tubergen, President of the University Village Civic Club asked about the funding for the CCPPI planned operations center. Chairman Sellingsloh asked staff to work with Mr. Van Tubergen’s to address his questions after the meeting.

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR SEPTEMBER 28, 2017;**
- b. **MONTHLY FINANCIAL REPORT FOR SEPTEMBER 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR OCTOBER 2017.**

Kandi Schramm, Administrative Manager, presented the various items on the consent agenda. Director Odom made a motion to approve the consent agenda as presented. The motion was seconded by Director Thomas, which carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

Todd Edwards reported to the Board that the property at 2002 Live Oak was currently under construction with 12 units completed and 3 of those sold. The Montrose Clinic would be applying for low income tax credits during the January – March 2018 time period.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

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

Marlon Marshall reported that the Midtown Park officially opened October 11, 2017. The team has received the Temporary Certificate of Occupancy and is working to finish substantial completion. The final Certificate of Occupancy cannot be obtained until approximately the summer of 2018 when Camden Property Trust completes their multi-family apartment project and mixed used development. Mr. Marshall showed pictures of the finished Midtown Park to the Board and guests.

Mechelle Phillips reported to the Board on the programming that was scheduled for Midtown Park. The Reliant Dog Park in Midtown Park held its Grand Opening Media Event on October 27, 2017. Other programming planned for Midtown Park are Yappy Hour, Camp Gladiator, Dance Classes in the Park, Huffington Post broadcasting from the Park, and the Puerto Rico/Cuban Festival will hold a fund raising event for Puerto Rico recovery. Vernon Williams reported the Midtown Garage was open and being managed by WinPark. He noted that 50 parking spaces were under a contract for reserved parking.

- i. **MIDTOWN PARK**

- 1. **APPROVE GARAGE CHANGE ORDERS – CAMDEN**
- 2. **APPROVE PARK CHANGE ORDERS – MILLIS**

Mr. Marshall reported that there were no change orders to be presented at this time.

- ii. **ENTRY PORTALS**

Mr. Marshall reported that there was light damage at the Entry Portals due to Hurricane Harvey. The team is currently waiting on replacement light fixtures.

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

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project is completed and awaiting sign off from the City of Houston.

APPROVE CHANGE ORDERS – SER

No Change Orders at this time.

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

Mr. Marshall reported that the team is continuing conversations with METRO to address ongoing delays due to unexpected work stoppage of night work. Mr. Marshall is working on a resolution of this issue with METRO that will allow contractors to expand their hours of work at night through mid-November to complete the median work.

i. **APPROVE CHANGE ORDERS – SER**

Director Castleman made a motion to approve Change Order #7, a deduct in the amount of (\$5,884.22) for the deletion of paving and curb ramps, relocation of trash cans and lighting, adjustments to sidewalk width and changes in planting quantities and additional days due to weather; Change Order #8 in the amount of \$696,586.94 for addition of improvements included in Alternate 1 of original bed adding Truxillo to Wheeler and Change Order #9 in the amount of \$213,133.10 for improvements at Mid-Main per the Developer Agreement. The motion was seconded by Director Thomas, which carried by unanimous vote.

ii. **APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION MANAGEMENT AND INSPECTION – IDS ENGINEERING**

Director Goren made a motion to approve the additional services report for Construction Management and Inspection for IDS Engineering in the amount of \$398,104 to increase the length time in the scope of the contract. The motion was seconded by Director Erwing and carried by unanimous vote.

d. **CAROLINE STREET RECONSTRUCTION – ESPA/KCI**

Mr. Marshall reported that staff continues to work with the team to provide, at the request of the City of Houston, revisions to the traffic control plan (TCP). The preliminary TCP revisions have been submitted to TxDot for review and approval. Construction is anticipated to begin in November 2017.

e. **FTA GRANT PROGRAM – THE GOODMAN CORPORATION**

Mr. Marshall reported that The Goodman Corporation had begun preliminary work on the grant assessment for the City of Houston waterline Almeda/Crawford.

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.

ADJOURNMENT

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



Pamela N. Castleman, Secretary

11/30/17

Date