

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

November 19, 2020

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held via video and telephonic conferencing on Thursday, November 19, 2020 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 of the above were present except Director Thomas.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Theresa Gilmore, David Thomas, Madeline Pena, Marlon Marshall, Mark Sullivan, Cynthia Alvarado and Mechelle Phillips; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Algenita Davis and Angie Gomez of CCPPI; Rachel Ray, Bryan Lozano and Edwin Friedrichs of Walter P. Moore; Theola Petteway of the OST/Alameda Corridors Redevelopment Authority; Jeri Brooks and Ashley Small of One World Strategy Group; Ryan LaVasseur and Sam Dike of Rice Management Company; Roberta Burroughs of Roberta Burroughs & Associates; Sean Haley the Interim Executive Director of CCPPI; Charlotte Knight Marshall of TKG; Theodore Andrews of Third Ward CDC and other attendees - Ed Pettitt, Brian Van Tubergen, Bryson Grover, Allen Douglas, Dawn Malone, Willie Green, Deanea LeFlore, Robert Bradford, Kory Haywood, Alexandra Smither, Andrew Earles, Curtis Davis, Dean Liscum, Grace Rodriquez, Letha Allen, Monica Aizpurra, Nikki Knidgy, Uyiosa Elegon, Zion Escobar, Beverly Mims-Woods and Masha Dorsey-Outlaw. There were 61 attendees on the call; nine (9) of the attendees failed to introduce themselves and therefore their identities were unknown.

Chairman Odom called the meeting to order and welcomed the guests. He announced that the meeting was being recorded and stated that **“In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda.”**

PUBLIC COMMENTS:

Ryan M. LaVasseur, Managing Director of Direct Real Estate for Rice Management Company and Sam Dike gave an update on construction of the Rice ION project.

Theodore Andrews a representative from Third Ward CDC expressed his group’s support for a Community Benefits Agreement.

Aris Brown and Kory Haywood residents of Third Ward spoke in favor of a Community Benefits Agreement.

Alexandra Smithers, an alumni of MMus Rice University MBus and University of Toronto expressed her opinion in favor of a Community Benefits Agreement being executed exclusively with Houston Coalition Economic Development (HCED).

Zion Escobar, Executive Director of Freedman's Town Conservancy spoke in support of community engagement with the Rice Ion project and her support for a Community Benefits Agreement.

CONSENT AGENDA FOR THE AUTHORITY:

MINUTES FOR OCTOBER 29, 2020;

MONTHLY FINANCIAL REPORTS FOR OCTOBER 31, 2020;

INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR NOVEMBER 2020;

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.

MIDTOWN AFFORDABLE HOUSING PROGRAM:

AFFORDABLE HOUSING OPERATIONS CENTER;

Marlon Marshall reported on the construction of the Affordable Housing Operations Center. He stated that the Contractor is on track to complete the core and shell of the building by December 2020.

CHANGE ORDERS

Mr. Marshall reported that there were no Change Orders to be presented at this meeting.

CCPPI UPDATE/AGREEMENT;

Mr. Edwards introduced Sean Haley, the Interim Executive Director of CCPPI. Mr. Haley gave an overview of the Scope of Services to be performed by CCPPI noting that it would meet the needs and intent of the Midtown Redevelopment Authority's Affordable Housing Program. He stated that there were eight primary areas in the Scope of Services including more involvement with housing development and providing increased access to home ownership education for first time home buyers.

OFFER TO PURCHASE LAND RECEIVED FROM AGAPE HOMES CDC;

Peggy Foreman advised the Board that Agape Homes, CDC has expressed a desire to purchase the property located at 6421 Calhoun in zip code 77021. She reminded the Board that 6421 Calhoun was one of the lots included in a Grant Agreement with Agape Homes in May 2020, however Agape has determined that the property would be more suitable for a community use such as a park or community garden. Ms. Foreman explained that the property was purchased by MRA for use as affordable housing but that the Board could decide to sell the property at fair market value. Ms. Foreman reported that the Staff would work to obtain an appraisal from an independent 3rd party and bring the matter back to the Board for consideration. Ms. Foreman also reminded the Board that Agape Homes CDC has purchased several properties in the area and planned to build approximately 70 new construction homes.

AFFORDABLE HOUSING DEVELOPMENT UPDATE

Todd Edwards, Real Estate Asset Manager, gave an update regarding the sale of land to Cole Klein Builders LLC and Mayberry Homes, Inc. for construction of 9 and 15 affordable homes, respectively. Mr. Edwards

also reported on the recent MRA sponsored clean-up in the area east of Scott Street and stated that he is engaging with Rev. Davis, Pastor of a church in the area regarding hosting another cleanup and revitalizing their CDC to help improve conditions within their community.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:

PARKS AND GREENSPACE - WALTER P MOORE / DESIGN WORKSHOP

BAGBY PARK – STORAGE AND RENOVATIONS

Mr. Marshall reported that the contractor and staff are addressing punch list items for the storage building and restrooms and scheduling an eveningtime inspection of the newly installed lighting. He further reported that the kiosk tenant is making changes to their design align more closely with the Midtown Park Conservancy’s programming usage of the park space.

CHANGE ORDERS

Mr. Marshall reported that there were no Change Orders to be presented at this meeting.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the Contractor for the Caroline Street Reconstruction continues to work on the paving, sidewalks, streetscape improvements and the water lines and sanitary sewer installation. He reported that although the Contractor is making positive progress on the project, the Staff and consultants are continuing to strongly encourage TxDOT to speed up completion of the project.

CHANGE ORDERS


Mr. Marshall stated that there were no Change Orders to be presented at this meeting.

FTA GRANT PROGRAM - THE GOODMAN CORPORATION.

Mr. Marshall reported that Rice Management Company is still working with Staff and consultants on the Wheeler Street improvements.

OTHER BUSINESS

There being no further business, the meeting was adjourned.

DocuSigned by:

EEF575A2E2F9426
Caton Fenz, Assistant Secretary
12/23/2020

Date