

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

November 21, 2013

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, November 21, 2013 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	William J. Taylor, III	6	Abe Goren
2	Doug Erwing	7	Billy Briscoe
3	Robert D. Sellingsloh	8	Giovanni Garibay
4	Pamela Ngo Castleman	9	Michelle A. Clayton Collier
5	Al Odom		

and all of the above were present with the exception of Directors Erwing and Collier.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; F. Charles LeBlanc, consultant for the Authority; Cynthia Alvarado and Elizabeth Powell of the Midtown Management District; Barron F. Wallace and Katherine R. Milton of Bracewell & Giuliani LLP; Peggy Foreman of Burney and Foreman; Edwin Friedrichs, Lee Anne Dixon and Bryan Brown of Walter P. Moore; Steven Spears of Design Workshop; Jennifer Curley of the City of Houston; Kristin Garcia Blomquist of First Southwest Company; Don Huml, Executive Director of TIRZ #17; Jim Webb of The Goodman Corporation and Katherine Odom of Wilson, Cribbs & Goren.

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 OCTOBER 31, 2013.**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR OCTOBER 2013.**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR NOVEMBER 2013.**

Matt Thibodeaux, Executive Director, presented and described the actions contemplated for the consent agenda. Director Taylor made a motion to approve the consent agenda items a. through c. The motion was seconded by Director Goren, which carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. **RESOLUTION APPROVING ENTERING INTO CONTRACTS AND ACQUISITION OF CERTAIN PROPERTIES BY THE AUTHORITY FOR AFFORDABLE HOUSING.**

Director Briscoe made a motion to approve the above captioned Resolution, which included the Development and Purchase Agreement with Epic Homes. The motion was seconded by Director Goren, which was approved by unanimous vote.

b. **HOUSING DEVELOPMENT PROPOSALS.**

Todd Edwards presented a spreadsheet describing potential developer partners for Midtown’s Affordable Housing Program in 2014.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. **BAGBY STREET RECONSTRUCTION - WALTER P. MOORE**

Marlon Marshall reported that Walter P. Moore had received the Excel Gold Medal Award for outstanding achievement in engineering for the completed Bagby Street Reconstruction Project. Staff is working with the City of Houston on the traffic speed at Bagby and Pierce Street.

b. **BRAZOS STREET RECONSTRUCTION – WALTER P. MOORE**

i. **APPROVE DESIGN SERVICES WORK ORDERS**

Mr. Marshall presented the Design Service Work Order #13 for Walter P. Moore for Brazos Street in an amount not to exceed \$1,456,817.50. Work Order #14 was presented for a Major Thoroughfare Plan Analysis in the amount not to exceed \$54,210.00. Director Goren made a motion to approve Walter P. Moore’s Work Order #13 for the design of Brazos Street in an amount not to exceed \$1,456,817.50 and Work Order #14 for a major Thoroughfare Plan Analysis in the amount not to exceed \$54,210.00. The motion was seconded by Director Briscoe, which carried by unanimous vote.

c. **MAIN STREET MASTER PLAN PRESENTATION – WALTER P. MOORE**

Steven Spears with Design Workshop gave a power point presentation sharing conceptual ideas for Main Street from Pierce Street to Alabama Street.

d. **PARKS AND GREENSPACE - WALTER P. MOORE**

i. **BALDWIN PARK / GLOVER PARK**

Mr. Marshall reported that Baldwin Park rehab was completed and into the maintenance phase of the contract. Glover Park was near completion when a portion of the dog park fence was damaged during a routine City tree removal. The City has committed to repairing the damaged fencing.

ii. **MIDTOWN PARK**

Mr. Marshall reported that the contractor is anticipating completion of the park renovations and the restaurant kiosk in the near future.

iii. **SUPERBLOCK PARK**

Barron F. Wallace with Bracewell & Giuliani LLP reported that the Superblock Land Swap between Camden Property Trust and Midtown Redevelopment Authority was completed. Mr. Thibodeaux, Mr. Marshall and the design team visited Bryant Park, Batter Park, Union Square Park and Highline Park in New York City to better understand the use of parks and their operations. Next week a public outreach survey will be made available on the Midtown website to gather the public's thoughts and needs regarding parks for Midtown.

e. **GRAY STREET PEDESTRIAN ENHANCEMENTS**

Gray Street pedestrian enhancements are now completed and the contract is currently in the maintenance phase for one year.

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

The revisions to the design are expected to go to the City of Houston at the end of 2013. The design team met with MATCH and the Mid Main group for their input into the design.

g. **CAROLINE STREET IMPROVEMENTS**

TxDot and AT&T have some utility issues that will need to be addressed before the plans will be revised. It is anticipated that the details should be worked out by the end of the second quarter of 2014.

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

Jim Webb with the Goodman Corporation reported that they continue to pursue additional grant funding and are working to update the Letter of No Prejudice (LONP).

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.

PUBLIC COMMENTS

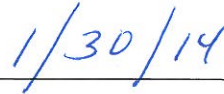
None.

ADJOURNMENT

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



Pamela N. Castleman, Secretary



Date