

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

December 1, 2016

A special 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, December 1, 2016 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	John Thomas
4	Pamela Ngo Castleman	9	Jeremy Ratcliff
5	Al Odom		

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

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Cynthia Alvarado, Michelle Ashton, Mark Sullivan and Theresa Gilmore of the Authority; Vernon Williams of MIDCorp; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Carol Harrison of IDS Engineering Group; Rachel Ray & Brian Lozano of Walter P. Moore; Jennifer Curly of the City of Houston; Donnie Arbean of the Goodman Corporation; Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Maya Ford of FordMomentum; Karlos Allen of TKG Advisors; Kristin Blomquist & Lester Byrd of First Southwest; Shanell Holman of Siebert, Cisneros & Shank; Theola Petteway of OST/Alameda TIRZ; Harry Klein of Klein Builders; Michael Lewis, James Honey & Allen Douglas as Property Owners & Residents.

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

WELCOME JOHN THOMAS TO POSITION #8 FOR HISD

Chairman Sellingsloh recognized Mr. John Thomas to Position #8 for the Houston Independent School District.

CONSENT AGENDA FOR THE AUTHORITY:

- a. Minutes for October 27, 2016;
- b. Monthly financial report for October 2016;
- c. Invoices from Trustee and Operating Accounts for November 2016;

Matt Thibodeaux, Executive Director, presented the various items of the consent agenda. Director Odom made a motion to approve the consent agenda items a. through c. The motion was seconded by Director Fenz, which carried by unanimous vote.

MIDTOWN COMMUNITY ASSESSMENT SURVEY UPDATE.

Mr. Williams reported to the Board that The FordMomentum contract was tabled for this meeting. He updated the Board on Phase I of FordMomentum community assessment survey noting that there have been 832 respondents to the survey. The survey deadline has been extended to January 15, 2017.

RESOLUTION AUTHORIZING THE ISSUANCE OF MIDTOWN REDEVELOPMENT AUTHORITY TAX INCREMENT CONTRACT REVENUE AND REFUNDING BONDS, SERIES 2017; APPROVING AND DESIGNATING A PRICING COMMITTEE TO DETERMINE METHOD OF SALE AND MATTERS RELATED TO THE BONDS; APPROVING OTHER AGREEMENTS RELATED TO SUCH BONDS; MAKING FINDINGS AND PROVISIONS RELATING TO SUCH BONDS AND MATTERS INCIDENT THERETO

Barron Wallace presented the above captioned resolution noting the Bond Sale will be approximately \$40 million consisting of new funds with a minor amount of refunding of 2011 bonds. Mr. Wallace reported that he anticipates the sell to happen in January 2017. Director Ratcliff made a motion to approve the above captioned Resolution. The motion was seconded by Director Goren which carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. **REAL ESTATE RESOLUTION**

Director Goren made a motion to approve the Resolution Approving Entering into Contracts and Acquisitions and Sale of Certain Properties by the Authority for Affordable Housing. The motion was seconded by Director Odom, which carried by unanimous vote.

b. **CCPPI AFFORDABLE HOUSING GRANT AGREEMENT OBJECTIVES**

Director Ratcliff made a motion to approve amending the CCPPI Agreement for Phase I. The motion was seconded by Director Odom which carried by unanimous vote.

c. **UPDATE ON AFFORDABLE HOUSING PROGRAM**

Mr. Edwards updated Board on the status of the affordable homes constructed by Mayberry Homes.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

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

i. **MIDTOWN PARK**

Marlon Marshall showed pictures of the construction status of the garage and pack. Mr. Marshall reported on the progress at Midtown Park and

Garage noting team had received permanent power and the elevator will be installed in a couple of weeks. He reported that staff and the City of Houston have performed a walk through and have a good understanding of the steps necessary to receive a Temporary Certificate of Occupancy.

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

Mr. Marshall reported on Change Order #22 in the amount of \$45,823.98 for sump vent installations; lighting control panel installation; and relocation of header wall to accommodate sprinkler system. Director Fenz made a motion to approve Change Order #22 in the amount not to exceed of \$45,823.98. The motion was seconded by Director Goren which carried by unanimous vote.

2. **APPROVE PARK CHANGE ORDERS – MILLIS**

Mr. Marshall reported on Change Orders #12 in the amount of \$13,592.09 for site drainage modifications and some electrical changes and Change Order #13 in the amount of \$110,084.45 for overtime allowances. Director Odom made a motion to approve Change Orders #12 & 13 in the amounts not to exceed \$13,595.09 & \$110,084.45 respectfully. The motion was seconded by Director Castleman which carried by unanimous vote.

3. **APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION ADMINISTRATION (PARK) – WALTER P. MOORE**

Director Castleman made a motion to approve additional services for construction administration for Walter P. Moore in the amount not to exceed \$228,530.00. The motion was seconded by Director goren which carried by unanimous vote.

ii. **ENTRY PORTALS**

Mr. Marshall reported the construction will begin at Bagby Street location. They are currently performing soil testing.

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

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported the project is still proceeding ahead of schedule. He reported it is anticipated that the project will wrap up by the end of the year with street light installation

1. **APPROVE CHANGE ORDERS – SER**

There were no Change Orders at this time.

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

Mr. Marshall reported that due to a pedestrian being hit by the METRO Rail the project has been temporarily shut down. Team is working with METRO to obtain a date to proceed.

i. **APPROVE ADDITIONAL SERVICES REQUEST FOR METRO IRRIGATION DESIGN – WALTER P. MOORE**

There were no Change Orders at this time.

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

Mr. Marshall reported that TxDot is continuing to close out the previous bid and currently does not have an anticipated rebidding date.

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

Jim Webb reported that staff is working with The Goodman Corporation to continue reviewing funding options available for 2017.

EMPLOYEE EVALUATION, REVIEW AND TERMS OF EMPLOYMENT.

This item was tabled until January 2017.

PUBLIC COMMENT

Property owners and residents asked questions on certain community issues, including the funding of private security, public safety and the improvements of certain areas.

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



Date