

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

**March 28, 2019**

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, March 28, 2019 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 except Directors Thomas and Fortson.

Also in attendance were Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Cynthia Alvarado, Sally Adame, Theresa Gilmore, David Thomas, Jalisa Hurst, Mechelle Phillips, Madeline Pena, Amaris Salinas and Mark Sullivan of Midtown; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Rachel Rae Welsh of Walter P. Moore; Carol Harrison of IDS Engineering;; Roberta Burroughs of Roberta Burroughs & Associates; Algenita Davis, Angie Gomez, Joy Fitzgerald, Linda Larry-Mitchell & Robert Bradford of CCPPI; Alex Ramirez of Design Workshop; Kristin Blomquist of Masterson Advisors; Jennifer Curley of the City of Houston; Vanessa Cole and Harry Klein of Cole/Klein Builders; Peter Freedman of Agape Homes CDC; Charlotte Knight-Marshall of TKG & Associates; Harish Hegde and John Mudd of KCI Technologies and Mariana Rashcke of the Goodman Corporation. .

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

**PUBLIC COMMENT.**

Mr. Peter Freedman of Agape Homes CDC introduced himself to the group and expressed an interest in Midtown’s affordable housing program.

**CONSENT AGENDA FOR THE AUTHORITY:**

- a. **MINUTES FOR FEBRUARY 28, 2019;**
- b. **MONTHLY FINANCIAL REPORTS FOR FEBRUARY 2019;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR MARCH 2019;**
- d. **CONSULTING AGREEMENT WITH WULFE & CO.;**
- e. **RATIFY PLACEMENT AGENT AGREEMENT.**

Executive Director Thibodeaux presented the Consent Agenda. Director Dudley made a motion to approve the consent agenda items a – e, as presented. The motion was seconded by Director Goren and carried by unanimous vote.

**JOINT AGENDA FOR THE MIDTOWN REINVESTMENT ZONE AND THE AUTHORITY:**

**a. RESTATED AND REVISED INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, MIDTOWN REDEVELOPMENT AUTHORITY AND TAX INCREMENT REINVESTMENT ZONE NUMBER TWO;**

Barron F. Wallace reported that he is still awaiting final comments from certain City of Houston and Harris County departments regarding the Restated and Revised Interlocal Agreement between Harris County, Midtown Redevelopment Authority and Tax Increment Reinvestment Zone Number Two.

**b. PROJECT PLAN AMENDMENT AND SUPPLEMENT TO DEBT AUTHORIZATION.**

Barron F. Wallace stated that there was no new information regarding the Project Plan Amendment and Supplement to Debt Authorization to report at this time.

**MIDTOWN OFFICE LEASE AND RELOCATION OPTIONS; OPTION AGREEMENT TERM SHEET.**

Mr. Wallace stated that the Authority is awaiting receipt of a formal proposed term sheet from the developer.

**MIDTOWN AFFORDABLE HOUSING PROGRAM:**

**a. AFFORDABLE HOUSING OPERATIONS CENTER;**

No update was given on the Affordable Housing Operations Center at this meeting.

**b. AFFORDABLE HOUSING DEVELOPMENT UPDATE.**

Todd Edwards presented the Comprehensive Review Process Tracking Report from CCPPI showing status of various developments and proposed developments in the target area. He also gave a brief report on homes currently being developed by Cole/Klein Builders LLC and provided pictures of the homes in various states of construction. Mr. Edwards further reported that HOU Homes, Inc. is in the completion phase of construction of its 31 townhome project. He stated that all of the units had been sold and many were occupied. He offered to schedule a tour of the townhomes for Board Members.

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:**

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

**I. MIDTOWN PARK**

In Marlon Marshall's absence, Kandi Schramm reported the Midtown Park contractor is progressing with paver, lighting and landscape installation in the Front 90 Plaza area.

She also reported that sanitary sewer installation in the Front 90 area has begun and that construction of the Main Street streetscape is scheduled to begin in April 2019.

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

There were no garage change orders presented for consideration.

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

There were no Park change orders presented for consideration.

**II. ENTRY PORTALS**

Ms. Schramm reported that the project closeout documents were in progress.

1. **APPROVE CHANGE ORDERS – B&D CONTRACTORS**

There were no entry portal change orders presented for consideration.

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

Ms. Schramm reported that the contractor for the Caroline Street Project continues the waterline installation on the east side of Caroline between Dennis and McGowen and the storm sewer installation on Tuam Street between Caroline and Austin.

**I. APPROVE CHANGE ORDERS**

There were no change orders presented for consideration.

c. **FTA GRANT PROGRAM - THE GOODMAN CORPORATION.**

THERE WAS NO NEW INFORMATION TO REPORT REGARDING THE FTA GRANT.

**PROGRAM. WITH RESPECT TO THE FOREGOING AGENDA ITEMS, THE AUTHORITY MAY 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**
- e. **ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE).**

There being no further business the meeting was adjourned.



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Pamela Castleman, Secretary

4/30/19