

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

June 18, 2019

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 Third Floor Conference Room of the Houston Exponential Building, 410 Pierce, Houston, Texas 77002, on Tuesday, June 18, 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 Foster, Thomas and Dudley.

Also in attendance were Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Cynthia Alvarado, Sally Adame, David Thomas, Jalisa Hurst, Mechelle Phillips, Madeline Pena, Amaris Salinas and Ethan Nguyen of Midtown; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Angie Gomez, Linda Larry Mitchell, Algenita Davis and Sean Haley of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Zack Martin of Martin Construction Management & Designs; Edwin Fredricks and Rachel Ray of Walter P. Moore; Mariana Rashche of The Goodman Corporation; Theodore Andrews of TIRZ #25; Ann Robinson of the Montrose Center; Stephan Farfield, Consultant for the Montrose Center; Carol Harrison of IDS; Acie Phillips of A.O. Phillips; Henrietta Bodner of Super Neighborhood #62; Kristin Blomquist of Masterson Advisors; Jennifer Curley of the City of Houston; and Cynthia Olsen and Kimberly Fojtik of Wilson, Cribbs and Goren.

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

PUBLIC COMMENT.

Peter Freeman, Director of Housing, of Agape Development introduced himself and provided information about the efforts Agape Development to provide affordable housing. He announced that his group was currently working to develop 22 new affordable single family homes. He expressed an interest in working with the Authority on affordable housing in the same area they are currently working.

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR MAY 16, 2019;**
- b. **MONTHLY FINANCIAL REPORTS FOR MAY 2019;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JUNE 2019;**
- d. **MIDTOWN STRATEGIC GUIDE**

Executive Director Thibodeaux presented the Consent Agenda. Director Castleman made a motion to approve consent agenda items a-d. The motion was seconded by Director Erwing and carried by unanimous vote.

MIDTOWN BUILDING REQUEST FOR INFORMATION

Barron Wallace reported that the City of Houston asked counsel to work with staff to draft a Request for Information to assist in understanding the current value of the Midtown Building (aka the Houston Exponential Building). Director Castleman made a motion to approve issuing a Request for Information on the Midtown Building. The motion was seconded by Director Erwing and carried by unanimous vote.

RATIFY AGREEMENT WITH HOUSTON ARTS ALLIANCE RELATING TO THE CITY'S INITIATIVE PROGRAM GRANT IN THE AMOUNT OF \$140,000.00.

Peggy Foreman of Burney and Foreman reported that the Authority was awarded a \$140,000.00 Grant from the Houston Arts Alliance relating to the City's Initiative Program Grants (the "City Grant") to support cultural arts and encourage cultural tourism in Midtown. Director Goren made a motion to Ratify the Agreement between Houston Arts Alliance and the Midtown Redevelopment Authority relating to the City Grant in the amount of \$140,000.00. The motion was seconded by Director Fenz and carried by unanimous vote.

RESOLUTION APPROVING INTERLOCAL AGREEMENT BETWEEN MIDTOWN REDEVELOPMENT AUTHORITY AND MIDTOWN MANAGEMENT DISTRICT TO ADMINISTER AND MANAGE THE CITY OF HOUSTON INITIATIVE PROGRAM GRANT.

Ms. Foreman advised the Board that the Midtown Management District (MMD) has an active cultural arts program and would be best suited to administer and manage the City Grant on behalf of the Authority. She explained that the staff is recommending that MRA and the MMD enter into an interlocal agreement pursuant to which the MMD would administer and manage the City Grant on behalf of the MRA.

Director Goren made a motion to approve the Resolution Approving the Interlocal Agreement between Midtown Redevelopment Authority and Midtown Management District to administer and manage the City of Houston Initiative Program Grant. The motion was seconded by Director Fenz and carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM:

a. AFFORDABLE HOUSING OPERATIONS CENTER;

i. Financing Options with BBVA USA

No discussion or action was taken on this item.

b. GRANT AGREEMENT WITH MONTROSE CENTER REGARDING PROPERTY FOR SENIOR HOUSING PROJECT;

Director Goren announced that he had a conflict of interest and that he has filed the appropriate Conflict of Interest Affidavit. He then left the room and was not present during the discussion or vote on this agenda item.

The Board convened in Closed Session to discuss certain legal issues related to the proposed senior housing project and the grant of the real property owned by Midtown and located at 2222 Cleburne Street, Houston, TX.

Upon reconvening in open session, Director Erwing made a motion to authorize the staff and Board officers take all required action to grant the property located at 2222 Cleburne Street for development of a 112 unit senior housing facility. The motion was seconded by Director Fenz and carried by unanimous vote.

c. **AFFORDABLE HOUSING DEVELOPMENT**

Todd Edwards stated that he had no additional information to report at this time.

MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:

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

i. **MIDTOWN PARK**

Marlon Marshall reported that the revised sanitary sewer installation in the Front 90 Plaza area has been completed. He stated that the landscape along Main Street would be completed by mid to late July and that the staff continues to have discussions with Wulfe and Co. regarding the restaurant space in the Front 90 Plaza area.

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

There were no Park change orders presented for consideration at this time related to Midtown Park.

II. **BAGBY PARK – STORAGE AND RENOVATIONS.**

Mr. Marshall reported that the preliminary and site work would begin next week on the Bagby Park storage building and other park renovations.

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

Mr. Marshall reported that the construction team is currently testing the waterline between Elgin and McGowen Streets. He reported that the storm sewer work has been completed on McIlhenny Street.

i. **Change Orders**

Mr. Marshall stated that there were no change orders for consideration at this time related to the Caroline Street Project.

c. **AGREEMENT WITH CITY OF HOUSTON TO INCLUDE ADDITIONAL MIDTOWN IMPROVEMENTS ON CITY'S 72-INCH WATER LINE PROJECT ALONG CHENEVERT, HADLEY AND CRAWFORD (WBS NO. S-000900-0131-4);**

Mr. Marshall reported that the project consists of construction of a 72 inch waterline from Emancipation Ave. to Tuam Street along Polk, Hutchins, Clay, Chenevert, Hadley and

Crawford Streets including necessary distribution lines, drainage, pavement and back of curb improvements including wide sidewalks, powder coated black traffic signals and street signs, pedestrian countdown poles and pedestrian push button poles. The cost of the Midtown requested improvements will be paid by the Authority and will not exceed \$56,708.80. Director Erwing made a motion to approve the Agreement with the City of Houston to include additional Midtown Improvements in the City's 72-inch water line project along Chenevert, Hadley and Crawford (WBS No. S-000900-0131-4). The motion was seconded by Director Castleman and carried by unanimous vote.

d. FTA GRANT PROGRAM - THE GOODMAN CORPORATION.

Mariana Rashcke of The Goodman Corporation reported that they are continuing to follow up with the City of Houston on issues relating to the Greyhound Bus Terminal.

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).**

Chairman Odom called for Executive Session at 12:34 pm to discuss agenda item 8b. **GRANT AGREEMENT WITH MONTROSE CENTER REGARDING PROPERTY FOR SENIOR HOUSING PROJECT** pursuant to Section 551.072 of the Texas Government Code. Certain information relating to agenda item 8b was presented to the Board in Executive Session. .

Chairman Odom reconvened the Board in open session at 12:34 p.m. He announced that the Board would consider and take action on agenda item 8b.

ADJOURN.

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



Pam Castleman, Secretary

Date

7/25/19