

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

July 31, 2014

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, July 31, 2014 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	Caton M. Fenz
3	Robert D. Sellingsloh	8	Vacant
4	Pamela Ngo Castleman	9	Jeremy Ratcliff
5	Al Odom		

and all of the above were present with the exception of Directors Odom and Fenz.

Also in attendance were Matt Thibodeaux, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; Phillip Franshaw consultant for the Authority; Cynthia Alvarado and Elizabeth Powell of the Midtown Management District; Katherine R. Milton of Bracewell & Giuliani LLP; Steven Spears and Amy Harbert of Design Workshop; Edwin Friedrichs, Brian Lozano and Rachel Ray of Walter P. Moore; Jennifer Curley of the City of Houston; Jim Webb of The Goodman Corporation; Gary Bernard of 2016 Main; Horace Allison of HCHC; Zinetta Burney & Theola Petteway of OST/Almeda TIRZ; Alberto Costanar of the Rise; William R. Franks and Monte Large of the Midtown Management District; and Travis Hochledd 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 JUNE 26, 2014**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR JUNE 2014**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR JULY 2014**
- d. **ANNUAL RENEWAL OF INSURANCE POLICY**

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

MIDTOWN AFFORDABLE HOUSING PROGRAM

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

Director Goren made a motion to approve the above captioned Resolution. The motion was seconded by Director Castleman, which was approved by unanimous vote.

b. AFFORDABLE HOUSING DEVELOPMENT.

Mr. Edwards updated the Board on the progress of affordable housing with 8 land purchases. He reported that Epic Homes was in the final stage of the construction of 2 homes and would be closing on the two properties in August.

c. PRESENTATION BY DESIGN WORKSHOP REGARDING GRIGGS/MLK CORRIDOR

Steven Spears and Amy Harbert of Design Workshop provided a presentation to the Directors of a conceptual design for upgrading the gully that runs besides the MLK and Sunset Tracts.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. PARKS AND GREENSPACE - WALTER P. MOORE

i. MIDTOWN PARK

a. APPROVE CHANGE ORDERS

Mr. Marshall reported that the Midtown Park work is progressing and anticipates a substantial walk through soon. He further reported that the kiosk tenant is awaiting City of Houston improvement plans approval and anticipates starting the build out in August. There are no changes orders to be approved this month.

ii. SUPERBLOCK PARK

Mr. Marshall reported that the consultants had resubmitted the plans to address comments received from the City of Houston for the parking garage and anticipate that the City will require an additional round of reviews before issuance of permitted plans. Mr. Marshall reported that the team had received cost estimates from Camden Property Trust for \$17 million. Since this cost estimate is higher than Midtown's budget of \$13 million the team will work to value engineer and ask Camden to provide an itemized break down of costs that would assist in the value engineering effort.

iii. ENTRY PORTALS

a. APPROVE DESIGN WORK ORDER

No report at this meeting.

b. CAROLINE STREET RECONSTRUCTION

Mr. Marshall reported that the Caroline Street reconstruction plans were submitted to TxDOT for bidding. The bid cost came back at \$13.2 million which is over the budgeted cost of \$8.5 million. It is anticipated that TxDOT will rebid the project in November to see if the construction market costs can be reduced.

c. MAIN STREET MASTER PLAN – WALTER P. MOORE

Mr. Marshall reported that the project is waiting on the Right of Entry Agreement with METRO.

d. HCC CAPITAL PROJECTS - IDS ENGINEERS

Staff and design team have submitted the final plans to the City of Houston for final comments on Holman Street. The Midtown team will coordinate with Houston Community College and submit one bid package in the fall.

e. GRAY STREET PEDESTRIAN ENHANCEMENTS

The Gray Street Pedestrian Enhancement is ready for close out of the one year landscape warranty period. The project came in \$25,000 under budget.

f. BRAZOS STREET RECONSTRUCTION – WALTER P. MOORE

Mr. Marshall and the design team met to discuss the Brazos Street Reconstruction project. It is anticipated that the design will be similar to the Bagby Street project. The team will meet with the City of Houston Planning Department prior to the start of the design.

g. FTA GRANT PROGRAM – THE GOODMAN CORPORATION

Mr. Marshall reported that the Holman Grant is in the final stages for release and the FTA grant team will be submitting an application for Brazos Street.

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

There were no public comments.

ADJOURNMENT

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



Pamela N. Castleman, Secretary

8/28/14

Date