

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

**April 25, 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, April 25, 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	Vacant		

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

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, Araceli Rodriguez and Theresa Gilmore of the Authority; F. Charles LeBlanc and Phillip Franshaw, consultant for the Authority; Cynthia Alvarado of the Midtown Management District; Barron F. Wallace of Bracewell & Giuliani LLP; Peggy Foreman of Burney and Foreman; Mary Buzak and Jennifer Curley of the City of Houston; Tim Buscha of IDS Engineering Group; Kristin Garcia of First Southwest Company and Gary Bernard of 2016 Main.

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 MARCH 28, 2013.**
- b. **MONTHLY FINANCIAL REPORT OF THE AUTHORITY FOR MARCH 2013.**
- c. **INVOICES OF THE AUTHORITY FROM TRUSTEE AND OPERATING ACCOUNTS FOR APRIL 2013.**
- d. **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH IDS**
- e. **RESOLUTION REGARDING QUALIFIED ENERGY CONVERSATION BONDS**

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

**INVESTMENT REPORT FOR QUARTER ENDING MARCH 30, 2013.**

Mr. Thibodeaux presented the Investment Report for the quarter ending March 30, 2013. Director Goren made a motion to accept the Investment Report for quarter ending March 30, 2013. The motion was seconded by Director Collier, which carried by unanimous vote.

**DEVELOPMENT AND REAL ESTATE STRATEGIC PLAN AND INITIATIVES**

**a. MAIN STREET**

No report given at this time.

**MIDTOWN IMPROVEMENT AND DEVELOPMENT CORPORATION.**

No report given at this time.

**MIDTOWN AFFORDABLE HOUSING PROGRAM**

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

Director Taylor made a motion to approve the above-captioned resolution. The motion was seconded by Director Goren and carried by unanimous vote.

**b. AFFORDABLE HOUSING DEVELOPMENTS**

Mr. Edwards reported that the Project Row House Affordable Housing Pilot Project is finalizing construction of phase II and expects a grand opening in late June 2013. He also noted that Midtown had completed two more property closings in the target area.

**MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

Kristin Garcia of First Southwest Company presented two scenarios for Projection of Tax Increment Fund Cash Flows and Coverage for the anticipated fiscal year 2014 Bond Sale. She noted that the scenarios used a 4% growth assumption. Staff and consultants will continue to review and discuss. Marlon Marshall went through the project list to update the Board Members on the current status of each project as related to the Bond Sale.

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

Marlon Marshall reported that the project was on schedule for substantial completion. Overhead utility line relocation is in process and crew is continuing with installation of landscaping.

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

Mr. Marshall reported that Baldwin and Glover Parks are in the beginning stages of construction and Midtown Park would be under construction in a couple of weeks. Design Team and staff again met with Camden Property Trust to discuss building set back and coordination of parking garage on the Super Block.

**c. GRAY STREET PEDESTRIAN ENHANCEMENTS – CLARK CONDON ASSOCIATES**

**APPROVE CHANGE ORDER.**

Director Taylor made a motion to approve a Change Order to increase the term of the contract by 32 rain days. The motion was seconded by Director Goren, which carried by unanimous vote.

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

Mr. Marshall reported that the Holman Street plans are 100% complete and have been presented to the City for permitting. Alabama Street project continues to be on hold pending decision by the City on potential waterline placement.

**e. CAROLINE STREET IMPROVEMENTS**

The Caroline Street plans are 95% complete. Staff is continuing to work with TxDot and HGAC to shift the grant funds into fiscal year 2014.

**f. FTA GRANT – THE GOODMAN CORPORATION**

No report at this time.

**g. 3300 MAIN**

No report given at this time.

**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 convened into executive session.

PUBLIC COMMENTS

ADJOURNMENT

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



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Pamela N. Castleman\*, Secretary

6/13/13

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Date

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\* Formerly Pamela Ngo Tranpark.