

MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

June 4, 2014

The Board of Directors of the Midtown Management District held a meeting, open to the public, on June 4, 2014 at 11:00 a.m. in the 3rd Floor Conference Room of the Midtown Management District's offices, located at 410 Pierce Street, Houston, Texas 77002, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Roger Neal	Eileen Morris
Eric Melchor	Julie Farr
Monte Large	John Castillo
Willie H. Coleman, Jr.	Marylene Chan
Bryn Poland	William R. Franks
F. Charles LeBlanc	Debra McGaughey
Michelle LeBlanc	Gary Noble
	Charles Washington

All of the above were present except Directors Large, Castillo and F. Charles LeBlanc thus constituting a quorum.

In addition, present at the meeting were Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Marlon Marshall, Elizabeth Powell, Peggy Foreman of Burney & Foreman, Jim Webb of The Goodman Corporation, Justin Gardiner, Rosalinda Frias and Hal Carroll.

Cynthia Alvarado called the roll of the Board of Directors and verified that a quorum was present.

Chair Franks called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS.

Guests in attendance were invited to introduce themselves and address the Board on any issues of concern.

CONSENT AGENDA.

- a. **Approve Minutes for the May 7, 2014.**
- b. **Approve the April 2014 Financial Report.**
- c. **Approve the payment of invoices for June 2014.**
- d. **Approve the Equi-Tax Report for May 2014.**

Director Coleman made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Michelle LeBlanc and carried by unanimous vote.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE DISTRICT'S QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING MARCH 31, 2014.

Executive Director Matt Thibodeaux presented the District's quarterly investment report for the period ending March 31, 2014. He reminded the Board that a written report was contained in

the Board Information Package which shows that the average interest rate for the quarter on all accounts was 0.5509733 and the amount of interest earned for the quarter was \$334.11.

Director Neal made a motion to approve the quarterly investment report as presented. The motion was seconded by Director Morris and carried by unanimous vote.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING A REQUEST FOR A LETTER OF SUPPORT FOR THE CITY OF HOUSTON'S 2014 TRANSPORTATION INVESTMENT GENERATING ECONOMIC RECOVERY (TIGER 2014) GRANT PROPOSAL.

Peggy Foreman advised the Board that the District has been asked to provide a Letter of Support for the City of Houston's 2014 Transportation Investment Generating Economic Recovery (TIGER) Grant Proposal. Ms. Foreman distributed a draft of the letter and explained that the purpose of the grant was to allow the City to install an extensive framework of interconnected "Intelligent Transportation Systems" throughout the City the goal of which is to provide better information to drivers to help mitigate traffic congestion and reduce vehicle emissions in the City. Jim Webb of The Goodman Corporation provided additional information regarding the City's TIGER grant proposal and answered questions from Board members.

Director Coleman made a motion to approve the Letter of Support as presented. The motion was seconded by Director Neal. Following all discussion, the motion carried by unanimous vote.

RECEIVE COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

A. Public Safety Committee – John G. Castillo, Chair

Director Melchor reported on the activities of the Public Safety Committee. Director Melchor reported that the new Captain for the South Central Division, Heather Morris, attended the most recent committee meeting and agreed to explore whether the monthly statistical reports can be modified so that they will be easier to review and understand. Director Melchor reported that according to the HPD reports presented at the Committee meeting there has been no significant increase in crime in Midtown except for Burglary of a Motor Vehicle (BMVs).

B. Marketing Committee – Michelle LeBlanc, Chair

Director M. LeBlanc reported on the activities of the Marketing Committee. She reported that the May 2014 Committee meeting was held at the "House of Dereon" and that attendees had a chance to tour the property and see many of the awards received by Beyonce Knowles and Destiny's Child. She stated that the Committee is currently focused on getting maximum media exposure from "Preservons La Creation" - The Biggest Mural in Houston and she thanked Board members who have volunteered to help with the project. Director M. LeBlanc also reported on the Committee's progress on the Service and Improvement Plan. She advised the Board that the Committee was recommending that a "special committee" be formed to engage with the City's Super Bowl Committee to advocate for Midtown venues to host certain Super Bowl related events. Director M. LeBlanc stated that this special committee could also be expanded to include other major events being held in Houston such as the "Final Four" with a goal of attracting economic activity to Midtown. Chair Franks stated that forming a Midtown Super Bowl Committee and working with the City will give Midtown a voice when decisions are being made regarding major City events. Marlon Marshall reported that he and Matt Thibodeaux have been in contact with the City's Super Bowl Committee.

Director Neal suggested that the Board consider setting aside funds for the MMD Super Bowl Committee because the NFL Super Bowl Committee will sometimes provide matching funds to support certain community events.

Finally, Director M. LeBlanc stated that the Committee would reach out to the City to see if Midtown could be included in the City's Sunday Streets HTX program.

C. Service & Maintenance Committee – Roger Neal, Chair

Director Neal reported that the Committee is continuing its work on the Service and Improvement Plan. He also reported that the bright green shirts are being worn by the Field Services Team members and that the District has received comments from the Midtown residents indicating that the shirts are having the desired effect of making the crew and their work more visible in Midtown. Marlon Marshall announced that the District Staff is continuing negotiating with METRO regarding the terms of an Interlocal Agreement in light of now having actual cost data for the MetroRail Line landscape maintenance along Main Street.

D. Urban Planning Committee – Monte Large, Chair

Elizabeth Powell reported that the Committee is continuing to research the proposed Cross-Walks Project which entails painting certain cross-walks to highlight the pedestrian walkways in Midtown. She reported that the Committee is getting closer to finalizing a preliminary design and projected budget for a cross-walks pilot project. Ms. Powell gave a brief presentation on a project called the "Before I Die" Wall that was brought to the committee by Jaimin Shah. She distributed additional information regarding the project and answered questions from Board members regarding the "Before I Die" Wall. Several Board members stated that the project would be a means of attracting people to visit Midtown for an extremely low monetary investment of around \$300.00. Julie Farr stated that she would like to see the Board develop a more formal process for reviewing and evaluating the various arts projects being presented to the District for participation and or funding.

E. Finance Committee – Gary Noble, Chair

Director Noble shared a revised report format for presenting the District's financial status to the Board. He stated that the revised report format gives a clearer comparison of "actual to budgeted" revenues and expenses. Director Noble also reported that the that the Finance Committee met with Pat Hall of Equi-Tax, to discuss the current property values and projection of future property values for the next 10 years for inclusion in the Service and Improvement Plan. He stated that Equi-Tax will provide projections assuming a 6%, 7%, 8% and 9% growth rate. Director Noble reminded the Board that several new development projects are currently being built and are expected to be completed in 2015.

F. Cultural Arts & Entertainment – Eileen Morris, Chair

Director Morris reported that the May 13th committee meeting was held at the Lawndale Arts Center and was well attended. She stated that Committee members were excited about "Preservons La Creation" - The Biggest Mural in Houston and the amount of media coverage that the project and Midtown had received from local media outlets like KHOU, Culture Map, Houston Press and the Houston Chronicle. She advised that the Committee continuing its work on their portion of the Service and Assessment Plan.

G. Nominating Committee – Debra McGaughey, Chair

Chair Franks turned the meeting over to Director McGaughey to conduct the election of Board Officers. Director McGaughey reported on the process followed for nomination of Board Officers and announced the Committee’s recommended nominations of the following persons:

Chair	William Franks
Vice Chair	Willie Coleman
Treasurer	Gary Noble
Secretary	Eileen Morris
Assistant Secretary	Monte Large

Director McGaughey then opened the floor for additional nominations. There were no nominations from the floor. The above persons were elected to the respective offices by unanimous vote.

Director McGaughey further reported that the Committee received 30 resumes from persons interested in serving on the Board for the 2 vacant positions. She stated the Committee had narrowed the list of candidates and conducted interviews with several persons. She stated that the Committee is continuing to work and will strive to bring recommendations forward at the July 2014 Board meeting. Director McGaughey expressed her appreciation to her fellow Committee members, especially former Board Chair and Nominating Committee, Gayle Fortson. She indicated that the Nominating Committee would be reaching out to all of the persons who submitted resumes to encourage them to become more active by serving on a committee.

H. Service and Improvement Plan – Willie Coleman, Chair

Director Coleman said that each Committee is still working on their portion of the Service Plan. He stated that he would like to have the plan finalized sometime before September 2014 at the latest.

I. Executive Committee – William Franks, Chair

Vice Chair Coleman gave an update on matters discussed at the May 2014 Executive Committee meeting. He announced that Director Melchor will be starting up another project working with elementary school students and would be tendering his resignation from the Board in the next couple of months. Chair Franks announced that the Midtown Redevelopment Authority is considering renewing possibly expanding its contract with The Goodman Corporation to include searching for and obtaining grant funds to help with projects relating to beautification, parking, walkability, and cultural arts.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA).

Marlon Marshall gave the following report on the status of the current MRA capital improvement projects:

Holman Street Reconstruction – The Project has been delayed indefinitely while the Staff and Consultants work with the City of Houston to resolve various issues relating to the project design. The Staff and the Design Team met with City representatives and are working to reach

consensus on design plans. Anticipate that construction contracts will be awarded in the fall of 2014.

Glover Park Project – The park is complete and open to the public.

Midtown Park Project – The materials needed to complete the water feature have been delivered and the Contractor is continuing its work. Staff anticipates that a walk thru will be scheduled for mid to late June 2014. The kiosk tenant is working on build out and will handle its own plans for opening. A soft opening of the park will likely happen in August with a Grand opening being held in September or October 2014

Main Street Project – Design Team is continuing to work on conceptual designs.

Caroline Street Project – Plans have been sent to TXDot for review and approval. Expects that construction will begin in November or December 2014.

SuperBlock Park Project – Parking garage plans have been submitted to the City of Houston for review. Review and approval process is expected to take 8-12 weeks.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPROATE AND NECESSARY.

- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

There was no Executive Session.

OTHER BUSINESS / ANNOUNCEMENTS

Matt Thibodeaux the Redevelopment Authority is under contract to sell the 3300 Main Street property to a private developer.

Marlon Marshall announced that City Council held a hearing at 9:00 a.m. regarding Midtown's request for designation as a Banner District and that there was no opposition to the request.

NEXT MEETING DATE

Chair Franks announced that the next Board meeting will be held on Wednesday, July 2, 2014, at 11:00 a.m. in the 3rd floor conference room of the Midtown Management District's offices, 410 Pierce Street, Houston, Texas.

ADJOURN

There being no other business, the meeting was adjourned.



Eileen J. Morris, Board Secretary

Date: 7-2-2014