

MINUTES OF THE  
MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING

January 11, 2012

The Board of Directors of the Midtown Management District held a meeting, open to the public, on the 11<sup>th</sup> day of January 2012 at 11:00 a.m. in the 3<sup>rd</sup> Floor Conference Room of the Midtown Management District 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	Ramiro Orta
Alan Hood	Brian Warwick
Katherine Cabaniss	John G. Castillo
Howard Lee	Vernus Swisher
Willie Coleman, Jr.	William Franks
William Tilney	Gayle R. Fortson
Pamela Tranpark	Gary Noble
F. Charles LeBlanc	M. Todd Triggs
	Eileen Morris

All of the above were present except Directors Triggs, Orta, and Warwick thus constituting a quorum.

In addition, present at the meeting were Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Katherine Mestousis, Marlon Marshall, Peggy Foreman of Burney & Foreman, Clark Lord of Vinson & Elkins.

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

Vice Chair Vern Swisher called the meeting to order and welcomed guests.

**RECEIVE PUBLIC COMMENTS**

Vice Chair Swisher invited guests to introduce themselves and make comments to the Board.

**CONSENT AGENDA**

- a. **Approve Minutes for the December 7, 2011 regular Board meeting.**
- b. **Approve the November 2011 Financial Report.**
- c. **Approve the payment of invoices for January 2012.**
- d. **Approve Equi-Tax Report for December 2011.**

Director Franks made a motion to approve the consent agenda. The motion was seconded by Director Morris and carried by unanimous vote.

## **RECEIVE COMMITTEE ACTIVITY REPORTS**

### **A. Executive**

Cynthia Alvarado reported that there were no recommendations from the Executive Committee.

### **B. Public Safety**

Director Tilney reported on the activities of the Public Safety Committee and advised the Board that HPD South Central Division is continuing its investigation of alleged "pill mills" in Midtown. Mr. Tilney also informed the Board that the Deputy Constables have continued their increased patrol of the areas along Caroline, LaBranch and Austin and that the effort seems to have worked well since no further complaints have been made and few, if any, incidents of loitering in the area have been observed.

Director Tilney commended the City of Houston (COH) for its quick response to a report of a large amount of trash and campers at the former COH site (2102 Austin at Gray Street). Cynthia Alvarado contacted the COH and requested a clean up and within 24 hours, the City addressed the concerns.

Finally, Director Tilney reported that there was no new information on the status of the METRO bicycle patrol program and that the District was waiting for a response from METRO regarding the program.

### **C. Marketing**

Cynthia Alvarado reported on the activities of the Marketing Committee. Katherine Mestousis announced that the Midtown blog was up and running and invited all Board members to go to the website to view the blog and provide the Staff with feedback.

### **D. Service & Maintenance**

**i. Review, discuss and take necessary action regarding the Midtown Field Services Program.**

**ii. Review, discuss and take necessary action regarding Baldwin Park Maintenance.**

**iii. Review, discuss and take necessary action regarding Main Street Maintenance.**

Marlon Marshall reported that the Committee re-issued an Invitation to Bid for all three Service & Maintenance contracts. He also informed the Board that responses were received and that once the Committee finalized its review and evaluation of the responses, it would bring its recommendations to the Board for consideration. He asked that the agenda items i, ii, and iii above be tabled until the Committee comes back with its recommendations.

Several Board Members asked questions about the flooding that occurred on and around Elgin and Chenevert Streets earlier in the week due to heavy rain fall. Matt

Thibodeaux informed the Board that the Midtown Redevelopment Authority had partnered with the COH to fund approximately Five Hundred Thousand Dollars (\$500,000) worth of drainage projects in the area. He stated that he and Marlon Marshall will contact the COH about the flooding issue, but that some of the problem could be the result of poor drainage in the surrounding areas. Mr. Thibodeaux also reported Board that the Bagby Street reconstruction would begin soon and would include significant drainage improvements.

#### **E. Urban Planning**

Director Coleman reported that the Urban Planning Committee was working with the Staff on the Letter of Intent to the Texas Commission on the Arts to have Midtown designated as a "Cultural District." Ms. Alvarado advised the Board that the Letter of Intent would be submitted by January 31, 2012 and that the next step will be to build more community support for the project and work to complete the application which is due in June 2012.

#### **F. Finance**

Director Lee gave a brief Finance Committee report and stated that the Committee would be submitting amendments to the approved FY 2012 Budget at a future Board meeting for consideration by the Board.

#### **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.

#### **RECONVENE THE PUBLUC SESSION AND, IF NECESSARY, TAKE ACTION ON MATTERS DURING THE EXECUTIVE SESSION.**

There was no executive session.

#### **OTHER BUSINESS / ANNOUNCEMENTS**

Vice Chair Swisher asked if there was any other business.

Marlon Marshall reported that the Bagby Street Reconstruction project would begin soon and that it is expected to take 15–18 months to complete. Director Neal asked the District Staff to notify the Midtown residents and businesses of the construction project and traffic impact via Midtown's website and social media outlets. Mr. Marshall also announced that in February 2012, the City of Houston would begin a street overlay on Austin and Crawford streets.

Cynthia Alvarado informed that Board that there would be a public hearing for The Marthannie School on Wednesday, January 18, 2012, 6:30 p.m. - 8:00 p.m., in the

Solarium at First Presbyterian Church (5300 Main Street). Ms. Alvarado stated that the School was not requesting a formal "Letter of Support" from the Board at this time, but was requesting general community support and attendance at the public hearing.

Clark Lord announced that he, together with the entire Public Finance Practice at Vinson & Elkins LLP, would be moving to Bracewell & Giuliani LLP and that it was a mutually agreeable decision between the firms. He stated that both firms would work with the Executive Director to ensure that the transition would be seamless and that the District would not be negatively impacted by the move.

Director Franks announced that a group of stakeholders would be meeting to discuss issues surrounding the distribution of food to the homeless under the Pierce Elevated and its impact on the Midtown community.

#### **NEXT MEETING DATE**

Vice Chair Swisher announced that the next Board meeting would be on Wednesday, February 1, 2012 at 6:00 p.m. at the Central Bank Community Room, 2217 Milam, Houston, Texas 77002.

#### **ADJOURN**

There being no further business, the meeting was adjourned.

  
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Roger Neal, Board Secretary

2/1/2012  
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Date