

MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

June 6, 2012

The Board of Directors of the Midtown Management District held a meeting, open to the public, on the 6th day of June 2012 at 11:00 a.m. in the 3rd Floor Conference Room, in the Midtown Offices, 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	Brian Warwick
Howard Lee	John G. Castillo
Katherine Cabaniss	Vernus Swisher
Willie Coleman, Jr.	William Franks
William Tilney	Gayle R. Fortson
Gary Noble	M. Todd Triggs
F. Charles LeBlanc	Eileen Morris
Ramiro Orta	

All of the above were present except Director Orta, thus constituting a quorum.

In addition, present at the meeting were Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Katherine Mestousis, Marlon Marshall and Peggy Foreman of Burney & Foreman. Also present were Bryan Brown of the Goodman Corporation, Vicki Luna, Vikki Trammell and Andrew Kaldis.

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

Chairman Triggs called the meeting to order and welcomed guests.

RECEIVE PUBLIC COMMENTS

Chairman Triggs invited guests to introduce themselves and make comments to the Board.

CONSENT AGENDA

- a. **Approve Minutes for the May 10, 2012 regular Board meeting.**
- b. **Approve Minutes for the May 22, 2012 Special Board meeting.**
- c. **Approve the April 2012 Financial Report.**
- c. **Approve the payment of invoices for June 2012.**
- d. **Approve Equi-Tax Report for May 2012.**

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

RECEIVE COMMITTEE ACTIVITY REPORTS

A. Executive

Director Triggs reported on the activities of the Executive Committee.

- i. Letter of support for the Sunnyland Development Group.

Director Triggs informed the Board that the Sunnyland Development Group had submitted a request for a "Letter of Support" for its efforts to obtain certain federal tax credits in connection with its redevelopment of the former MRMH building. Director Franks advised the Board that he was a consultant with the Sunnyland Development Group and stated that he would abstain from all discussion and any vote relating to the project. Several Board Members asked questions about the project. Matt Thibodeaux stated that he was of the impression the Sunnyland Development Group was also seeking financial support for the project and that unfortunately no financial support was available from the District or the Authority. Following all discussion, Director Swisher made a motion to approve the request for a Letter of Support. The motion was seconded by Director Warwick and carried by majority vote, with Director Franks abstaining.

Director Triggs asked that the Staff have Peggy Foreman review and revise the Letter of Support before it is released.

B. Public Safety

Director Tilney reported on the activities of the Public Safety Committee. He gave a background report on the Committee's efforts to have a portable toilet placed in Baldwin Park. Marlon Marshall reported that he contacted representatives of the City of Houston Parks Department to ask whether the City would permit installation of restroom facilities in Baldwin Park. Mr. Marshall stated that he was advised that permanent restrooms would not be allowed, but that the City would consider allowing the District to install a temporary portable toilet if the District assumed all financial and legal liability, and holds a public community meeting on the issue to assess community support for the idea. Ms. Alvarado reported that the monthly cost would be \$350.00 for one portable toilet and would include cleaning 2 times per week. There was a lively discussion among Board members on the pros and cons, including a discussion of the liability issues associated with placing a temporary portable toilet in Baldwin Park.

There was additional discussion about issues surrounding the homeless and the impact on Midtown. Matt Thibodeaux reported briefly on his visit to "Haven for Hope" in San Antonio, Texas. He stated that such a project would require a substantial financial investment that was beyond the capacity of the District and would require a joint effort of the City, the County, the business community and social service organizations.

Director Tilney also reported that there continues to be community concerns about public safety in the areas surrounding the Greyhound Bus Station.

C. Marketing

Director Warwick stated that there was no new activity from the Marketing Committee.

D. Service & Maintenance

Marlon Marshall reported on the activities of the Service & Maintenance Committee. Mr. Marshall stated that he had been in communication with METRO regarding its maintenance of the landscaping in Midtown along the METRORail. He stated that METRO did some landscaping work but that much remains to be done. Mr. Marshall further stated that the METRO Facilities Director seemed interested in partnering with the District to address landscaping work but that the proposal would have to go through the proper channels at METRO before any further action can be taken on the concept.

E. Urban Planning

Director Coleman reported on the activities of the Urban Planning Committee. He advised the Board that the Committee had completed and submitted the application to have Midtown designated a Cultural Arts & Entertainment District by the Texas Commission on the Arts and that a response from the Commission was expected by September 5, 2012. Cynthia Alvarado reported that the District had received several letters in support of the designation from local elected officials and Midtown business owners.

Mr. Coleman thanked Cynthia Alvarado and Katherine Mestousis for their hard work on the application for the Cultural Arts & Entertainment District designation.

Finally, Mr. Coleman reported that the District had been contacted by a National Ceramic Arts Group regarding the possibility of displaying some of its art works in various public spaces in Midtown. The Staff will continue to work with the group and report back to the Board.

F. Finance

Director Noble stated that there was no report from the Finance Committee.

G. Nominating

Director Fortson reported on the activities of the Nominating Committee and announced the next Committee meeting would be held on Wednesday, June 20, 2012 at 4 p.m. at the Midtown Offices.

i. Presentation of Perfect Attendance Awards

Ms. Fortson also presented Perfect Attendance Awards to Directors Neal, Noble and Tilney for having perfect attendance at Board meetings over the past 12 months.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY.

Marlon Marshall gave a report on the status of various Midtown Redevelopment Authority capital projects. He stated that a construction meeting was held recently regarding Phase II of the Gray Street Project, with Arriba Construction to finalize required documentation and that construction is expected to begin on the eastern half of Gray Street in late June or early July 2012. Mr. Marshall also reported that design work is ongoing for the Midtown Park renovations and that the team anticipates putting the project out for bid in July 2012.

Bryan Brown of the Goodman Corporation spoke briefly about the efforts to seek more grant funds for the District and stated that he will be meeting with District Staff to review the list of Midtown capital projects and discuss some potential grant funding opportunities.

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

Ms. Alvarado informed the Board that on Friday, June 1, 2012 she was contacted by a group regarding the usage of Midtown Park for a one day Caribbean festival to be held on June 30, 2012 from 3 p.m. to 9 p.m. She stated that the group would charge an entrance fee for the event and projected that approximately 300-500 people would attend. Several Board members asked questions about the event and expressed concern that given the short time frame it would not be possible to follow the District's adopted procedures regarding usage of the Midtown Park. Chairman Triggs asked Ms. Alvarado to provide the group with the Midtown Park usage procedures and ask them to consider bringing the event to Midtown in a future year.

Vikki Trammell of Art Square Studios introduced Andrew Kaldis of Kaldis Development. Mr. Kaldis informed the Board that he had redeveloped a property located at Eagle and Cleburne streets for use as artist studios. He stated that he was working with Ms. Trammell and that the studios were available for rent to artists. Board members welcomed Mr. Kaldis to Midtown.

NEXT MEETING DATE


Chair Triggs announced that the next Board meeting would be held on Wednesday, July 11, 2012 at 11:00 a.m. in the 3rd Floor Conference Room in the Midtown Offices.

ADJOURN

There being no further business, the meeting was adjourned.



William R. Franks, Board Secretary



Date