

MINUTES OF THE  
MIDTOWN MANAGEMENT DISTRICT  
SPECIAL BOARD OF DIRECTORS MEETING

November 18, 2015

The Board of Directors of the Midtown Management District held a meeting, open to the public, on November 18, 2015 at 11:00 a.m. in the 3<sup>rd</sup> 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:

Darcy John Lefsrud  
Diane Cervenka  
Jacques Fox  
J. Allen Douglas  
Kim Cook  
Monte Large  
Willie Coleman  
Deborah Tyler Dillard  
Eileen J. Morris

John Castillo  
Marylene Chan  
William R. Franks  
Debra McGaughey  
Gary Noble  
Charles Washington  
Amar Mohite  
Nancy J.W. Darst

All of the above were present except Directors Large, Mohite, Dillard, Cervenka and Washington, thus constituting a quorum.

In addition, present at the meeting were Cynthia Alvarado, Elizabeth Powell, Kandi Schramm, Marlon Marshall, Theresa Gilmore, David Thomas and Matt Thibodeaux of Midtown Management District; Peggy Foreman of Burney & Foreman; and Pat Hall of Equi-Tax Inc.; Residents; Cynthia Aceves-Lewis, Roger Neal and Michael Lomi.

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

Director 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.

**FINANCE COMMITTEE PRESENTATION**

Director Chan, with the assistance of the Midtown gave a PowerPoint presentation regarding the District's finances. The presentation covered the following topics:

- Midtown Management District assessments - sample calculations
- Midtown Management District assessed value history
- Maintenance of Legacy Improvements

- 2015 Actuals vs. Budget Comparisons
- Preliminary Draft of a 2016 Proposed Budget at a proposed Assessment Rate of 13.125 cents per \$100 of assessed value

Board members asked questions and shared thoughts and concerns about the committees' budget requests. Director Chan, Midtown Staff members and Peggy Foreman answered questions from various Board members regarding the information presented. Director Lefsrud asked the Finance Committee to consider proposing a Budget for 2016 calculated at a proposed assessment rate of 11.81 cents per \$100 of assessed value. Director Chan asked that each committee take a second look at their budget requests and consider revisions.

Chair Franks reminded the Board that it will be asked to vote on a 2015 assessment rate and a Budget for Fiscal Year 2016 at the December 9, 2015 Board meeting.

No action was taken 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.

**ANNOUNCEMENTS**

No Announcements.

**NEXT MEETING DATE**

Chair Franks announced that the next Midtown Management District Board meeting will be held on Wednesday, December 9, 2016, at 11:00 a.m. at the Central Bank Community Room located at 2217 Milam St., Houston, TX 77002.

**ADJOURN**

There being no other business, the meeting was adjourned.

  
Eileen J. Morris, Board Secretary

Date: 1/6/15