



**MINUTES**  
**MIDTOWN MANAGEMENT DISTRICT**  
**BOARD OF DIRECTORS' MEETING**

**February 4, 2026**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 4, 2026, at 5:00 p.m. in the **1<sup>st</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:

|        |                        |         |                         |
|--------|------------------------|---------|-------------------------|
| Pos. 1 | Vacant                 | Pos. 10 | Ericka Butler           |
| Pos. 2 | Gloria Haney           | Pos. 11 | Vacant                  |
| Pos. 3 | Vacant                 | Pos. 12 | Vacant                  |
| Pos. 4 | Vacant                 | Pos. 13 | Marylene Chan           |
| Pos. 5 | Ryan M. LeVasseur      | Pos. 14 | Christopher Johnston    |
| Pos. 6 | Maggie Segrich         | Pos. 15 | Jeanette Criglar, Ph.D. |
| Pos. 7 | Desmond Bertrand-Pitts | Pos. 16 | Kelly A. Young          |
| Pos. 8 | Lewis Goldstein        | Pos. 17 | Vacant                  |
| Pos. 9 | Vacant                 |         |                         |

All of the above were physically present except for Directors Butler and Johnston.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chrystal Davis, David Thomas, Kayler Williams, Jaime Giraldo, Chandler Snipe, Jeremy Rocha, Amaris Salinas, Madison Walkes, and Sharita Bohanna. Additional attendees were Maureen Sanders, Melissa Ramon, Priscilla Rouse, and William Rouse of the Magnificat Houses Inc.; Clark Lord of Bracewell; Karma Burford of the Houston Citizens Police Academy Alumni Association; Sandy Tahtouh of the University of Houston; and Midtown residents David Hoyes and Ruth Sine. Online guests included Rena Leddy and Stephen Gibson of Urban Place; Giselle

Martinez, Julianne Agno, and Jennifer Gribble of Midtown Super Neighborhood #62; and Ashley Segura of Co Creates.

**1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT.**

Chair Criglar called the meeting to order and welcomed attendees.

Ms. Davis called the roll of the Board of Directors and verified that a quorum was present.

**2. RECEIVE PUBLIC COMMENTS.**

Ms. Sine expressed concerns regarding the removal of trees located near her residence at 1800 Tuam Street, which occurred as part of a City of Houston construction project. She requested that the Midtown Management District consider replacing the removed trees. In response, Director Segrich recommended that Ms. Sine attend the upcoming combined Services and Maintenance Committee and Urban Planning Committee meeting to learn more about the District’s services and maintenance responsibilities and to further elaborate on her concerns regarding the tree removals. Ms. Alvarado also stated that she would add Ms. Sine to the Microsoft Teams meeting invitation to ensure she has access to participate in the upcoming committee meeting.

**3. CONSENT AGENDA.**

- A. APPROVE MINUTES FOR JANUARY 7, 2026, BOARD MEETING**
- B. FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2025**
- C. APPROVE PAYMENT OF INVOICES FOR JANUARY 2026**
- D. APPROVE EQUI-TAX REPORT FOR JANUARY 2026**

Ms. Alvarado presented the various items on the consent agenda.

Director Young made a motion to approve the Consent Agenda. The motion was seconded by Director Segrich and carried by unanimous vote. Director Chan abstained from the vote.

**4. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:**

Urban Planning ..... **Lewis Goldstein, Chair**

- i. Sidewalk Maintenance Program – Construction Phase Services contract

Mr. Marshall reminded the Board regarding the approval of the coordinated construction phase services for the Midtown Sidewalk Maintenance Program (Phase 1), which includes construction management, administration, inspection, and engineering support during active construction. He also stated that these services encompass pre-construction coordination; review of schedules, submittals, RFIs, and laboratory testing results; site visits and field observations; progress meetings; contract administration; monitoring construction progress; and oversight of substantial and final completion, punch list development, and project closeout documentation. Mr. Marshall further reported that Construction Materials Engineering and Testing (CMET) services was proposed by HVJ Associates, Inc. to support quality control and compliance during construction.

a. Construction Materials Testing – HVJ Associates

Mr. Marshall presented the proposal received from HVJ Associates, Inc. to provide Construction Materials Engineering and Testing (CMET) services for the Midtown Management District Sidewalk Maintenance Program on behalf of the Midtown Redevelopment Authority. The proposed scope includes field and laboratory testing for concrete pavement and subgrade preparation associated with sidewalk maintenance and reconstruction along multiple street segments within the District.

Mr. Marshall also reported that the total estimated cost for the CMET services is \$8,860.00 on a time-and-materials basis, with rates based on the City of Houston Standard Fee Schedule. The proposal includes on-call services, monthly invoicing, and standard administrative terms. The services are intended to support quality control and compliance throughout construction of the Sidewalk Maintenance Program.

A motion was made by Director Young to approve the proposal from HVJ Associates, Inc. to provide Construction Materials Engineering and Testing (CMET) services for the Midtown Management District Sidewalk Maintenance Program, in an amount not to exceed \$8,860.00, on a time-and-materials basis, as presented. The motion was seconded by Director Segrich and carried by unanimous vote.

**5. ANNUAL COMMITTEE REPORTS (Core Service Areas) CSA:**

**A. Public Safety Committee – Jeanette Criglar, Chair  
Ericka Butler, Vice Chair**

Mr. Giraldo presented the Annual Public Safety Committee report on behalf of Director Criglar, noting no action items for consideration. He provided a comprehensive overview of annual public safety and community outreach initiatives, including year-to-date activity statistics and performance trends. Additionally, He reviewed year-end comparative data highlighting the scope and impact of public safety and outreach services delivered throughout the district by Harris County Constable Precinct 7, S.E.A.L. Security Solutions LLC, and the Midtown Search Homeless Outreach. The report emphasized continued coordination among service providers and ongoing efforts to enhance public safety, visibility, and community engagement within the district.

The next Public Safety Committee meeting will be held on Tuesday, February 17, 2026, at 11:30 a.m.

**B. Services and Maintenance Committee – Christopher Johnston, Chair**

Mr. Rocha presented the Annual Services and Maintenance Committee report on behalf of Director Johnston, noting no action items for consideration. He provided an overview of the annual performance metrics for the Midtown Field Service and Maintenance team, highlighting field services operations, graffiti abatement efforts, routine park maintenance activities, and service requests tracked through SeeClickFix. Mr. Rocha reported on overall activity levels, responsiveness, and outcomes related to maintaining clean, safe, and well-kept public spaces throughout the district. He also reviewed key accomplishments achieved under the Midtown Streetscape Refresh project, noting completed improvements and enhancements that contributed to the district’s visual appeal, functionality, and pedestrian experience.

Mr. Rocha announced that the combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 23, 2026, at 4:00 p.m.

**C. Economic Development Committee – Maggie Segrich, Chair**

Ms. Davis presented the Annual Economic Development Committee report, noting no action items. She also announced that the awardees of the Midtown Camera Grant Program are:

- Sunoco
- Axelrad Beer Garden
- Seung Jin LLC
- Trinity Episcopal Church
- Museum Plaza Building

She further stated that the next round to accept applications for the Midtown Camera Grant Program begins in February 2026 and the deadline is April 17, 2026.

Director Segrich announced that the next Economic Development Committee meeting will be in-person at the Club Studio located at 3201 Louisiana Street, Houston, Texas 77006 on Wednesday, February 18, 2026 at 10:00 a.m.

**D. Marketing Committee – Desmond Bertrand-Pitts, Chair**

Ms. Walkes presented the Annual Marketing Committee report on behalf of Director Bertrand-Pitts. There were no action items. Ms. Walkes reported that in 2025, Midtown significantly enhanced its brand presence and community outreach through a series of strategic marketing and communications initiatives. These efforts included the launch of a redesigned Midtown website to improve user experience and modernize the district’s digital presence, as well as the transition to Mailchimp for email communications, with ongoing efforts to develop segmented and targeted e-news audiences.

She also highlighted expanded accessibility initiatives, including the Spanish translation of the Midtown website, and the successful distribution of the Midtown Buzz and Cultural Arts Guide to increase district-wide awareness and engagement. In addition, Ms. Walkes reported that the development of a comprehensive Midtown Brand Guide is to ensure consistent messaging, visual identity, and brand standards across all platforms and materials. She further reviewed 2025 digital performance metrics, media placements, email marketing results, and advertising campaign reach, noting continued growth in social media followers and increased visibility across multiple platforms.

Ms. Walkes announced that the next Marketing Committee meeting will be held on Tuesday, February 17, 2026, at 3:00 p.m.

**E. Urban Planning Committee – Lewis Goldstein, Chair**

Director Goldstein presented the Annual Urban Planning Committee report and noted that there were no action items for consideration. He announced an upcoming Stakeholder Nighttime Walk, an initiative stemming from the District’s Pedestrian Lighting project. Director Goldstein reported that the Nighttime Walk is scheduled for Tuesday, February 24, 2026, from 6:00 p.m. to 9:00 p.m. He noted that the meet-up location will be provided once finalized and that participants may register through the Midtown website events page. Director Goldstein further explained that the guided walk is intended to provide residents, business owners, and stakeholders with an opportunity to share feedback on nighttime conditions and pedestrian lighting, which will help inform future lighting recommendations and planning efforts within the District.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 23, 2026, at 4:00 p.m.

**i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair  
Ericka Butler, Vice Chair**

Mr. Giraldo presented the Annual Parking Benefit District (PBD) Advisory Committee report on behalf of Director Segrich and noted that there were no action items for consideration. He provided an overview of the performance metrics for the newly public safety initiatives funded through the PBD and implemented in coordination with the Houston Police Department Central Division and the Houston Police Department South Central Division.

Mr. Giraldo reported on the outcomes and activity levels associated with the HPD Central Division Midtown Traffic and Parking Management Initiative, the HPD Central Division Loud Noise Reduction Initiative, and the HPD Central Division Vagrant and Property Crime Reduction Initiative, as well as the HPD South Central Division Bike Patrol Initiative. The report highlighted ongoing enforcement efforts, visibility, and targeted responses designed to support public safety, quality of life, and district operations within the Parking Benefit District.

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, March 12, 2026, at 3:00 p.m.

**F. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair**

Ms. Snipe presented the Annual Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts and noted that there were no action items for consideration. She highlighted key milestones achieved for the HueMan: Shelter project, noting progress toward completion and its role in advancing Midtown’s public art and cultural programming goals. Ms. Alvarado also announced the launch of a centralized Artist Opportunities landing page on the Midtown Management District website. She explained that the new page consolidates information related to Microgrants, Calls for Artists, and public art opportunities, and is intended to improve transparency, streamline outreach to artists and arts organizations, and support long-term cultural arts planning and engagement within the District.

The next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, February 17, 2026, at 3:00 p.m.

**G. Finance and Budget Committee – Kelly Young, Chair**

Ms. Alvarado presented a detailed overview of the average property value and assessment for FY 2025, noting that there was no change to the assessment rate. She reported the key valuation and assessment data and provided year-end comparisons across property types, including multi-family, commercial, and single-family/homestead properties. Ms. Alvarado’s presentation highlighted trends in assessed values and comparative performance across property categories, providing context for overall district revenue stability and financial planning for FY 2025.

The next Finance and Budget Committee meeting will be on Tuesday, February 24, 2026, at 1:00 p.m.

**H. FIFA WORLD CUP 2026**

Ms. Alvarado presented an overview of committee-wide initiative opportunities related to the FIFA World Cup 2026, noting that all committees will participate in coordinated efforts to support the event. She reported that the Economic Development Committee will collaborate with Midtown business owners, restaurants, and bar owners to promote local establishments and help welcome visitors to the district. Ms. Alvarado further reported that the Services and Maintenance Committee has initiated a plan for district repairs, maintenance, and landscaping improvements in advance of the games to ensure that Midtown presents a clean, safe, and welcoming environment for visitors.

She also stated that the Urban Planning Committee will work in coordination with the FIFA committee to establish the METRO Red Line as a Green Corridor, supporting sustainability and enhanced pedestrian connectivity. In addition, Ms. Alvarado reported that the Marketing Committee will focus on promoting Midtown as a destination during the event, while Cultural Arts and Entertainment initiatives will highlight visual arts programming to activate the district and enhance the visitor experience throughout the World Cup.

**I. Executive Committee – Jeanette Criglar, Chair**

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports.

**6. WITH RESPECT TO THE FORGOING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING AS APPROPRIATE AND NECESSARY**

- a. Consultation with attorney (Section 551.071, Texas Government Code).

- b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

There was no Executive Session.

**7. PRESENTATION: Karma Burford, Houston Citizens Police Academy Alumni Association**

Ms. Burford acknowledged the Midtown Management District Parking Benefit District for its support and funding of the Hydrate the Officers program, through which approximately 450,000 bottled waters were supplied to Houston Police Department officers to support officer wellness and on-duty hydration, particularly during high-heat conditions. She noted that the program plays an important role in promoting officer safety and readiness while serving the community. Ms. Burford also presented a plaque to the Board in recognition of the District's contribution and ongoing partnership with the Houston Citizens Police Academy Association.

**8. PRESENTATION: Mauren Sanders, Executive Director of Magnificat Houses Inc.**

Ms. Sanders provided an overview of the organization's mission, history, assets, and current initiatives. The presentation reviewed the Magnificat Houses Inc.'s history dating back to 1968, highlighting the organization's evolution in providing housing, food services, and mental health programming for vulnerable populations. Ms. Sanders also discussed key milestones, including the closure of Bethany House and Loaves & Fishes, and the 2025 opening of Rose Mary's Place, a 149-unit permanent supportive housing development developed in partnership with the NHP Foundation.

She also outlined its current asset portfolio and Central Campus operations in Midtown, which collectively provide housing for over 200 residents, daily meal service, mental health programming, emergency shelter for women, transitional housing, and administrative services. Lastly, Ms. Sanders concluded with an overview of future plans, including a proposed new five-story facility designed to expand housing capacity, supportive services, and campus functionality to better serve residents and the broader community.

**9. ANNOUNCEMENTS**

Ms. Alvarado announced that the Midtown Super Neighborhood #62 did not meet in January and reported that the next scheduled meeting is set for February 11, 2026. She also provided additional details, including the meeting agenda, that will be distributed through MSN's regular email communications. Ms. Alvarado further stated that the MSN #62 is currently

evaluating its meeting format, including the potential use of virtual meetings to allow for more accessible participation. Lastly, she stated that additional information will be provided as it becomes available.

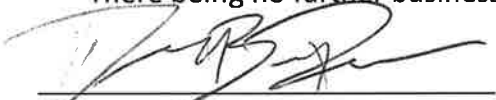
Ms. Alvarado also invited the community to participate in the Midtown Stakeholder Nighttime Walk held on February 24, 2026 from 6:00 p.m. to 9:00 p.m. She further announced that the guided Walk will provide residents and businesses with an opportunity to share feedback and help inform future lighting recommendations. She also stated that the meet-up location is to be determined and all participants can visit the Midtown Houston website to learn more about Stakeholder Nighttime Walk.

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, March 4, 2026, at 11:00 a.m.**

**10. ADJOURN**

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

  
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Desmond Bertrand-Pitts, Secretary  
Date: 3-4-2026