



MINUTES
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS' MEETING

April 1, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 1, 2026, at 11:00 a.m. in the **1st 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 Directors Haney, Butler, and Young.

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, Madison Walkes, and Sharita Bohanna. Additional attendees were Stephen Gibson of Urban Place; Clark Lord of Bracewell; Nigel Thompson and Jamila Hodge of the Inner City Homes; Officers Sherell Wood and Brandon Love of Houston Police Department South Central Division and Midtown resident William McKenzie. Online guests included Midtown Staff Sally Adame and Kandi Schramm; Nathaniel Treadway, Ashley Segura of Co-Creates, David Copeland, Hector

Maldonado, Leo Kozadinos, Erica Rocha of S.E.A.L. Security Solutions, Jay Hickman of the Amanda Hansen Group, and Jennifer Gribble of Midtown Super Neighborhood #62.

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.**

No public comments were made.

3. **CONSENT AGENDA.**

A. **APPROVE MINUTES FOR MARCH 4, 2026, BOARD MEETING**

B. **FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2026**

C. **APPROVE PAYMENT OF INVOICES FOR MARCH 2026**

D. **APPROVE EQUI-TAX REPORT FOR MARCH 2026**

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

Director LeVasseur made a motion to approve the Consent Agenda. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

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

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

Ms. Bohanna presented the Public Safety Committee report on behalf of Director Criglar, noting that there were no action items for Board consideration

The next Public Safety Committee meeting will be held on Tuesday, April 21, 2026, at 11:30 a.m.

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

Mr. Rocha presented the Services and Maintenance Committee report on behalf of Director Johnston.

I. Authorization of maintenance services from a selected vendor

Mr. Rocha presented an update regarding the request to implement softscape and hardscape improvements along three additional corridors located at Brazos Bridge, Holman Street, and Caroline Street. He reported that the Midtown staff conducted a comprehensive assessment of each corridor to evaluate current conditions and identified necessary enhancements to landscaping, irrigation, and hardscape elements. Following the assessment, Midtown staff solicited and received three proposals from qualified vendors, including LMC, SMC, and Landscape Art. Each proposal was reviewed for scope, cost, and overall feasibility. Based on this evaluation, the Midtown staff recommended proceeding with a selected vendor to complete the proposed improvements. The total cost for the project, as presented to the Board for approval, is \$131,796.72. Funding for the project has been approved within the FY2026 budget and will be reallocated to support the completion of the corridor refresh project.

A motion was made by Director Segrich to authorize maintenance services with the recommended vendor for the completion of the corridor refresh project. The motion was seconded by Director Goldstein and was carried by unanimous vote.

Director Goldstein announced that combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, April 21, 2026, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Director Segrich presented the Economic Development Committee report, noting no action items.

Director Segrich announced that the next Economic Development Committee meeting will be on Wednesday, April 15, 2026 at 11:00 a.m. at the Breakfast Klub located on 3711 Travis Street, Houston, Texas 77002.

D. Marketing Committee – Desmond Bertrand-Pitts, Chair

Ms. Walkes presented the Marketing Committee report on behalf of Director Bertrand-Pitts. There were no action items.

Ms. Walkes announced that the next Marketing Committee meeting will be held at the Ensemble Theatre, 3535 Main Street, Houston, Texas 77002 on Tuesday, April 21, 2026, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report.

i. Ratify award of contract to Williams Architectural

Mr. Rocha and Director Goldstein presented the Midtown Banner Installation Initiative update. Mr. Rocha reported that the originally recommended vendor for the Midtown Banner Installation Project was unable to fulfill the full scope of work due to limitations in accommodating the phased installation approach and FIFA-related requirements. He further stated that the Midtown staff and Urban Planning Committee evaluated the next highest-rank proposer from the RFP process and confirmed their ability to meet all project specifications, timelines, and installation requirements. The staff recommended moving forward with the next qualified vendor without reissuing the solicitation, consistent with the original procurement process.

A motion was made by Director Johnston to authorize the staff to proceed with the Midtown Banner Installation Project by entering into a contract with the next highest-ranked qualified vendor, as identified through the original RFP process, following the determination that the initially recommended vendor is unable to fulfill the required scope of work. The motion was seconded by Director Segrich and was carried by unanimous vote.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, April 20, 2026, at 4:00 p.m.

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

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, June 11, 2026, at 3:00 p.m.

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

Ms. Snipe presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts and noted that there were no action items for consideration.

The next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee will be held on Tuesday, April 21st at 3:00 p.m., at Houston MET Dance located at 4916 Main Street, Suite 100, Houston, Texas 77002.

G. Finance and Budget Committee – Kelly Young, Chair

Ms. Alvarado reminded the Board that the Finance and Budget Committee meets on a bi-monthly basis during the first and second quarters of the fiscal year, and monthly during the third and fourth quarters. Accordingly, the Committee did not convene in March 2026.

i. Engagement of Auditor for Fiscal Year 2025 Audit

Ms. Morton provided a presentation regarding the Engagement of the Auditor for Fiscal Year 2025, including the engagement letter submitted by Carr, Riggs, & Ingram, LLC (CRI). Ms. Morton explained that the engagement includes the audit of the District's financial statements for the fiscal year ending in December 31, 2025, to be conducted in accordance with generally accepted auditing standards. She further stated that the scope includes expressing an opinion on the District's financial statements and performing required audit procedures, as well as limited procedures related to supplementary information. Ms. Morton also noted that CRI will also assist management with preparation of the financial statements, as outlined in the engagement letter. The estimated fee for the audit services is \$18,200, subject to adjustments based on time and scope. She further stated that the engagement letter outlines the responsibilities of both the auditor and the District, including management's responsibility for internal controls, financial reporting, and providing requested documentation.

A motion was made by Director Chan to approve the engagement of Carr, Riggs, & Ingram, LLC as the District's independent auditor for Fiscal Year 2025 and to authorize execution of the engagement letter. The motion was seconded by Director Goldstein and carried by unanimous vote.

Ms. Alvarado announced that the next Finance and Budget Committee meeting will be on Tuesday, April 28, 2026, at 1:00 p.m.

H. FIFA WORLD CUP 2026

Ms. Alvarado provided a cross-committee update regarding Midtown's preparations for the 2026 FIFA World Cup highlighting multi-committee efforts and upcoming initiatives. She reminded the Board that Midtown staff continue to coordinate efforts across committees to enhance safety, infrastructure, economic activity, and overall district readiness in anticipation of increased visitation.

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.

5. 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.

6. ANNOUNCEMENTS

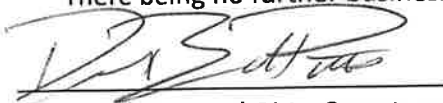
No announcements were made.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, May 6, 2026, at 5:00 p.m.**

7. ADJOURN

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



Desmond Bertrand-Pitts, Secretary
Date: 5-6-26