



MINUTES

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

May 6, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, May 6, 2026, at 5:00 p.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, and Segrich.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chrystal Davis, David Thomas, Chandler Snipe, Jeremy Rocha, Madison Walkes, and Sharita Bohanna. Additional attendees were Stephen Gibson of Urban Place; Clark Lord of Greenberg Traurig, Giselle Martinez of Midtown Super Neighborhood #62 (SN #62), and Midtown resident Tatianna Mott. Online guests included Melissa Morton of The Morton Accounting Services; Ashley Segura of Co-Creates, Jay Hickman of the Amanda Hansen Group, and Jennifer Gribble of SN #62, David Copeland and Joon Bae.

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.

Giselle Martinez informed the Board of a recent change to her work schedule, which will prevent her from attending regular Committee and Board meetings in person. Despite this scheduling conflict, Ms. Martinez stated that she remains committed to participating in the Midtown Parking Benefit District Advisory Committee meetings, as their quarterly schedule allows for greater flexibility and accommodation with her professional obligations. Additionally, Ms. Martinez recommended that future Committee and Board meetings be scheduled during after-hours timeframes whenever possible. She noted that holding meetings outside of standard business hours could improve accessibility and participation for members and stakeholders who may otherwise be unable to attend due to daytime work commitments.

Tatianna Mott, a Midtown resident, addressed the Board regarding ongoing noise disturbances originating from nearby nightlife establishments operating during after-hours periods. Ms. Mott explained that the excessive noise levels from the surrounding bars and clubs have become increasingly disruptive to residents in the area. She emphasized the severity of the issue by noting that the vibration from the music and bass is so intense that it causes the blinds on her windows to shake. Ms. Mott expressed concern about the impact these disturbances are having on the quality of life for nearby residents and requested guidance from the Board on the appropriate steps and available resources to help address and resolve the matter.

3. CONSENT AGENDA.

A. APPROVE MINUTES FOR APRIL 1, 2026, BOARD MEETING

Ms. Alvarado presented the minutes on the consent agenda.

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

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

A. Closed Session

i. Approve Legal Services Agreement

After conducting a closed session to discuss the terms of legal engagements, Director Young motioned and Director Johnston seconded and the Board voted unanimously to authorize engaging Greenberg Traurig LLP, and the continued legal counsel, to provide legal services for the Midtown Management District, and terminating the engagement of Bracewell, LLP and transfer of all client field to Greenberg Traurig, LLP.

B. Finance & Budget – Kelly Young, Chair

i. APPROVE FINANCIAL REPORT FOR THE MONTH OF MARCH 2026

Ms. Morton reported that the Committee did not meet during the reporting period in accordance with its meeting schedule. She also provided an overview of current financials, and budget tracking, ongoing coordination with the auditors for the FY2025 audit, and monitoring the district expenditures and appropriations.

A motion to approve the financial report for the month of March 2026 was made by Director Young. The motion was seconded by Director Bertrand-Pitts and was carried by unanimous vote.

ii. APPROVE INVESTMENT OFFICER APPOINTMENT

Clark Lord addressed the Board regarding the designation of an Investment Officer for the Midtown Management District. He explained that, in accordance with Public Funds Investment Act (PFIA), the District is required to formally appoint an Investment Officer who is responsible for overseeing the investment public funds, ensuring compliance with the District's Investment Policy, and maintaining appropriate training and reporting standards.

He stated that this role may be assigned to a qualified staff member or financial representative who meets the statutory training requirements. He further emphasized the importance of maintaining annual training compliance, adhering to approved investment strategies and risk limitations, and providing reporting to the Board on the investment activity.

Director Johnston made a motion to approve the recommendation of Melissa Morton as the Investment Officer for the Midtown Management District. The motion was seconded by Director Butler and was carried by unanimous vote.

iii. ACCEPT EQUI-TAX REPORT FOR APRIL 2026

Ms. Morton reported on the April 2026 Assessment Collection Report prepared by Equi-Tax, highlighting the District's collection performance and overall financial position. She reported year-to-date collections for 2025 assessments are currently over \$2.8 million.

A motion to accept the Equi-Tax report for April 2026 was made by Director Young. The motion was seconded by Director LeVasseur and was carried by unanimous vote.

Ms. Alvarado announced that the next Finance and Budget Committee meeting will be on Tuesday, June 23, 2026, at 1:00 p.m.

C. FIFA World Cup 2026 – All Committees

Ms. Alvarado delivered a cross-committee update regarding Midtown's 2026 FIFA World Cup preparations, emphasizing collaborative efforts and forthcoming initiatives. She reiterated that staff are actively coordinating across committees to strengthen safety measures, infrastructure, economic engagement, and overall district preparedness in anticipation of heightened visitor activity.

**D. 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, May 19, 2026, at 11:30 a.m.

E. Services and Maintenance Committee – Christopher Johnston, Chair

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

Director Goldstein announced that combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 18, 2026, at 4:00 p.m.

F. Economic Development Committee – Maggie Segrich, Chair

Ms. Alvarado presented the Economic Development Committee report on behalf of Director Segrich, noting no action items.

Ms. Alvarado announced that the next Economic Development Committee meeting will be on Wednesday, May 20, 2026 at 11:00 a.m. at the Breakfast Klub located at 3711 Travis Street, Houston, Texas 77002.

G. 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 Houston MET Dance located at 4916 Main Street, Suite 100, Houston, Texas 77002 on Tuesday, May 19, 2026, at 3:00 p.m.

H. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 18, 2026, at 4:00 p.m.

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

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

I. 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, May 19, 2026 at 3:00 p.m., at Houston MET Dance located at 4916 Main Street, Suite 100, Houston, Texas 77002.

J. 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. ANNOUNCEMENTS

No announcements were made.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, June 3, 2026, at 11:00 a.m.**

6. ADJOURN

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



Desmond Bertrand-Pitts, Secretary

Date: 6-3-2026