



midtown
HOUSTON

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

July 5, 2017

The Board of Directors of the Midtown Management District held a meeting, open to the public, on Wednesday, July 5, 2017, at 11:00 a.m. in the third floor conference room of the Midtown Management District’s offices, located at 410 Pierce St., Houston TX 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	Eileen J. Morris
Amar Mohite	Debbie Tyler Dillard
James Llamas	Dana Woodruff
Willie Coleman	Marylene Chan
Nancy J.W. Darst	William R. Franks
Diane Cervenka	Jesus Davila
Ben Robles	Gary Noble
Allen Douglas	Charles Washington
Jason West	

All of the above were present, except for Directors Lefsrud, Mohite, Cervenka, Woodruff, and Washington, thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Kandi Schramm, Marlon Marshall, Vernon Williams, Amaris Salinas, David Thomas and Mark Leija; Peggy Foreman of Burney & Foreman; Mechelle Phillips of One World Strategy Group, LLC.; Eoles Whitaker II of Representative Coleman’s office; Sgt. Odell Haynes and Deputy Tanita Roe of Precinct 7; Jesse Sampson of S.E.A.L. Security Solutions, LLC.; Linda Trevino of Metropolitan Transit Authority along with Midtown residents Thomas Wang and Scott Harbers.

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

Chairman Franks called the meeting to order and welcomed everyone.

APPROVE BOND, OATH AND SWORN STATEMENT FOR BOARD MEMBERS APPOINTED TO POSITIONS 10-17

Director Coleman made a motion to approve the Bond, Oath and Sworn Statement for Board Members appointed to Positions 10-17 with the exception of Positon 14. The motion was seconded by Director Darst and carried by unanimous vote.

RECEIVE PUBLIC COMMENTS

Scott Harbers stated that he has been a Midtown resident since the early 1990’s when Midtown was an overgrown, blighted community He thanked the Board of Directors and staff for their work over the years to change Midtown for the better.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JUNE 7, 2017 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF MAY 2017**
- C. APPROVE PAYMENT OF INVOICES FOR JUNE 2017**
- D. APPROVE EQUI-TAX REPORT FOR JUNE 2017**
- E. RATIFY LETTER TO TxDOT**

Item E, "Ratify Letter to TxDOT" was pulled from the agenda and will be placed on the August Consent Agenda for approval.

Director Coleman made a motion to approve the Consent Agenda. The motion was seconded by Director Noble and carried by unanimous vote.

RECEIVE COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

A. Service and Maintenance Committee – Darcy Lefsrud, Chair

Cynthia Alvarado reported on the activities of the Service and Maintenance Committee. She stated that at the most recent committee meeting residents expressed concerns about the amount of trash accumulating in the Sears parking lot, the overgrown esplanades on Alabama Street between San Jacinto and Milam Streets and some illegal dumping that is occurring on Milam Street. At the meeting residents also noted that the southeast quadrant of the District is only mowed once every three weeks, which currently is not keeping up with the growth. Midtown Staff Member, Mark Sullivan committed to investigate these issues and follow up at the next committee meeting.

Mr. Sullivan reported that in an effort to alleviate the trash build up from the encampments under I-69, Midtown installed two dumpsters have been placed in the vicinity. He stated that currently the dumpsters are being emptied twice weekly.

Ms. Alvarado reported that Phase I of the sidewalk repairs and replacement project has been completed and the Committee is working on getting cost estimates for Phase II. She stated that the Committee continues to work with the Midtown Redevelopment Authority on Phase II of the project.

Ms. Alvarado stated that the costs of improvements to the Glover Park Dog Park are expected to be substantially more than anticipated. She stated that the Committee is reviewing the budget for options to determine whether it will be possible to implement this project in FY 2017.

Ms. Alvarado reported that the Committee continues to work in conjunction with the Public Safety Committee on the Dark Blocks Project which includes identifying areas in Midtown that need additional lighting, light bulb replacement, tree trimming, etc. She stated that CenterPoint is currently installing LED bulbs in the signature Midtown coach lights are being changed by CenterPoint to LED bulbs.

Finally, Heather O'Connell of the Kinder Institute gave a brief overview of a report which she authored regarding lighting and perceptions of safety vs actual safety.

B. Cultural Arts and Entertainment Committee– Eileen Morris, Chair

i. MIDTOWN MARKETS

Director Morris gave a report on the Father's Day Market held in Bagby Park. She reported that there were six (6) vendors but that the turnout was not what the Committee expected since there was such a good turnout for the Mother's Day Market. She stated that the Committee decided to host another Father's Day Market in 2018, but will explore ways to encourage greater participation. Director Morris announced that planning has begun for the second Annual Mistletoe Market to be held on Saturday, November 4, 2017, from 10:00 a.m. to 6:00 p.m., and Sunday, November 5, 2017 from 11:00 a.m. to 4:00 p.m. in Bagby Park.

ii. **LETTER OF SUPPORT FOR NAMELESS SOUND**

Ms. Morris reported that the Committee received a request from "Nameless Sound" for a Letter of Support for its grant application to the Texas Commission on the Arts (TCA) for funding for operating expenses. She advised the Board that Nameless Sound has been in existence since 2001 and presents international contemporary music at MATCH. She further stated that Nameless Sound works with young people in public schools, community centers and homeless shelters and explores new methods in arts education.

Director Coleman made a motion to approve issuing a Letter of Support to Nameless Sound for inclusion in their application to the Texas Commission on the Arts (TCA) for funding for operating expenses. The motion was seconded by Director Morris. Following all discussion, the motion carried by unanimous vote.

iii. **VIA COLORI SPONSORSHIP**

Ms. Morris reported that the Committee was recommending that the District participate in the Annual Via Colori Chalk Art Festival taking place in downtown Houston on Saturday, November 18, 2017 and Sunday, November 19, 2017 at Hermann Square adjacent to City Hall. She stated that, if approved, the District would sponsor a 3-D chalk art square at a cost of \$2500.00 and select an artist to draw elements of various Midtown sites. Ms. Morris stated that the event is quite popular and attracts a lot of attendees. She further stated that this would be a public arts project and that there are sufficient funds in the Committee budget for the project.

Director Noble made the motion to approve the sponsorship of a 3-D chalk art square at the 2017 Via Colori Chalk Art Festival at a cost of \$2500.00, as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

Director Morris reminded everyone that the next Committee meeting will be on Tuesday, July 18, 2017, at 3:00 p.m. in the Midtown Management District Offices and invited all to attend.

C. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair

Director Tyler-Dillard reported that the latest issue of the *Midtown Buzz* is scheduled for distribution in next few days. She announced that online voting has begun for the Midtown Awards for Best Brunch, Best Happy Hour, Best Dance Floor, Best View, Best Caffeine Fix, and Best Art Vision. Director Tyler-Dillard reported that the Committee purchased an ad in the June 29, 2017 Houston Press Happy Hour Guide.

Finally, Director Tyler Dillard reminded everyone that the next meeting will be on Wednesday, July 19, 2017, at 4:00 p.m. in the Midtown Management District Offices and invited all to attend.

D. Urban Planning Committee – Allen Douglas, Chair

Director Douglas reported on the activities of the Urban Planning Committee. He stated that the Committee continues to work in conjunction with the Public Safety Committee on the Dark Blocks Project to help make informed decisions on ways to improve lighting in certain areas of Midtown.

He also announced that a ribbon cutting ceremony was held on June 27, 2017 in Baldwin Park celebrating the sixth BCycle station installed in Midtown. Director Douglas reported that bikes from the 13-bay station are already being used daily.

Director Douglas reported that conversations are ongoing with Urban Harvest regarding establishing a Midtown Farmers Market and that the Committee is seriously looking at Baldwin Park as the possible site for the Farmers Market.

Director Douglas reported that the Committee is working to finalize a letter of comment to the Texas Department of Transportation (TxDOT) regarding the schematic design of the North Houston Highway Improvement Project (NHIP) as presented at the May 11, 2017 TxDOT public hearing. He stated that the Committee supports the efforts being made through the project design to minimize negative impacts on adjacent neighborhoods, including the depression and capping of the freeway in the Wheeler Station area and the retirement of the Pierce Elevated, however, there are six areas of concern about particular design elements which are addressed in the letter of comment, specifically, the SH 288 Managed Lane Access; Heiner Street Bayou Access, Wheeler Transit Center area, connections to adjoining neighborhoods, the Pierce Elevated and the proposed bridges across I-69 and SH 288. He asked Board members to review the draft of the letter that was distributed electronically and included in the Board Information Packet.

Director Douglas reminded everyone that the next meeting will be on Thursday, July 20, 2017, at 4:00 p.m. in the Midtown Management District Office and invited all to attend.

E. Finance and Budget Committee – Marylene Chan

Director Chan stated that the current reports from Equi-Tax, Inc. show that as of June 30, 2017, 97% of the 2016 assessment has been collected. She also reported that the FY 2016 Audit has been posted online. Director Chan reported that District received the annual electricity bill which came in approximately \$21,000 less than the amount budgeted.

Chair Franks suggested that each committee review projects planned for FY 2017 to determine whether there are funds which may go unspent and which can be reallocated to other Committees or projects before the end of the fiscal year. .

Director Chan announced that next year's budgeting process will begin soon and that the next Committee meeting will be on Monday, July 24, 2017, at 4:00 p.m. in the District Offices.

F. Public Safety Committee – Ben Robles, Chair

Director Robles reported on the activities of the Public Safety Committee. He reported on matters discussed at the June 20, 2017 evening committee meeting. He stated that several Committee members and Staff attended the South Central Houston Police Department PIP meeting with Mayor Turner. Director Robles advised the Board that Mayor Turner gave additional information regarding the city's efforts to address issues relating to Houston's homeless population and the recent lawsuits filed against the city by the ACLU which has impacted enforcement of the recently approved city ordinances. He stated that the Mayor answered questions from Midtown residents and reminded everyone that homelessness in and of itself was not a crime and that homeless people must be treated as human beings and could not be arrested or forcibly removed from an area simply because they were homeless. Director Robles stated that the Mayor advised the PIP meeting attendees that he and his team were working hard to find solutions to the problems caused by people living on the streets and asked for continued patience.

Director Robles reported that the Staff will be working with the city on efforts to address the clean-up of the areas near the Pierce Elevated, the Greyhound Bus Station, and McDonalds. Several Board members suggested contacting the corporate offices of McDonalds and Greyhound to encourage their help in addressing issues on or adjacent to their respective businesses,

Director Robles reminded everyone about the upcoming TABC hearing for Club Myst/Empire which will take place on July 28, 2017 at 9:00 a.m. at the State Office of Administrative Hearings located at 2020 N. Loop (610) West, Suite 111, Houston, Texas 77018. Chair Robles reported that he will continue to inform residents about the hearing.

Director Robles announced that next Committee meeting will be on Tuesday, July 18, 2017, at 11:30 a.m. in the District Offices and invited all to attend.

G. Nominations Committee – Nancy Darst, Chair

Chair Franks announced that Director Darst has been appointed Chair of the Nominations Committee.

Peggy Foreman advised the Board that after the candidates for Position 10-17 had been submitted to the Mayor's office for consideration by City Council; the Midtown staff was notified that De Juana Williams, the nominee to fill Board Position 14, would not be able to serve on the Board. Ms. Foreman stated that the Staff sent a letter to the city asking to withdraw Ms. Williams' recommendation. Director Darst stated that the Committee will be working to identify candidates to fill Position 14, which is being vacated by Chairman Franks. She stated that the Committee will first review the résumés of individuals that applied in 2016 and begin to develop a short-list of potential candidates to interview.

H. Executive Committee – William R. Franks, Chair

Chairman Franks reported that he recently participated in meetings with representatives of the Downtown Management District and City of Houston to discuss ways the groups could work more closely together to help reduce crime and address sanitation/cleanliness concerns in the area.

Director Noble suggested that Midtown appoint Liaison to attend Downtown Management District meetings and report back to the Board Director Franks agreed to include this suggestion on the agenda for consideration at the next Executive Committee meeting.

Chairman Franks also stated that all other matters discussed at the Executive Committee meeting have been presented as part of the various Committee reports. He thanked each of the Committees for their work.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA).

Marlon Marshall presented the following report on the status of the current MRA capital improvement projects:

Midtown Park Project – Everyone is working toward substantial completion by the end of August. Camden has begun the work on the Pavilion deck repairs. Work on the Bayou water feature is progressing. The mosaic art piece by artist Dixie Friend Gay located on the southeast corner of the park is scheduled for installation in October 2017. The two public art pieces designed by artist Sharon Engelstein will be located in the playground area and are scheduled for installation on July 15, 2017. The parking garage is open and available for use.

Holman St. Project – All documents have been submitted and the project is closing out.

Caroline St. Project – TxDOT has confirmed that the funding is available for the project. A notice to proceed is expected to be issued by TxDOT in the next 4-6 weeks.

Main St. Project – The contractor is working on the west side of Main Street. Electrical and irrigation have been completed on the east side of Main Street.

Entry portals – Still awaiting installation of permanent electricity at the entry portals located at IH 45 and Bagby and at Spur 527 and Elgin.

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).

The Board did not conduct an executive session at this meeting.

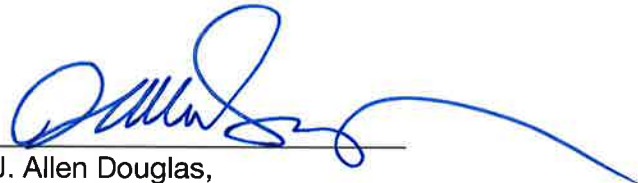
ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on Wednesday, August 2, 2017, at 6:00 p.m. at the Ensemble Theatre located at 3535 Main Street.

ADJOURN

There being no other business, the meeting was adjourned.



J. Allen Douglas,
Board Assistant Secretary

Aug 2 2017
Date