



midtown
HOUSTON

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

March 4, 2020

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 4, 2020, at 11:00 a.m. in the in the **3rd 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	Darcy John Lefsrud	Pos. 10	Eileen J. Morris
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler Dillard
Pos. 3	Amar Mohite	Pos. 12	Dana Woodruff
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Willie H. Coleman	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Herbert Baker
Pos. 7	Julie Tilton	Pos. 16	Gary Noble
Pos. 8	Vacant	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Mohite, Darst, Tilton, Dillard, Chan, and Baker thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members; Kandi Schramm, Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Madeline Peña and Mark Leija; Peggy Foreman of Burney & Foreman; Clark Lord of Bracewell Law Firm Jesse Sampson of S.E.A.L Security Solutions, LLC, Terry Puster of Baxter Development, Odell Haynes of Harris County Precinct 7, Deniz Lopez of Harambee Art Gallery, MidtownHOU Micro Art Grant recipients Kenisha Coleman and Andrew Evans, Robert Ford and Midtown residents Laura Carlson, Scott Harbers.

RECEIVE PUBLIC COMMENTS

Midtown resident Laura Carlson commented about the potential closing of Spur 527 stating that she was not aware of the discussions and worries about the impact to the neighborhood. Scott Harbers stated that his position regarding the Spur 527 is that it should not close because it would make traffic worse in the area.

Robert Ford stated that he is moving into Midtown Houston and is looking for an apartment and attended the meeting to learn more about MMD and the neighborhood.

Denize Lopez stated that Harambee Art Gallery will host a site specific photography exhibition as part of the FotoFest Biennial, a gathering of artists, exhibitions, installations and events. She thanked the Board on

behalf of artist Andrew Evans who received the MidtownHOU Micro Arts Grant and used the grant funding to curate and install the exhibit.

Artist Kenisha Coleman thanked the Board for her MidtownHOU Micro Arts Grant. The funding she was given was used to create Mommy and Me Pop Up Library kiosks. The mini libraries will be located in Midtown and other neighboring communities. The mini-libraries are designed to impact underserved communities and provide quality family time for mothers and children. Ms. Coleman showed the commemorative metal plate that will be on front of each kiosk.

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

Chairman Coleman called the meeting to order and welcomed everyone.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE FEBURARY 5, 2020 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF JANUARY 2020**
- C. APPROVE PAYMENT OF INVOICES FOR FEBRUARY 2020**
- D. APPROVE EQUI-TAX REPORT FOR FEBRUARY 2020**

Ms. Alvarado presented the consent agenda. Director Woodruff made a motion to approve the consent agenda as presented. The motion was seconded by Director Morris 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 – Darcy John Lefsrud, Chair

Director Lefsrud reported on the activities of the Service and Maintenance Committee. He stated that the Committee is working with Super Neighborhood #62 to identify locations in the District that need tree trimming. He also stated that the Committee is working toward adding to the current scope of services for the tree maintenance team to add in annual fertilization of trees. He also reported that the Committee is working to repair the wooden fence at Glover Park. Finally, Director Lefsrud reported that regular maintenance activities by the Field Services Team are ongoing throughout the District.

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

Director Morris reported that work is underway for the 2020 Art in the Park event that is scheduled for April 4, 2020 in Baldwin Park. Ms. Morris also advised the Board the MidtownHOU Arts Micro Grant award winners are working on their various projects and that all projects are due to be completed by the end of March 2020.

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

Ms. Peña reported that the Marketing and Economic Development Committee is working on the Spring/Summer issue of the Midtown Buzz. Finally, Ms. Peña reported that the Committee is auditing the Midtown website page by page in an effort to update the site. The Committee is also working toward increasing the bandwidth of the site so that additional media such as videos can be added.

D. Urban Planning Committee – Allen Douglas, Chair

Director Douglas reported that that the first install of the Midtown Fix-it Stations and Bike Racks has taken place at Baldwin Park and at the BCycle Station on the Central Campus of Houston Community College.

i. Agreement with Big Group Events LLC. For Midtown Artisan Market

Director Douglas made a presentation regarding the proposed agreement with Big Group Events LLC to coordinate and manage the new Midtown Artisan Market. The Market will be held at Elizabeth Baldwin Park on the first Saturday of the month from 10:00 a.m. to 2:00 p.m. In order to increase attendance the Market will be hosted in collaboration with Midtown Chalk on the Block and from time to time with other coinciding events. He stated that pending Board approval, the contract for Big Group Events will start on March 4, 2020.

Director Douglas made a motion to approve the agreement as presented with Big Group Events LLC. to coordinate and manage the new Midtown Artisan Market. The motion was seconded by Director Washington and passed by unanimous vote.

E. Finance and Budget Committee – Dana Woodruff, Chair

Director Woodruff reported that the Finance Committee and Midtown staff is working to close out the accounts for 2019. She stated that the next Finance Committee meeting is scheduled for March 24th at 4:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. SUPER NEIGHBORHOOD #62

Director Johnston stated during the Super Neighborhood #62 meeting in February, there were two presentations in regards to Affordable Housing projects in the neighborhood. He also stated that Caitlin Hoffman is no longer the President of Super Neighborhood #62. Lastly, he reported that Public Works is scheduled to speak at their next meeting on March 12, 2020 at 6:30 p.m. at the Crime Stoppers building.

G. Public Safety – Willie Coleman, Interim Chair

i. SECURITY COORDINATOR’S REPORT

Mark Leija reported on various law enforcement and public safety issues impacting the Midtown Community and efforts to address those issues.

He stated that monthly meetings with representatives from the various law enforcement agencies and S.E.A.L Security Solutions, LLC continue to share information and discuss their respective agency’s response to public safety issues in Midtown. He provided details of various meetings with Midtown residents and business owners regarding public safety concerns in the District.

He also stated that February’s Public Safety e-Blast covered HPD’s March on Crime and that Midtown Management District will launch a social media campaign providing tips and information about Public Safety. The goal of the campaign is to remind everyone to March on Crime. He also reported that he has continued community outreach efforts and met with businesses owners to hear concerns, follow up on reports, and hand out crime prevention collateral. Finally, he stated that the first Quarterly Midtown Apartment Managers Meeting will be taking place in Mid- March

H. Executive Committee – Willie H. Coleman, Chair

Chair Coleman stated that there was nothing to report from the Executive Committee meeting since all matter discussed at the meeting have been addressed under the various agenda items.

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

Marlon Marshall gave the following report on the status of current Midtown Redevelopment Authority capital improvement projects:

Midtown Park. Midtown Park met with the design team to discuss the layout for the proposed Front 90 Food Hall project at the corner of McGowen and Travis Streets to optimize the design to fit with the available

budget. The design development process is scheduled to begin on the Food Hall project sometime in the spring of 2020.

Caroline Street Reconstruction. The new construction management team is in place since February 1, 2020 and there's been a positive impact on productivity on the project. The Webster Street storm sewer has been complete and traffic on Austin Street has been re-opened. The contractor is scheduled to begin paving after the approval of city testing at the first segment of the water line between Elgin Street and Tuam Street. Afterwards, the contractor will move to the second segment between Tuam Street and McGowen Street.

Bagby Park. Installation of the stage canopy, the lighting, storage and restroom building and kiosk development are still ongoing projects. The construction is scheduled to begin in six weeks after the review cycle with the City of Houston.

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


There were no announcements

NEXT MEETING DATE

Chair Coleman advised the Board that the next Midtown Management District Board of Directors meeting will be held on Wednesday, April 1, 2020 at 11:00 a.m. in the 3rd Floor Conference Room of the Midtown Management District's offices located at 410 Pierce Street, Houston, Texas 77002.

ADJOURN

There being no other business, the meeting was adjourned.


 Eileen Morris
 Board Secretary

4-1-2020
 Date