



midtown
HOUSTON

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

October 6, 2021

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, October 6, 2021, at 11:00 a.m. at the offices of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and via Webex at the following link: <https://bracewell.webex.com/bracewell/j.php?MTID=m68c3199403200d30f5156aa002fd6877> or by dialing US Toll Free 1-855-282-6330, and when prompted entering Access Code 2594 740 5277.

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	Muddassir Siddiqi
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Jeanette Criglar
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly Young
Pos. 8	William Fulton	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

It was announced that the meeting was being conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting.

Ms. Alvarado called the roll of the Board of Directors and verified that a quorum of the Board of Directors was physically present at the above referenced meeting location, specifically, Directors Lefsrud, Llamas, LeVasseur, Darst, Bertrand-Pitts, Douglas, Morris, Chan, Johnston, and Young.

Directors Criglar, Tyler-Dillard, Haney and Siddiqi attended and participated in the meeting via videoconferencing and/or telephonic conferencing.

Absent from the meeting were Directors Fulton, Mohite, and Washington.

Also, physically present at the meeting were Clark Lord of Bracewell LLP and Gary Bernard of 2016 Main HOA.

The following persons attended the meeting virtually via video conferencing and/or telephonic conferencing: Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, Madeline Peña, David Thomas, Amaris Salinas, and Jaime Giraldo; Peggy Foreman of Burney & Foreman; Erica Rocha with S.E.A.L. Security Solutions LLC., Dan Arguijo, Willie H. Coleman, Kari Jackson, and Kay Walton.

Chair Morris called the meeting to order and welcomed everyone.

APPROVE BOND, OATH, AND SWORN STATEMENT FOR NEW BOARD MEMBERS APPOINTED TO POSITIONS 5,7,8,10,12, AND 15.

Director Douglas made a motion to accept the Bond, Oath and Sworn statement for Board members appointed to positions 5, 7, 8, 12, and 15. The motion was seconded by Director Lefsrud and carried by unanimous vote.

Ms. Alvarado announced that the appointment of Dan Arguijo to fill position 10 on the Board has been confirmed by City Council, but Mr. Arguijo had not yet taken the Oath of Office and completed the required documents to be seated on the Board of Directors.

RECEIVE PUBLIC COMMENTS

Gary Bernard, General Manager of 2016 Main HOA stated he has noticed some improvement regarding homelessness in the area. He complimented the Public Safety Committee for their efforts to address the concerns of Midtown residents. Mr. Benard further stated that noise from the nearby bars is still a concern and that residents who have moved out of 2016 Main have stated that noise was a contributing factor to their decision to leave the property.

CONSENT AGENDA

- A. **APPROVE MINUTES FOR THE AUGUST 4, 2021, BOARD MEETING**
- B. **APPROVE FINANCIAL REPORT FOR THE MONTH OF JULY 2021**
- C. **APPROVE FINANCIAL REPORT FOR THE MONTH OF AUGUST 2021**
- D. **APPROVE PAYMENT OF INVOICES FOR AUGUST 2021**
- E. **APPROVE PAYMENT OF INVOICES FOR SEPTEMBER 2021**
- F. **APPROVE EQUI-TAX REPORT FOR AUGUST 2021**
- G. **APPROVE EQUI-TAX REPORT FOR SEPTEMBER 2021**

Director Darst made a motion to approve the consent agenda. The motion was seconded by Director Young and carried by unanimous vote.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE ORDER SETTING THE RATE OF ASSESSMENT FOR YEAR SEVEN OF THE SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN (2015 – 2024).

Peggy Foreman provided background information regarding the adoption of the District's 10-Year Service and Improvement Plan and Assessment Plan. She stated that the purpose of the assessment is to provide funds to implement the 10-Year Service and Improvement Plan and Assessment Plan. She presented the Order Setting the Rate of Assessment for Year Seven of the Service and Improvement Plan and Assessment Plan which, if adopted by the Board, sets

the rate of assessment at \$0.1181 per \$100 of assessed value. Ms. Foreman reminded the Board that the District has maintained the same rate of assessment since 2005 and stated that the Executive Committee considered this matter at its last meeting and was recommending adoption of the Order setting the rate of assessment at \$0.1181 per \$100 of assessed value for FY2022.

Director Chan made a motion to adopt the Order Setting the Rate of Assessment for Year Seven of the Service and Improvement Plan and Assessment Plan as presented setting the rate of assessment at \$0.1181 per \$100 of assessed value for FY2022. The motion was seconded by Director Douglas and carried by unanimous vote.

WITH RESPECT TO THE FOREGOING 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).

There was no Executive Session.

ANNOUNCEMENTS

Chair Morris stated that written committee reports were contained in the Board Information Packet which were distributed to Board members. She also reported that the Board Information Packet contained a written report on Midtown Redevelopment Authority's capital projects.

Ms. Alvarado announced that Midtown hosted a successful National Night Out on October 5, 2021 and reported that the community-focused event was attended by Mayor Sylvester Turner, Houston Police Chief Troy Finner, several HPD Assistant Chiefs and HPD executive staff, City Council Member Carolyn Evans-Shabazz and U.S. Congresswoman Shelia Jackson-Lee. Ms. Alvarado stated that the Board, Staff and Midtown Community honored retiring Board members Willie Coleman and Eileen Morris and thanked them for their service and dedication to the Midtown community. She stated that both Eileen and Willie were among the longest serving members on the MMD Board and wished them the very best.

NEXT MEETING DATE

Chair Morris announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, November 3, 2021, at 11:00 a.m. and that more details regarding the location of that meeting will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.



Marylène Chan
Board Secretary

12/1/21

Date