



MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

Wednesday, February 1, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 1, 2023, at 6:00 p.m. in the first-floor conference room of the building located at 410 Pierce Street, Houston, TX 77002, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

The roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Amar Mohite	Pos. 12	Muddassir Siddiqi, Ed.D.
Pos. 4	James Llamas	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	Charles Washington
Pos. 9	J. Allen Douglas		

1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT

All of the above were present except Directors Mohite, Bertrand-Pitts, Arguijo, Tyler-Dillard, and Washington.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, David Thomas, Robert Bradford, Amaris Salinas, Jaime Giraldo, Chrystal Robinson – Davis, Peggy Foreman of Burney and Foreman, and Clark Lord of Bracewell LLP. Guests that attended the meeting are Laura Knutson of Houston BCycle, Jennifer Gribble of South Main Baptist Church, Brad Sullivan of Lord of the Streets, and Eric Tate of Vernonville Asset Management.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

2. RECEIVE PUBLIC COMMENTS

Chair Lefsrud announced that members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask that you please announce yourself now.

There were no public comments.

3. CONSENT AGENDA

Ms. Alvarado presented the various items on the consent agenda. Director Criglar made a motion to approve the consent agenda as presented. The motion was seconded by Director Haney which carried by unanimous vote.

- A. APPROVE MINUTES FOR THE JANUARY 4, 2023, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF DECEMBER 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR JANUARY 2023.**
- D. APPROVE EQUI-TAX REPORT FOR JANUARY 2023.**

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING BOARD ATTENDANCE

Ms. Foreman reminded the Board member about the importance of attendance. The District's policy states that Board members will be reviewed if there are 6 absences in a 12-month period or three absences in a row. Director Charles Washington notified the Board of Directors ahead of his departure, as an arts ambassador working in Africa. A resolution will be presented in the next Board meeting for the absence of Director Washington. Director Douglas has 6 absences for the year. The Board agreed to discuss at a future meeting how to proceed regarding the attendance record of Director Douglas. Ms. Foreman will provide further information regarding board attendance to the Board for reference and review. Director Douglas expressed a desire to continue to serve on the board. Directors Chan and Levasseur recommended that Director Douglas continue to serve on the board. The Board agreed to review further information and take a vote at a future meeting.

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

A. Service & Maintenance Committee – Christopher Johnston, Chair

Director Johnston provided the committee report. There were no action items. Director Johnston reported that Design Workshop will provide a presentation in the upcoming Service and Maintenance Committee meeting on Monday, February 20, 2023 at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director Llamas provided the committee report. Director Llamas provided an update on the Parking Benefit District Advisory Board Committee. He reported that the Committee received a check in the amount of \$105,627.00 from the City of Houston for the net meter revenue. The funding will be utilized to cover the cost of projects within the District.

i. BCYCLE MAINTENANCE FUNDING REQUEST

Bcycle Houston has been forced to temporarily suspend the operation of 84 BCycle stations throughout the city of Houston due to revenue concerns. The suspension began in November 2022. Laura Knudson of Houston BCycle provided a presentation to request assistance to maintain bike share stations. Each BCycle station includes regular maintenance on the hardware (kiosk and docks), software (regular software updates, changing out batteries weekly), bike balancing (maintaining the appropriate number of bikes), quarterly cleaning and as-needed visits to clear improperly docked bikes. Maintenance of the stations also includes

bike mechanic staff to service the bikes in-house. The annual cost to maintain each BCycle station is \$7,500. There are four stations in Midtown that have been affected by the suspension program. The suspended bike stations are located on Milam and Webster, the Ensemble Theatre/Houston Community College and Metro Rail, Austin and Gray, and La Branch and Alabama. Ms. Knudson requested funding to cover the cost of maintenance of the four suspended bike stations located within the District. Director Johnston provided the Board with additional details of the BCycle funding assistance.

Director Johnston made the motion to authorize Clark Lord of Bracewell LLP., to draw up the appropriate agreement that will provide for the funding of maintenance and services for the 4 temporarily suspended Midtown stations at a cost does not exceed \$7,500.00 per quarter for 4 bike stations. Director Criglar seconded the motion which carried by unanimous vote. Directors Young and Llamas abstained from voting. Ms. Alvarado stated that she would like the funds to be disbursed on a quarterly basis. She also reported that the request for funding has followed normal committee protocol. This request to authorize the final agreement will follow the normal protocol and may come to the Board as an action item at a future meeting.

C. Cultural Arts & Entertainment Committee – Charles Washington, Chair

Ms. Alvarado provided the committee report. There were no action items.

Ms. Alvarado reminded the Board that the Cultural Arts District was selected by the City of Houston Mayor's Office of Cultural Affairs to participate with the city in an application to the Bloomberg Public Art Challenge Grant. The grant is in the amount of one million dollars. Ms. Alvarado also reported to the Board the upcoming event Midtown Art in the Park 2023. The event will take place Friday, April 21, 2023 during the hours of 5:00 p.m. – 10:00 p.m. and Saturday, April 22, 2023 during the hours of 10:00 a.m. – 4:00 p.m. Further information regarding the Midtown Art in the Park 2023 will be available in future meetings.

D. Marketing & Economic Development Committee – Debbi Tyler-Dillard, Chair

Mrs. Robinson - Davis gave the committee report. There were no action items.

E. Finance and Budget Committee – Kelly A. Young, Chair

Mr. Thomas provided the committee report.

Director Young announced to change the Finance and Budget Committee meeting dates to every other month on a Tuesday at 10:00 a.m. This change will begin in March 2023. The Board, and public will receive meeting agendas as usual. Financials will be provided to the Board in between the monthly committee meetings during the Midtown Management District board meetings.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

G. Public Safety Committee- J. Allen Douglas, Chair

Mr. Giraldo provided the committee report. There were no action items.

Mr. Giraldo reported the Rape Aggressive Defense (RAD) classes will be held on the 1st floor in the large conference room during the hours of 6:00 p.m. -9:00 p.m. starting on Monday, February 6, 2023 through Thursday, February 9, 2023. Mr. Giraldo also reported the Quarterly Apartment Managers meeting will begin on Tuesday, February 7, 2023 at 1:00 p.m. via Webex. He also reported the closure of the McDonalds located at the intersection of Gray and Main streets in

Midtown.

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

Caroline Street – Contractors continue addressing punch list items. A TDLR inspection will be scheduled after the punch list items are addressed.

Baldwin Park

PARTNER PROJECTS

Safe Street Survey –The consultant has reviewed comments from the Urban Planning Committee and are currently working to update the draft recommendations to be presented at the upcoming community engagement virtual meeting to be held on February 22, 2023. Additional details about the community engagement meeting will be shared in the coming weeks via social media and other midtown communications outlets.

Glover Park – The Midtown Redevelopment Authority is working on procurement documents for the on-call construction; a draft will be available for review prior to the Urban Planning Committee meeting in February 2023.

Parks and the Public Realm

Tuam Street water line – The City of Houston is in the process of finalizing plans for requested pedestrian and bicycle enhancements.

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

No additional announcements were made.

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, March 1, 2023, at 11:00 a.m.**

ADJOURN

There being no other business, the meeting was adjourned.



Marylène Chan
Board Secretary

March 1, 2023

Date