



MINUTES
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

September 4, 2024

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, September 4, 2024, at 11:00 a.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	Darcy John Lefsrud	Pos. 10	
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
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	J. Allen Douglas		

All of the above were present except Directors Douglas and Chan.

In addition, present at the meeting, were Midtown Staff members Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo (via video conference), Chrystal Davis, Matt Thibodeaux, Kayler Williams, Jeremy Rocha, Kandi Schramm; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman (via video conference); Clark Lord of Bracewell, LLP; Ashley Small and Ashley Segura (who attended via video conference), of Medley, Inc.; Steve Hrnchir, General Engineering Consultant of Howard, Needles, Tammen & Bergendoff (HNTB) Corporation for the Texas Department of Transportation, Argentina James on behalf of the Texas

Department of Transportation (TX-DOT); Pam Julan of Hill Day; Jennifer Gribble, Giselle Martinez, and Lynda Guidry (who joined via video conference) of the Midtown Super Neighborhood #62; and Midtown residents: Kay Walton (via video conference), Vanessa Hall, Alicia Rideaux, and Ed Reybitz.

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

Chair Criglar called the meeting to order and welcomed everyone.

Chrystal Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

There were no public comments.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE AUGUST 7, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JULY 2024**
- C. APPROVE PAYMENT OF INVOICES FOR AUGUST 2024**
- D. APPROVE EQUI-TAX REPORT FOR AUGUST 2024**

Ms. Alvarado presented the various items on the consent agenda. Director Lefsrud made a motion to approve the consent agenda as presented. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

4. RATIFY THE INTERLOCAL AGREEMENT WITH HARRIS COUNTY FOR LAW ENFORCEMENT SERVICES FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025.

Mr. Giraldo reported that the previous Interlocal Agreement for 2023 – 2024 was \$465,600.00. He further stated that the new Agreement for 2024-2025 is \$496,400.00 which is a difference of \$30,800.00 and represents a 4% increase from the prior year for the same number of deputy constables. Ms. Alvarado reminded the Board that the Interlocal Agreement had been discussed at a prior Board meeting and that the County Attorney’s office was asked to make corrections to the document prior to execution. She reported that the corrected document was executed on behalf of MMD and submitted for approval by Harris County Commissioner’s Court to prevent a lapse in services. She requested that the Board ratify the Interlocal Agreement. Director Segrich made a motion to ratify the Interlocal Agreement with Harris County for law enforcement services for the period beginning October 1, 2024 through September 30, 2025. The motion was seconded by Director Haney and carried by unanimous vote.

5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 2ND QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2024

Melissa Morton presented quarterly investment report for the period ending June 30, 2024. She stated that the average yield on all accounts for the 2nd Quarter was 1.7592% and that the amount of interest earned for the quarter was \$54,661.00. She further stated that the interest earned to date is \$110,525.37. Ms. Morton stated that the District's investment portfolio is in compliance with the District's Investment Policy and the investment provisions of the Texas Public Funds Investment Act. Director Goldstein made a motion to accept the 2nd Quarter investment report as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. There were no action items. He provided updates regarding various maintenance projects and He also reminded the Board that the Committee and Midtown Staff are still working on a more comprehensive disaster recovery plan for the District that will include pre-disaster planning and post disaster recovery.

He also reported on the efforts to repair the sidewalks in the District and that information has been submitted to the City for review. Director Johnston stated that cost estimates have been requested from CenterPoint for the proposed installation of new luminaires in the northeast quadrant of Midtown

Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, September 16, 2024 at 4:00 p.m.

B. Urban Planning Committee – Maggie Segrich, Chair

Director Segrich presented the Urban Planning Committee report. There were no action items. She announced that the re-solicitation of the Gray Street Buffer Designs Project will take place later in the year. She further stated that the Committee and Midtown Staff are continuing work on amending the current Maintenance Agreement with the City.

Director Segrich further reported that the City's Tuam Street Water Line Project is expected to reach substantial completion in the next several weeks.

Finally, Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, September 16, 2024, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Director Segrich reminded the Board that the Midtown Parking Benefit District Advisory Committee (MPBD Advisory Committee) meetings are held quarterly and that the next meeting is scheduled for Thursday, September 19, 2024, at 3:00 p.m.

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

Ashley Small of Medley, Inc. presented the social media numbers for July 2024. She stated that there were 9 total media placements and mentions for the month. She also stated the total media reach was approximately 500,574 viewers, listeners, and readers with a total media value of approximately \$44,803.00. Mrs. Small reported that Midtown gained 91 new followers on its various social media channels, with 974 engagements (likes, clicks, and shares) in July 2024. She stated that the content that received the most engagements included articles regarding the upcoming National Night Out and Coffee with A Cop events, the launch of the new Midtown website redesign and the blog post pertaining to Summer days in Midtown.

Director Tyler-Dillard reported that an additional 13,500 printed copies of the Summer issue of the Midtown Buzz were distributed within the District in August 2024. She further reported that the Committee was working on its budget requests for FY 2025.

Director Tyler-Dillard announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, September 17, 2024 at 3:00 p.m.

D. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He again reminded the Board that the District will host Mistletoe Market 2024 on Saturday, December 14, 2024 and Sunday, December 15, 2024.

Director Bertrand-Pitts reported that the HueMan: Shelter - Bloomberg Public Art Project will include 6 pieces of public art that will be installed at bus shelters, underneath the Pierce elevated, on a wall at the Hagans Law firm located on Travis Street. He announced that more information regarding the HueMan: Shelter Bloomberg Public Art Challenge Project is now available on Facebook at <https://www.facebook.com/huemanshelter>.

Director Bertrand-Pitts also stated that the Committee will participate as a sponsor of the “Big Walls, Big Dreams 2024 Festival” hosted by Elia Quiles of Up Art Studio. The amount of the sponsorship is \$15,000.00. He reminded the Board that the Big Walls Big Dreams 2024 Festival is a transformative project, curated and produced by UP Art Studio, that brings awe-inspiring mural installations to communities. He further stated that the large-scale artworks serve as beacons of inspiration and remain as permanent fixtures, brightening neighborhoods long into the future. Director Bertrand-Pitts stated that the event will be held September 14th to the 30th in celebration of National Hispanic Heritage Month. He also stated that Midtown will receive the following benefits:

- A dedicated recognition post in the BWBD 2024 social media campaign.
- A logo inclusion on the BWBD 2024 event video.
- A logo on the BWBD 2024 tour map and materials for the self-guided murals tour.

Director Bertrand-Pitts also reported that the Midtown staff are working with the other Houston area Cultural Arts Districts on the Houston Endowment Grant Project, to join together and collaborate on a project that will enhance the overall cultural arts sector for the entire city of Houston. He further stated that one of the projects will consist of creating a new 5-year Cultural Arts Plan for the Midtown District and the other project will focus on public art.

Finally, Director Bertrand-Pitts announced that the next combined Cultural Arts and Entertainment Committee and Marketing and Economic Development Committee is scheduled for Tuesday, September 17, 2024, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Ms. Morton presented the Finance Committee report on behalf of Director Young. There were no action items. She reminded the Board that the Committee has resumed holding monthly meetings as it works on the FY 2025 Budget. She also reminded the Board that the Midtown Staff will be working with each of the Committee Chairs on their budget requests. Ms. Morton also stated that she reminded each Committee Chair to review their 2024 projects, budgets, and expenditures to ensure that they are on target for project completion by the end of the year.

The next Finance Committee meeting is scheduled for Tuesday, September 24, 2024 at 1:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston informed the Board that the Super Neighborhood #62 (“SN #62”) had a social gathering in August 2024 at the Conservatory located at 606 Dennis Street, Suite 1, Houston, Texas 77006. He further stated that the next SN #62 meeting is scheduled for Wednesday, September 11, 2024 at 5:45 p.m. at South Main Baptist Church located at 4100 Main Street, Houston, Texas 77002.

G. Public Safety Committee – Jeanette Criglar, Chair

Jaime Giraldo reported on public safety activities and pending efforts to improve public safety in Midtown. He stated that 24 of the 25 Flock cameras have been installed in the District and that the remaining camera is expected to be installed by September 11, 2024. He advised the Board that a Flock camera in Midtown captured information that aided law enforcement in capturing a suspect in connection with the recent death of a Houston police officer.

Mr. Giraldo stated that funding for the Midtown Loud Noise Initiative will end on or about September 30, 2024. He further stated that a proposal for a Traffic Enforcement and Parking Enforcement Initiative which will target speeding and illegal parking in Midtown will be presented to the MPBD Advisory Committee for funding. He provided updates regarding the Bike Patrol Program which was approved for funding by the MPBD in June 2024. Mr. Giraldo stated that the Bike Patrol Program will be revamped due to potential liability issues and will be staffed by “on-duty” HPD officers.

The next Public Safety Committee meeting will be held on Tuesday, September 17, 2024 at 11:30 a.m.

H. Nominating Committee - Gloria Haney, Chair

Director Haney stated that there was no new information to report regarding the appointments and reappointments of Board members.

**I. Service and Improvement Plan – Jeanette Criglar, Co-Chair
Kelly A. Young, Co-Chair**

Ms. Alvarado announced that the District will host a Town Hall for stakeholders to have one more opportunity to provide feedback regarding the Service and Improvement Plan and Assessment Plan on Thursday, September 12, 2024 in the 1st Floor Conference Room at the Midtown Offices.

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. She further announced that the Executive Committee resumed in-person meetings in August and stated that other Committee Chair are considering doing so as well.

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

Marlon Marshall made the following reports regarding the status of current Midtown Redevelopment Authority capital improvement projects:

Caroline Street – MRA will hold a preconstruction meeting with the contractor, Elite Construction Services, in late-September 2024 regarding the Caroline Street remedial drainage improvements pilot project to address the ponding certain issues along Caroline Street. Construction is anticipated to begin in October 2024 and is expected to take approximately 60 days to complete.

Brazos Street – MRA Staff anticipates getting a response from the City in late in September 2024 related to proceeding with the project.

Brazos Street Bridge Landscape Improvements – The work was completed; however, the landscaping was damaged by Hurricane Beryl. The contractor is working to repair the damages. The project will soon be transferred to the Midtown Service and Maintenance Team for maintenance and upkeep after the repairs are made by the contractor.

Sidewalk Assessment – MRA has identified smaller segments of the sidewalk project that will be funded through the Urban Planning Committee's special projects budget allocated for sidewalks and curb repairs. The initial phases for the major sidewalk improvements will occur along Isabella and Truxillo Streets and is under development. The project is expected to start in 2025.

PARTNER PROJECTS

Gray Street Buffer Designs – MRA staff and consultants are in the process of re-issuing the solicitation for a revised Scope of Services. The project will be re-bided in the 4th Quarter.

Urban Forestry Plan – MRA received the final report from the contractors. It will be made available for public comment viewing on the new Midtown website.

CenterPoint Lighting Assessment Survey – CenterPoint has installed a test luminaire in a 2nd location in the District so that the community can see how it interacts with the current luminaires. MRA Staff will be meeting with City representatives to review the proposed

installations, the magnitude of the lighting installed, and the anticipated impact on future energy costs for the District.

8. WITH RESPECT TO THE FORGOING 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).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

There was no Executive Session.

9. PRESENTATION: TEXAS DEPARTMENT OF TRANSPORTATION – NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT

Mr. Steve Hrnchir of Howard, Needles, Tammen & Bergendoff (HNTB) Corporation made a presentation regarding the TX-DOT North Houston Highway Improvement Project (NHHIP). He reported that the NHHIP is designed to enhance safety, create additional roadway capacity to manage congestion, incentivize transit and promote ridesharing, and improve mobility and operational efficiency on I-45 from U.S. Highway 59/I-69 to Beltway 8 North, including improvements along US 59/I-69 between I-45 and Spur 527.

He further stated that the project is divided into three segments: Segment 1 is Beltway 8 North to I-610; Segment 2 is I-610 to I-10; and Segment 3 is the Downtown Loop System: (I-45, I-10, and US 59/I-69). Mr. Hrnchir highlighted the various projects for each segment. He stated that TX-DOT is expected to begin the project in October 2024 and will take approximately 3 years to complete. He said that interested community members can find more information on the TX-DOT website or through participating in “in-person” and virtual public meetings regarding the NHHIP. Mr. Hrnchir stated that the entire NHHIP is expected to be completed in 2038.

10. ANNOUNCEMENTS

Ms. Alvarado encouraged attendance at the Town Hall meeting to discuss project and priorities for the next 10-year Service and Improvement Plan and Assessment Plan to be held on Wednesday, September 12, 2024 at 6:00 p.m. at the Midtown Conference Center located at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, October 2, 2024, at 11:00 a.m.**

11. ADJOURN

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

*asst. Secretary signing
Christopher Johnston*

Desmond Bertrand-Pitts, Secretary

Date: 10/2/24