



MINUTES

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS' MEETING**

February 5, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 5, 2025, at 6:00 p.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	Ericka Garcia
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Edmund Reybitz
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 physically present except Directors Lefsrud, Segrich, Reybitz, and Tyler-Dillard, who were absent.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm (who joined via video conference), Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, David Thomas, Amaris Salinas, Mechelle Phillips, Sally Adame (who joined via video conference), Jaime Giraldo, Chrystal Davis, Jeremy Rocha; Melissa Morton of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Madison Walkes and Anthony Washington (who each joined in person) and Ashley

Segura, Ivy Batista, and Ashley Small (who all joined via video conference) of Medley, Inc.; Jennifer Gribble, Giselle Martinez, and Lynda Guidry (who all joined via video conference) of the Midtown Super Neighborhood #62; Anh Huynh, Gaby Ochoa, Christian Morgan, Rais Prasla, Diego Iniguez Jessica Sandovai, Cynthis Ulloa, Mylien Dang, Alberto Delgado of the University of Houston Gerald D. Hines College of Architecture and Design; Mike Sullivan of Advantage BMW Midtown; former MMD Director Charles Washington; Gail Mebane of Harambee Art Gallery; Jaime Wyers, Kay Walton, Bruce Roberson, Iniobong Nkanga, Lawren Prater, Courtney Prince, and Grace Kuperman (who all joined via video conference), and Midtown resident Cindy Jackson.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

2. RECEIVE PUBLIC COMMENTS.

Cindy Jackson, resident of Midtown, expressed her concern about the vacant lots that are near her property. She further stated the lots are now dump sites because the areas were left neglected by the Texas Department of Transportation, (TXDOT); the organization that is responsible for the maintenance of the vacant lots. Mrs. Jackson also stated that she contacted TXDOT to address the issue but did not receive a resolution. Mrs. Jackson acknowledged that the Midtown Management District has implemented a collaborative clean up initiative in efforts to address the unsightly debris that is not picked up at the vacant lots by the weekly City of Houston. in the vacant lots. She further suggested that the clean-ups should become an ongoing project since the area is heavily populated and needs regular maintenance.

Gale Mabane, founder of the Harambee Art Gallery, commended the Board on the recent improvements in the district and suggested adding color to the Midtown maps to enhance usability. She further proposed adding landmarks and business zones to the map for clarity. Ms. Mabane further stated that she would like to continue to participate in the activities of the district and look forward to seeing more great projects in the future.

Charles Washington, former board member and committee chair of the Midtown Management District, greeted the Board and shared his insights from international travel. He also offered to provide further ideas on fostering local diversity initiatives to enhance current projects within the District. He also expressed interest in contributing ideas for future economic development and cultural programs.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR JANUARY 8, 2025 BOARD MEETING**
- B. APPROVE THE CORRECTION OF THE MINUTES FOR DECEMBER 4, 2024 BOARD MEETING**
- C. APPROVE FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2024**
- D. APPROVE PAYMENT OF INVOICES FOR JANUARY 2025**
- E. APPROVE EQUI-TAX REPORT FOR JANUARY 2025**

Cynthia Alvarado presented the various items on the consent agenda. Ms. Alvarado stated that it was noted that there was an error in the December 4, 2024 meeting Minutes regarding the voting on the FY 2025 budget. She further stated that the correction was made, and the Revised and Restated Minutes are included in the board packet. She further stated that the corrected Minutes will be posted on the Midtown website once approved by the Board of Directors.

Director Bertrand-Pitts made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston. The motion was approved and carried by unanimous vote.

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE RESOLUTION AUTHORIZING THE FEDERAL TRANSPORTATION ADMINISTRATION TRAMS RECIPIENT DOCUMENT.

Clark Lord presented the Resolution Authorizing the Federal Transportation Administration Trams Recipient document.

Director Haney made a motion to approve the Resolution Authorizing the Federal Transportation Administration Trams Recipient document that will allow Midtown to apply for future grants. The motion was seconded by Director Johnston and carried by unanimous vote.

5. REPORT ON CAPITAL IMPROVEMENT PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY.

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

Caroline Street Remedial Drainage Pilot Project –

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

A. Public Safety Committee – Jeanette Criglar, Chair

Jaime Giraldo presented the Public Safety Committee report on behalf of Director Garcia. There were no action items. Jaime reported on public safety activities over the past month and pending efforts to improve public safety in Midtown. He stated that there are increased police patrols in high-crime areas that have led to a measurable reduction in incidents over the past three months.

He further stated that the HPD Midtown Bike Patrol Program has started, and officers are patrolling key pedestrian and business districts to enhance safety and community engagement. Funding for this program is provided by the Midtown Parking Benefit District.

Mr. Giraldo further stated that the South-Central Loud Noise Ordinance Enforcement Initiative restarted on February 3, 2025. There was a pause in the program due to funding. He further stated that the Initiative will address excessive noise complaints, with citations issued to repeat violators, particularly around entertainment venues. Funding for this program is provided by the Midtown Parking Benefit District

He also announced that the Houston Police Department South Central’s Traffic and Parking Enforcement Initiative started in February 2025. He stated that the Initiative will increase law enforcement efforts to address illegal parking, traffic congestion, and pedestrian safety concerns.

Finally, Jaime stated that the collaborated Targeted Cleanup Initiative started in January 2025. He also stated that the Houston Police Department, the Harris County Precinct 7 Constables, and the SMC Landscape are working together to remove hazardous waste and dismantle abandoned encampments, contributing to a cleaner and safer district.

The next Public Safety Committee meeting will be held on Tuesday, February 18, 2025 at 11:30 a.m.

B. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. He also provided an update on the status of various pending projects.

Attorney Peggy Foreman reported that the Tri-Party Agreement between Midtown Parks Conservancy, MRA, and the District is being amended. Midtown staff and legal counsel are review and restructuring the Agreement between MMD, MRA, and MPC to improve efficiency and accountability in maintenance operations. She further stated that the estimated timeframe to complete the process should take up to 120 days.

i. Recommendation to award the contract for the Midtown Streetscape Refresh Special Project.

Director Johnston reminded the Board that the Midtown Streetscape Special project was approved in 2024. The project includes landscape installation and maintenance refresh services to streetscapes on Elgin, McGowen, and Gray Streets in Midtown. He further stated that the consultant Lionheart Places, the Committee, and the Midtown staff reviewed the bids received for the Midtown Streetscape Refresh Special project and the Committee recommended that the contract of services in the amount of \$1,003,155.15 be awarded to Landscape Arts.

A motion was made for the recommended approval of \$1,003,155.15 to Landscape Arts for the completion of services for the Midtown Streetscape Refresh Project was made by Director Allen. The motion was seconded by Director Garcia. The motion was approved and carried by unanimous vote.

Director Johnston announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 24, 2025, at 4:00 p.m.

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

Cynthia Alvarado presented the Marketing & Economic Development Committee report on behalf of Director Tyler-Dillard.

Ms. Alvarado announced that the next Marketing & Economic Development Committee meeting will be held on Tuesday, February 18, 2025, at 3:00 p.m.

D. Urban Planning Committee - Maggie Segrich, Chair

Chrystal Davis presented the Urban Planning Committee report on behalf of Director Segrich.

i. Recommendation to award the contract for the Gray Street Bikeway Enhancements.

Mr. Marshall stated that the Midtown staff presented the recommendation to award the contract for the Gray Street Bikeway Enhancements project to Jordan Enterprise at the combined committee meeting in January 2025. He stated that the project was budgeted in the Urban Planning Committee budget in 2024 for the street safety and public realm enhancements in the amount of \$95,000.00. He reminded the Board that the project consists of installation of bike racks and artistic pavement graphics along bikeways in Midtown. He further stated that the design included the installation of 36 bike racks provided by Midtown at 9 sites along the Gray, Austin, and LaBranch street corridors and bikeways in Midtown.

He further stated that the bike racks were purchased by Midtown and are currently in storage. He also stated that the bike racks and artistic pavement graphics will need to be installed by a contractor. Marlon stated that the bids received to complete the project were significantly higher than the original budget of \$95,000.00 so the Midtown staff proposed to adjust the scope of work to limit the pavement marking only to the intersection with the existing bikeways. Mr. Marshall stated that the 1st location recommended for the pavement graphics installation to occur is at Gray and Austin Street. Marlon stated that the Midtown staff recommend awarding Jordan Enterprise a total of \$79,732.00 to move forward with the construction of the Gray Street Bikeway Enhancements.

A motion was made for the recommended approval of \$79,732.00 to Jordan Enterprise to move forward with the construction of the Gray Street Bikeway Enhancements project was made by Director Johnston. The motion was seconded by Director Lewis. The motion was approved and carried by unanimous vote.

Mrs. Davis announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 24, 2025, at 3:00 p.m.

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

Chandler Snipe presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items.

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

a. HueMan:Shelter Contracts for the Commissioned Public Art: **

Ms. Snipe stated that artist notifications of the 6 artists that have been selected to complete the projects under the HueMan: Shelter grant are pending based on the completion of contracts with Bracewell, LLP and the Mayor’s Office of Cultural Affairs. She further stated that the selected artists will participate in a workshop with Career Recovery Resources in February 2025.

b. 2025 MidtownHOU Micro Grant: **

Ms. Snipe reported that 63 grant submissions for the applications of the Micro Grants were received in January 2025. She further stated that 3 grant selected

panelists are Anne Massoni, Executive Director of Houston Center of Photography, Desmond Bertrand-Pitts, CEO of the Buffalo Soldier Museum, and Harrison Guy, Director of the 5th Ward Cultural Arts District. Chandler announced that there were 8 individual artists that were awarded \$2,500.00 each to complete projects in the Midtown District. She further stated that there were 2 organizations the will each receive \$5,000.00 to continue with programs and events in Midtown.

Ms. Alvarado announced that at the previous Board meeting the 2025 MidtownHOU Micro Grant project was listed as an assessment funded project. MMD Staff reached out to the Houston Endowment, and they agreed to include this project as part of the Cultural District grant currently in place. Ms. Alvarado thanked the Houston Endowment for assisting and making this a grant funded artist opportunity.

Director Bertrand-Pitts announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing & Economic Development Committee is scheduled for Tuesday, February 18, 2025, at 3:00 p.m.

F. Finance and Budget Committee – Kelly Young, Chair

Ms. Melissa Morton presented the Finance and Budget Committee report on behalf of Director Young. There were no action items. She stated that the district remains on track with the projected revenue and expenditure targets. She further stated that the Midtown staff are in the process of wrapping up the year and preparing to close out the fiscal year end in preparation for the upcoming audit. She announced that the audit is scheduled for May 2025.

The next Finance and Budget Committee meeting is scheduled for Tuesday, February 25, 2025, at 1:00 p.m.

G. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that the Midtown Super Neighborhood #62 met for a social gathering on Wednesday, January 8, 2025, at 5:45 p.m. He further stated that the MSN #62 gathered at 13 Celsius located at 3000 Caroline Street, Houston, Texas 77004. He further stated that the next MSN #62 will be held on Wednesday, February 12, 2025, at 5:45 p.m. at South Main Baptist Church.

**H. Service and Improvement Plan - Jeanette Criglar, Co-Chair
Kelly, Young, Co-Chair**

i. Staff Update

Ms. Alvarado presented the Service and Improvement Plan report on behalf of Co-Chairs Criglar and Young. She stated that based on the aggregated data received from focus group participants and other suggestions, there is a deep dive into the language of the Service and Improvement Plan to provide clarity and confirm Board and Community priorities. She further stated that each Committee Chair will receive a draft of the updated Plan and supporting documentation before their February 2025 committee meeting. She also stated that the draft of the respective plan will be on each committees February agenda and presented for public input. Finally, Cynthia stated that the staff will update the Service and Improvement Plan tab located on the Midtown website.

I. 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.

7. 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.

8. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, March 5, 2025, at 11:00 a.m.**

9. ADJOURN

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



Desmond Bertrand-Pitts, Secretary

Date: 3/5/24

S Christopher Johnston, assistant secretary