



MINUTES

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

April 2, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 2, 2025, 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	Ericka Butler
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 Director Douglas, who was absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo, Chrystal Davis, and Jeremy Rocha. Clark Lord of Bracewell, LLP; Melissa Morton of The Morton Accounting Services, Madison Walkes and Ashley Segura of Medley, Inc. Staff members Sally Adame and Kandi Schramm joined via video conference.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

2. RECEIVE PUBLIC COMMENTS.

There were no other public comments.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR MARCH 5, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2025**
- C. APPROVE PAYMENT OF INVOICES FOR MARCH 2025**
- D. APPROVE EQUI-TAX REPORT FOR MARCH 2025**
- E. RECEIVE THE INVESTMENT REPORT FOR THE MONTH OF FEBRUARY 2025**

Ms. Alvarado presented the various items on the consent agenda.

Director Lefsrud made a motion to approve the Consent Agenda with the exception of removing section “**E. RECEIVE THE INVESTMENT REPORT FOR THE MONTH OF FEBRUARY 2025**” from the Consent Agenda and then adding it to the May 2025 Midtown Management District Board of Directors Agenda. The motion was seconded by Director Segrich. The motion was approved and carried by unanimous vote.

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

A. Finance and Budget Committee – Kelly Young, Chair

Director Young presented the Finance and Budget Committee report. There were no action items for consideration. Director Young reported that the committee reviewed the unaudited year-end figures for FY 2024. She noted that the committee does not anticipate any significant overspending or underspending at this time. She further stated that from a forecasting perspective, given that it is only the second month of the FY 2025 budget cycle, the budget remains on track. Director Young further explained that some timing issues related to contracts and reporting are due to external factors, particularly delays at the City level. She emphasized that these delays impact the timing of expenditures and project progression, rather than reflecting any inaction by the committee. Finally, Director Young reported that the audit process and preparations are currently underway, and that timelines and expectations for this process will be discussed at the next committee meeting.

Director Young announced that the next Finance and Budget Committee meeting will be in April 2025.

B. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo provided the Public Safety Committee report on behalf of Chair Criglar. There were no action items for consideration. He stated that the new 24/7 S.E.A.L. Security Solutions contract commenced on March 17, 2025, enhancing patrol visibility throughout the district.

Mr. Giraldo also noted that the HPD South Central Division and HPD Central Division officers of the Bike Patrol Initiative continue to receive positive feedback, and that plans are underway to integrate mental health professionals into patrol operations. He further reported that the bi-weekly cleanups under the Midtown Targeted Cleanup Initiative remain effective in addressing priority areas identified by both law enforcement and community reports. Mr. Giraldo referenced a recent *Houston Chronicle* article, *How has crime changed in your Houston neighborhood? Search our interactive map*, which illustrated encouraging crime trends, including a 23% decrease in crime over the past five years, despite a 44% increase in population.

Additionally, Mr. Giraldo stated that the ongoing Midtown Traffic Enforcement Safety Initiative has resulted in over 770 traffic stops and multiple felony arrests since its launch in February 2025. He concluded by emphasizing that high-visibility patrols and continued close coordination with HPD South Central Division leadership remain priorities to ensure the safety and security of the district.

The next Public Safety Committee meeting will be held on Tuesday, April 15, 2025 at 11:30 a.m.

C. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston provided the Service and Maintenance Committee report. There were no action items for consideration. He also updated the Board on the status of various pending projects.

i. Amended agreement with the City of Houston to maintain certain Enhancements.

Director Johnston reminded the Board that Mr. Marlon Marshall presented the amended maintenance agreement with the City of Houston at the March 2025 Board meeting. Director Johnston stated that the amendment updates the original 2019 agreement, outlining the District’s ongoing responsibility for maintaining certain enhancements. He further stated that the key changes include an updated list of improvements and locations, along with clearer definitions of the District’s maintenance obligations.

A motion to approve the amended agreement with the City of Houston to maintain certain enhancements within the district was made by Director Young. The motion was seconded by Director Segrich. 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, April 21, 2025, at 4:00 p.m.

**D. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair
Maggie Segrich, Chair**

Director Tyler-Dillard presented the Marketing Committee report. There were no action items for consideration. Director Tyler-Dillard also updated the Board on the progress of pending projects. Mrs. Walkes of Medley Inc. presented the Marketing report for February 2025.

Ms. Alvarado announced that the next Marketing Committee meeting will be held on Tuesday, April 15, 2025, at 3:00 p.m.

Director Segrich presented the Economic Development Committee report. There were no action items for consideration. She reported that the inaugural committee meeting was held on Wednesday, March 19, 2025. She also stated that the committee received strong feedback in favor of hosting business socials to encourage networking. Additionally, Director Segrich stated that the committee recommended rotating monthly meetings at various local businesses to further community engagement. Director Segrich concluded by stating that the committee is focused on keeping resources and activities within Midtown to help foster a vibrant and connected neighborhood.

Director Segrich announced that the next Economic Development Committee meeting will be held on Wednesday, April 16, 2025, at 10:00 a.m.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items for consideration.

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. Alvarado reported that the *HueMan: Shelter* project, supported by a \$1 million Bloomberg Philanthropies grant, is moving forward. She stated that the contract is fully executed, with artists collaborating alongside Career and Recovery Resources and a cohort of eight individuals. She further stated that installations, planned along Milam Street beneath I-45, will include approximately six public art pieces. She also stated that the project will be documented by a filmmaker and promoted on social media.

b. 2025 MidtownHOU Micro Grant:**

Ms. Alvarado stated that six out of eight individual artist contracts have been executed, with artists actively working on their projects. She further stated that the public art pieces are expected to be completed and shared with the community by the end of the year. Ms. Alvarado also stated that the Houston Arts Action group, part of the Houston Endowment initiative, held a successful meeting on Monday, March 20, 2025. She stated that the meeting brought together arts organizations and individual artists to advocate for the arts in Houston, with positive outcomes reported.

Ms. Alvarado reported that earlier this month, a community walk with Urban Paths, led by Laura Connelly, attracted 60–70 participants and included data collection on perceptions of homelessness, the community, and the project. This data will help evaluate the project’s impact. She stated that additional free, Bloomberg-funded walks, including both daytime and night events, are planned to continue community engagement.

Lastly, Ms. Alvarado stated that the current Midtown sign wrap, designed by artist Kanika Blair, is inspired by the Roaring Twenties. She stated that the artwork highlights themes of art, music, and spoken word from that era, with a particular focus on jazz. Ms. Alvarado encouraged everyone to view the sign in person and access the QR code located on the sign for further information about the artist and the project.

Ms. Alvarado announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, April 15, 2025, at 3:00 p.m.

F. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report. There were no action items. He reported on the progress of the current projects and the next steps to be taken regarding the Gray Street Bikeway Enhancements and the Pedestrian Lighting Assessment.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, April 21, 2025, at 4:00 p.m.

G. Nominating Committee – Gloria Haney, Chair

Director Haney provided an update on the process of filling vacant and expired positions on the Board of Directors. She stated that the committee completed the interview process in March 2025.

i. Consider appointments of candidates to fill the expired terms for the Board.

Director Haney reported that the committee continues to work diligently to identify strong candidates for Board service, emphasizing the importance of finding individuals committed to building a strong community. She recommended the following candidates for consideration by the Board:

- Herman Rodriguez
- Vanessa Hall
- Mark Villareal
- Adam Brackman
- Anna Isabell Ortiz
- Clinton Turner (resubmission)

ii. Consider reappointments of Board members.

Director Haney reported that, in addition to the new candidates, the committee will submit the names of current Board members seeking reappointment to the City for consideration. She noted that there will be one vacancy, with several interested candidates, and that Midtown staff are working to coordinate appointments. Director Haney reminded the Board that a similar candidate packet was submitted to the City at this time last year. She also mentioned that, while some Board members have relocated, those positions have been successfully filled. Finally, she emphasized the importance of moving forward promptly with submitting candidates for both new appointments and reappointments.

A motion to recommend the candidates to fill the expired and vacant positions on the Board was made by Director Segrich and seconded by Director Tyler-Dillard. Director Young abstained from the vote. The motion was approved and carried by unanimous vote.

H. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that the Super Neighborhood #62 meeting was held at South Main Baptist Church on Wednesday, March 12, 2025 at 5:45 p.m. He further stated that representatives from the Texas Department of Transportation, (TxDOT) presented the North Houston Highway Improvement Project, and the MSN #62 members continued discussions regarding the Midtown Service and Improvement Plan (2025-2034). Director Johnston announced that the next MSN #62 social will be held on Wednesday, April 9, 2025, at 5:45 p.m. at 13 Celsius.

**I. 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 reported that the proposed Midtown Service and Improvement Plan (2025-2034) was presented to the community at the March 2025 committee meetings. She further stated that the only update to the document was to provide clarity on the SIP estimated expenditures chart.

ii. Draft of the proposed Service and Improvement Plan and Assessment Plan (2025-2034)

Ms. Alvarado provided an update on the Service and Improvement Plan, directing the Board to the updated Estimated Expenditures chart on page 25 of the board packet. She explained that the chart includes only estimated assessment collection revenues and does not account for variable income sources such as grants, interest income, or other non-recurring revenues.

Ms. Alvarado clarified that the chart serves as an estimation tool and does not represent the actual annual budget, which is approved by the Board each year. She further stated that the estimates reflect community priorities and the District's Core Service Areas and are based on historical data with an assumed 3% growth rate for future years.

iii. Authorize a Public Hearing on the levy of assessment.

Attorney Lord advised the Board that the Administrative Public Hearing is a required legal step to levy the new assessment. He further stated that the Board

will decide the length and rate of the assessment and the final service plan at a board meeting subsequent to the Administrative Public Hearing.

A motion to approve setting the date of the Administrative Public Hearing was made by Director Butler. The motion was seconded by Director Young. The motion was approved and carried by unanimous vote.

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.

6. 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.

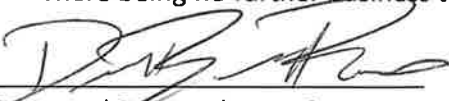
7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, May 7, 2025, at 6:00 p.m.**

8. ADJOURN

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


Desmond Bertrand-Pitts, Secretary
Date: 5-7-25