



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

September 3, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, September 3, 2025, at 5:00 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	Vacant	Pos. 10	Ericka Butler
Pos. 2	Gloria Haney	Pos. 11	Vacant
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	Vacant		

All of the above were physically present except Directors Goldstein and Johnston who were absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kayler Williams, Chandler Snipe, Madison Walkes, Cynthia Alvarado, Marlon Marshall, Jeremy Rocha, Amaris Salinas, David Thomas, Jaime Giraldo, Sharita Bohanna, and Chrystal Davis. Sally Adame and Kandi Schramm joined via video conference. Additional attendees were Melissa Morton of the Morton Accounting Services, Hector M. Maldonado and Jessica Ortiz of Carr Riggs Ingram, Clark Lord of Bracewell, Lynda Guidry of Midtown Super Neighborhood #62 (who joined via video

conference), Jay Hickman of Hansen Group, resident Kay Walton, and commercial owner Leo Kozadinos (who also all 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.

Michael Buening, Director of Performing Arts and Culture at the Asia Society Texas spoke in support of restoring cultural arts funding through the MMD. He shared the significance of the Midtown Cultural Arts District and how it has a long history of presenting major artists and dance companies. He further stated that arts funding is an economic driver and community builder. Finally, Mr. Buening expressed his concern regarding the decrease in funding toward the Midtown Cultural Arts and Entertainment and urged the Board to restore funding for public arts.

Jaison Oliver of the Third Ward Cultural District emphasized that Midtown and Third Ward are “family” districts with shared boundaries and interdependent economies. He reminded the community that there are the 14 cultural arts organizations that rely on Midtown’s state of Texas designation for additional grant funding. The funding for cultural arts impacts the quality of life and economic development of communities. He urged the Board to prioritize arts as part of the FY 2026 budget.

Amy Gibbs, Managing Director of the River Oaks Chamber Orchestra and Midtown resident stated that she chose to purchase a home in Midtown due to its arts, vibrancy, and walkable cultural assets. She further stated that District funding often serves as match funds for local arts organizations that leverage external grants, and it multiplies in impact for the community. Finally, Ms. Gibbs stated that arts programming drives local spending and enhances neighborhood vitality.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR AUGUST 6, 2025, BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JULY 2025**
- C. APPROVE PAYMENT OF INVOICES FOR AUGUST 2025**
- D. APPROVE EQUI-TAX REPORT FOR AUGUST 2025**

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

Director Young made a motion to approve the Consent Agenda. The motion was seconded by Director Bertrand-Pitts. The motion was approved and carried by unanimous vote.

1. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE DISTRICT'S QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2025.

Mrs. Morton presented the quarterly investment report for the period ending June 30, 2025. She stated that the average yield rate on all accounts for the 2nd quarter is 1.7295%. She further stated that the amount of interest earned for the quarter was \$41,610 and interest earned year to date is \$80,226. Mrs. 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 Young made a motion to accept the 2nd Quarter investment report as presented. The motion was seconded by Director Segrich and carried by unanimous vote.

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

A. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo and Ms. Bohanna provided the Public Safety Committee report on behalf of Chair Criglar. Ms. Bohanna announced the upcoming public safety event National Night Out will take place at Bagby Park on Tuesday, October 7th, from 5:00 p.m. -7:30 p.m. and Coffee with a Cop will take place on Wednesday, October 8th, from 7:00 a.m. to 10:00 a.m. at District Grill. Ms. Bohanna also provided an update on the new MRA sponsored mental health and substance use interventions program, the Chronic Consumer Assistance Program (CCAP), aimed at addressing the needs of individuals with recurring behavioral health concerns. She also reported that currently there were 184 engagements and contacts with unhoused individuals. She further stated that one individual was transported under an Emergency Detention Order to a health care facility, and another individual successfully transitioned from the street into housing as of August 2025.

The next Public Safety Committee meeting will be held on Tuesday, September 16, 2025 at 11:30 a.m.

i. Interlocal Agreement with Harris County for Law Enforcement Services to be provided by Precinct 7 Deputy Constables

The Board and Executive Committee had been previously notified that the contract with Harris County Precinct 7 would be presented. Mr. Giraldo reported that the existing Harris County Precinct 7 contract expires on September 30, 2025. He further stated that the new contract received contains the same level service of 5 Deputies and one supervising Sergeant with one Deputy assigned to the CCAP mental health team along with patrols in the District. He further stated that the difference in the cost of services under the

new contract increased from \$496, 400 to \$497,750 (an increase of \$1,350). Lastly, Mr. Giraldo stated with Board approval, the contract is effective starting October 1, 2025 through September 30, 2026.

A motion was made to approve the Interlocal Agreement with Harris County Precinct 7 Constables for law enforcement services for the period of October 1, 2025 through September 30, 2026 by Director Butler. The motion was seconded by Director Haney and carried by unanimous vote.

B. Services and Maintenance Committee – Christopher Johnston, Chair

Mr. Rocha presented the Services and Maintenance Committee report on behalf of Director Johnston, noting no action items.

The Midtown Field Services Team completed the following:

- 127 roadway miles
- 269 bags of trash -13,450 lbs. removed
- 197 bags of litter removed
- Irrigation systems in Baldwin Park and Midtown Park are operational
- Minor trash can repairs in Baldwin Park

Lighting in Glover Park will require a fixture redesign to repair existing concrete housing.

He also reported that 2 trees located at Glover by are awaiting removal by the City of Houston. Mr. Rocha also stated that the East End District briefed the Committee on its private-property wavier process for graffiti abatement. Mr. Rocha stated that a pilot of five properties will proceed via “Good Neighbor” letters and owner permissions will be tracked by the East End District and MMD. Additionally, he stated that in the prior month, 62 public right of way sites were abated and a total of 388 have been abated year-to-date. Mr. Rocha also stated that See-Click-Fix showed one July request that was resolved the same day and of 11 tracked items at the time of reporting were later updated and 4 were closed leaving one request in progress.

Mr. Rocha also stated that the Sidewalk Repair and Replacement projects enters the procurement process in September 2025 with construction targeted for Q4 2025. He also stated that CenterPoint approved installation of 52 light poles under the Dark Block Opportunities project and materials are on order with an estimated six-month installation window due to lead times. He further stated that the City Maintenance Agreement remains in process. The Tri-Party Agreement between MRA, MMD and MPC has been terminated. MMD is in the procurement process for new maintenance contracts. He also stated that the Midtown Field Service Maintenance Request for Proposals are due

September 12, 2025. The goal is to begin services on January 1, 2026. Finally, Mr. Rocha reported that the Midtown Streetscape Refresh project continues along Elgin Street, with I-45 and Bagby/Brazos portal groundcover scheduled through August 2025.

Mr. Rocha announced that the combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, September 15, 2025, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Director Segrich presented the Economic Development Committee report, noting no action items. She reminded the Board that the Committee is developing the Midtown Camera Grant Program, which would provide funding to install security cameras on private properties for an initial six-month period. She further stated that property owners would have the option to continue service independently after the initial phase. The committee members had the opportunity to see the camera system during their meeting at Retrospect Coffee. The camera vendor being considered will make a presentation at the Parking Benefits District Committee meeting.

Director Segrich announced that the next Economic Development Committee meeting will be held in-person at Sneaks Coffee + Lounge at 3030 Travis Street, Houston, Texas 77006 on Wednesday, September 17, 2025, at 10:00 a.m.

D. Marketing Committee – Desmond Bertrand-Pitts, Chair

Mrs. Davis presented the Marketing Committee report on behalf of Director Bertrand-Pitts, noting no action items. She reported that the Midtown Buzz and Cultural Arts Guides began distribution in July 2025, with full distribution at the end of August 2025. She further stated that the Committee is evaluating improved distribution tracking and moving toward a digital-first approach with limited print. She also provided an update on the Midtown Banner Installation Project, which aims to promote local culture and enhance Midtown's visual identity through branded streetlight pole banners. She stated that the project is in the vendor-proposal phase, with funding drawn from multiple committees (Marketing, Cultural Arts & Entertainment, Urban Planning, and Economic Development).

Ms. Walkes presented the Communications Reports for July 2025. She stated that the social media metrics for July showed 3,346 new followers across platforms and 15,379 impressions, (an increase of 36.7% over June), with strong engagement on public safety and business-highlight content. She further stated that there were six media placements reaching over 9 million viewers among the top outlets such as Fox 26, ABC 13, and the Houston Chronicle. She further stated that the Midtown e-News platform was changed to Mailchimp. In July 2025 that consists of 13,500 Midtown eNews were sent with a 31.3% open rate. Archived eNews will be available on the Midtown website. Ms. Walkes also reported that the HueMan:Shelter media reported 7,000+ organic content views in July 2025 and the initial

follower growth of 181 on Instagram and 104 on Facebook. She further stated that the HueMan:Shelter's first project e-News newsletter achieved a 47.5% open rate and an 11.79% click rate.

Mrs. Davis announced that the next Marketing Committee meeting will be held on Tuesday, September 16, 2025, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Mr. Marshall presented the Urban Planning Committee report on behalf of Director Goldstein, noting no action items. He stated that the Gray Street Bikeway Enhancement project remains on hold by the City of Houston. He also stated that legal review of the contract of the Midtown Pedestrian Lighting Assessment project is underway. Once the project begins the initial phases are expected to take roughly nine months post-execution. There will be opportunities for nighttime walks and committee presentations. He also reminded the Board that the assessment results will be used to prioritize locations for potential lighting improvements.

Mr. Marshall announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, September 15, 2025, at 4:00 p.m.

i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, September 11, 2025 at 3:00 p.m.

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

Ms. Snipe 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 Funded Projects

a. HueMan:Shelter

Ms. Snipe reported that the murals of the project are nearing completion, with a large installation at the Career and Recovery Resources completing by the end of early September 2025. She further stated that an invitation only ribbon cutting ceremony and bus tour under for the HueMan:Shelter project is scheduled for September 18, 2025. Ms. Snipe also stated that HueMan:Shelter will participate in National Night Out in October 2025 and present a documentary teaser and Artist Talk at MATCH on January 24, 2026. She continued stating that media activity included a TxDot feature of the multi-media project at Spur 527, there is a planned CityCast Podcast partnership. The KHOU11 televised interview coverage was shared at the meeting. Lastly, Ms. Snipe announced that a KPRC/Channel 2 live studio segment will be airing on September 22.

b. MidtownHOU Micro Grants:

Ms. Snipe reported that the District had received their second payment of \$200,000 for the \$400,000 2-year Houston Endowment Grant. The restricted grant will be used to fund public art projects and programs. As a requirement of the Endowment Grant staff turned in the annual report. The Houston Endowment asked the Executive Director and key staff members to meet and discuss the \$200,000 reallocation of funds from the FY 2025 Cultural Arts budget to the Public Safety budget. After discussions the Endowment urged that the Board and community continue to support the arts. Staff reminded those in attendance at the meeting that Midtown has 14 flagship organizations that are eligible to rely on and are eligible to receive grant funding because they are in a Texas Cultural District. She further stated that the Endowment emphasized the need for Board budget to reflect matched external funding; specifically, Midtown must maintain or restore its Cultural Arts budget to remain eligible for continued grants.

Ms. Snipe reported that the Hispanic Heritage Month Sign Wrap Project created by local artist Johnny Lain, is currently on view at Bagby Park from September 15, 2025 – October 15, 2025.

Ms. Snipe announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, September 16, 2025, at 3:00 p.m.

G. Finance and Budget Committee – Kelly Young, Chair

Director Young presented the Finance and Budget Committee report, noting no action items. She also informed the Board that she has reached out to all committees to request

their active participation in the FY 2026 budget process. She again requested that the committee members begin to think about both new and ongoing projects that should be considered for funding in the upcoming fiscal year. She reminded the Board that this collaborative approach will help ensure the budget reflects District priorities and evolving community needs.

Director Young announced that the Budget Only Committee meeting will be held on Thursday, September 18, 2025 at 1:00 p.m.

Ms. Alvarado informed the Board that all committee chairs have received the calendar invitation and information for the Budget Only Committee meeting. She further stated that the meeting is open to the community. She further stated that she anticipates an estimated timeframe to have the FY2026 budget approved at the November 2025 meeting.

i. FY 2024 Audit Presentation by Carr Riggs Ingram

Mr. Maldonado of Carr Riggs Ingram presented the FY 2024 Audit to the Board. He reported that the Midtown Management District has successfully completed its FY 2024 audit, receiving a clean, unmodified opinion with no findings, deficiencies, or compliance issues noted. The audit confirmed that the District's financial statements are presented fairly in accordance with generally accepted accounting principles, and no management letter comments were issued. This outcome reflects the District's strong financial stewardship and compliance with state reporting requirements. The FY2024 audit report will be filed with the Texas Comptroller's Office and made available to the public for transparency.

A motion was made by Director Young to approve the audit as presented by Carr Riggs Ingram. The motion was seconded by Director Segrich and carried by unanimous vote.

Director Young announced that the next Finance and Budget Committee meeting will be on Tuesday, September 28, 2025, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

There were no updates to report at this time.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

There were no updates to report at this time. The next MSN #62 meeting will be held on Wednesday, August 13, 2025 at 5:45 p.m. at South Main Baptist Church.

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

Ms. Alvarado reported that staff have met with board members to review and discuss final details of the Midtown Service and Improvement Plan (2025–2034). She noted that staff will also brief the Midtown Super Neighborhood #62 on the revisions made to the Plan. Ms. Alvarado further stated that **Wednesday, September 17, 2025** is being held for a special meeting to consider approval of the final draft of the Plan. She added that confirmations for each meeting date will be issued in the coming days, with formal notifications to follow shortly thereafter.

K. 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.

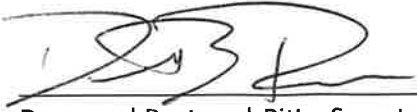
7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, October 1, 2025, at 11:00 a.m.**

8. ADJOURN

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



Desmond Bertrand-Pitts, Secretary

Date: 10-1-25