

MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

October 1, 2014

The Board of Directors of the Midtown Management District held a meeting, open to the public, on October 1, 2014 at 11:00 a.m. in the 3rd 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:

Roger Neal
Monte Large
Willie H. Coleman, Jr.
Bryn Poland
F. Charles LeBlanc
Michelle LeBlanc
Eileen Morris

Julie Farr
John Castillo
Marylene Chan
William R. Franks
Debra McGaughey
Gary Noble
Charles Washington

All of the above were present except Director and F. Charles LeBlanc thus constituting a quorum.

In addition, present at the meeting were Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Elizabeth Powell, Peggy Foreman of Burney & Foreman, Clark Lord of Bracewell Giuliani, Mariana Marmol of The Goodman Corporation and Andrew Hoffman of Interfaith Ministries.

Kandi Schramm called the roll of the Board of Directors and verified that a quorum was present.

Chair Franks called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS.

Guests in attendance were invited to introduce themselves and address the Board on any issues of concern.

Attendees introduced themselves and stated their connection to Midtown

APPROVE BOND, OATH AND SWORN STATEMENT FOR NEW BOARD MEMBERS

Kandi Schramm administered the oath of office to the following newly appointed board members: Kim Cook and Nancy J. W. Darst.

Director Coleman made a motion to approve the Bond, Oath and Sworn Statement of new Board members. The Motion was seconded by Director Neal and passed by unanimous vote.

Following administration of the oath of office, Kim Cook and Nancy J. W. Darst assumed their respective positions on the Board.

CONSENT AGENDA.

- a. **Approve Minutes for the August 6, 2014 Board meeting.**
- b. **Approve Minutes for the September 3, 2014 Board meeting.**
- c. **Approve the August 2014 Financial Report.**
- d. **Approve the payment of invoices for October 2014.**
- e. **Approve Equi-Tax Report for September 2014.**
- f. **Authorize Staff to go forward with implementing the "Before I Die Wall" Project in Midtown Park**

Director Coleman made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Noble and carried by unanimous vote.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING AN ORDER SETTING THE RATE OF ASSESSMENT FOR YEAR TEN OF THE SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN (2005-2014).

Director Noble made a presentation regarding the rate of assessment for Year 10 of the current Service and Improvement Plan and Assessment Plan. He advised the Board that the Finance Committee's recommendation was to maintain the current assessment rate of \$.1181 per \$100 of assessed valuation. He advised Board members that the Committees made requests to fund many good projects and that the Finance Committee and Executive Committee considered the various options thoroughly before making a recommendation. Director Coleman made a motion to set the assessment rate at \$.1181 per \$100 of assessed valuation. Director Poland seconded the motion. Following all discussion, the motion carried by majority vote. Director Large opposed the motion.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2015.

Director Noble presented the Finance Committee's recommendation of a proposed budget for Fiscal Year 2015. Directors Noble, Neal and Chan explained the details of the proposed budget and answered questions from Board members. Director Coleman made a motion to approve the proposed budget for Fiscal Year 2015. The motion was seconded by Director Farr. There was vigorous discussion among Board members regarding the proposed budget and following all discussion, the motion carried by majority vote, with Director Large voting against the motion.

RECEIVE REPORT FROM FINANCE COMMITTEE:

Director Noble reported on the District's finances. He reported that approximately 98% of the 2013 assessments has been collected leaving approximately \$35,000 left to collect. Director Noble stated we continue to receive delinquent assessments from previous years.

SERVICE AND IMPROVEMENT PLAN

Director Coleman reported that the written portion of the new 10 Year Service and Improvement Plan and Assessment Plan was substantially complete except for minor syntax and punctuation corrections. He stated that the Board will have the opportunity at the Special Board meeting on October 15, 2014 to consider in depth the financial part of the Service Plan including the assumptions used to make revenue and cost estimates together with any proposed changes so that the new 10 Year Service and Improvement Plan and Assessment Plan can be finalized.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPROATE 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.

OTHER BUSINESS / ANNOUNCEMENTS

None

NEXT MEETING DATE

Chair Franks announced that a Special Board meeting will be held on Wednesday, October 15, 2014, at 11:00 a.m. in the 3rd floor conference room of the Midtown Management District's offices, 410 Pierce Street, Houston, Texas. Chair Franks also announced that the next regular Board meeting will be held on Wednesday, November 5, 2014, at 6:00 p.m. in the Central Bank Community Room of Central Bank at 2217 Milam Street, Houston, Texas.

ADJOURN

There being no other business, the meeting was adjourned.


Eileen J. Morris, Board Secretary

Date: 12-3-2014