



**MINUTES OF THE MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS MEETING**

July 6, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 6, 2022, at 11:00 a.m. in the first-floor conference room of the building located at 412 Pierce Street, Houston, TX 77002, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

The roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Amar Mohite	Pos. 12	Muddassir Siddiqi, Ed.D.
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Vacant	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	William Fulton	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

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

All of the above were present except Directors Mohite, LeVasseur, Bertrand- Pitts, and Douglas thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Jaime Giraldo, and Chrystal Robinson-Davis; Peggy Foreman of Burney & Foreman, Jessica Ortiz of Carr Riggs Ingram, Bob Bradford, and Midtown residents Ellen Kelly and Philip Dee.

Ms. Alvarado called the roll of the Board of Directors and verified that a quorum was present.

Chair Lefsrud called the meeting to order and welcomed everyone.

2. RECEIVE PUBLIC COMMENTS

Chair Lefsrud announced that members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask that you please announce yourself now.

There were no public comments. Midtown resident Trevor Smith signed up to make a public comment. However, Mr. Smith did not attend the meeting.

3. CONSENT AGENDA (remember the agenda informs the minutes!)

- A. APPROVE MINUTES FOR THE JUNE 1, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF MAY 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR JUNE 2022.**
- D. APPROVE EQUI-TAX REPORT FOR JUNE 2022.**
- E. APPROVE THE DISTRICT'S ANNUAL INSURANCE POLICY RENEWAL FOR THE PERIOD BEGINNING AUGUST 1, 2022, THROUGH JULY 31, 2022**

Ms. Alvarado presented the various items on the consent agenda. Director Johnston noted a correction that needed be made to page three, line item 4e. Consider request from funding sources for the increased cost of Field Maintenance. The dollar amounts were not correct. Staff will make the necessary changes. Director Johnston made a motion to approve the consent agenda with the corrections to line item 4e. The motion was seconded by Director Arguijo which carried by unanimous vote. Director Young, who walked in as the vote was being taken abstained.

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

- A. Service & Maintenance Committee – Christopher Johnston, Chair**
- B. Cultural Arts & Entertainment Committee – Charles Washington, Chair**

Ms. Alvarado reported that staff had been working since 2021 to secure grant funding from the Houston Endowment for the Cultural Arts District. The Houston Endowment has awarded to the Midtown Management District Cultural Arts District a \$250,000 grant. The grant is to be used to build capacity, and to impact cultural tourism. The seven Cultural Districts were awarded the funds with the restriction that they each contribute \$50,000 to codevelop a Houston Cultural Arts District Master Plan. Funding will be allocated at the end of August 2022.

- C. Marketing & Economic Development Committee – Debbi Tyler-Dillard, Chair**
- D. Urban Planning Committee – James Llamas, Chair**
- E. Finance and Budget Committee – Kelly A. Young, Chair**
 - i. FY 2021 Audit Presentation by Carr Rigs Ingram**

Mr. Thomas reported that the FY 2021 Audit has been completed. Ms. Jessica Ortiz of Carr Riggs Ingram presented the FY 2021 Audit and stated that the District received a clean opinion and that there were no material weaknesses or usual entries found. The motion to approve the FY 2021 Audit as presented was made by Director Washington and seconded by Director Haney and carried by unanimous vote.

- F. Community Activity Report – Christopher Johnston, Liaison**
 - i. Super Neighborhood #62**

G. Public Safety Committee- J. Allen Douglas, Chair

i. Consider recommendation regarding g the Public Intoxication Transport Team.

Mr. Giraldo provided an update regarding the performance of the Public Intoxication Transport Team. After reviewing statistics for the past year and reviewing current safety enhancements in place, staff is making the recommendation to discontinue the agreement with the City of Houston Sobering Center who are the project managers of the Public Intoxication Transport Team. Staff cited low engagement numbers coupled with a lack of those who need services actually taking the opportunity to use the services. The motion to discontinue the agreement for services with the Public Intoxication Transport Team was made by Director Criglar and seconded by Director Arguijo and carried by unanimous vote.

G. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud announced that everything that was discussed at the Executive Committee has been shared with the Board. He announced to the Board that staff will begin working on the process of updating the District's 10-Year Service and Improvement Plan and Assessment Plan. Director Criglar has agreed to Chair the committee and Director Young has agreed to Co-Chair. This will be a little more than a 2-year process that involves the entire community working together to determine the best outcome as we move forward.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY(MRA)

Caroline Street – Contractors continue to work. The back of curb improvements from Pierce Street to Elgin Street remain to be completed. MRA staff continues to work with utilities companies to remove the remaining utility poles. Remaining projects include installation of pavers, bike racks, signs, and striping.

Baldwin Park – Additional playground equipment installation is projected to be completed by late summer.

PARTNER PROJECTS

The Gray Street Bike Buffer Design – This project is moving forward. This partnership with the Urban Planning Committee and the City of Houston will enhance bike safety on Tuam.

Glover Park – Bidding of this project has been completed. Bids will be submitted at the next MRA board meeting for their approval. Project enhancements include a bike rack and a bike fix-it station.

Parks and the Public Realm – The first advisory meeting was held. MRA is hoping to receive and compile public feedback shortly.

WITH RESPECT TO THE FOREGOING 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).

There was no Executive Session.

ANNOUNCEMENTS

No additional announcements were made.

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, August 3, 2022, at 6:00 p.m.** and that more details will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.


Marylène Chan
Board Secretary

8/3/2022

Date

James Llamas
Vice Chair