



**midtown**  
HOUSTON

**MINUTES**

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING**

**April 5, 2023**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 5, 2023, at 11:00 a.m. in the **1<sup>st</sup> 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	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	Marylène Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrich	Pos. 15	Jeanette Criglar
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors LeVasseur, Arguijo, Siddiqi, and Washington

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Willie Larry, Jaime Giraldo, Chrystal Robinson-Davis: Melissa Morton, CPA, Consultant, Robert Bradford, Consultant, Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell LLP, and Jennifer Gribble of South Main Baptist Church.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

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

**2. RECEIVE PUBLIC COMMENTS**

There were no public comments.

### **3. CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE MARCH 1, 2023 BOARD MEETING.**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2023.**
- C. APPROVE PAYMENT OF INVOICES FOR MARCH 2023.**
- D. APPROVE EQUI-TAX REPORT FOR MARCH 2023.**

Cynthia Alvarado presented the various items on the consent agenda. Director Johnston asked that the Minutes for March 1, 2023 be corrected as follows: *Under paragraph 6.A., the words “Dark Blocks Project” should be deleted and replaced with the words “Baldwin Park Urban Forestry Management Plan”.* Director Llamas asked that the following sentence be deleted from paragraph 6.B. of the Minutes: *“Director Llamas also reported that the agreement relating to the District’s funding of certain maintenance costs for some of the BCycle Stations in Midtown has been finalized.”* Director Douglas made a motion to approve the consent agenda subject to the requested corrections to the Minutes for March 1, 2023. The motion was seconded by Director Johnston and carried by majority vote. Director Young abstained from the vote.

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

#### **A. Service and Maintenance Committee – Christopher Johnston, Chair**

Director Johnston presented the Service and Maintenance Committee report. There were no action items. Director Johnston reported that Design Workshop gave a presentation regarding the Baldwin Park Urban Forestry Management Plan (UFMP). This plan is an assessment of the health of the trees in Baldwin Park. The Baldwin Park UFMP includes recommendations to keep the existing trees healthy along with suggestions regarding future tree plantings. The next Service and Maintenance Committee meeting is scheduled for Monday, April 17, 2023, at 4:00 p.m.

#### **B. Urban Planning Committee – James Llamas, Chair**

Director James Llamas presented the Urban Planning committee report. There were no action items. Director Llamas reported that the committee discussed moving forward with a pedestrian enhancement project at the roadway access at Bagby and Elgin Streets. There was concern that the City of Houston’s Lower Westheimer Improvement Project (LWIP) may impact any District plans and that additional information was needed before moving forward. Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, April 17, 2023, at 4:00 p.m.

#### **C. Cultural Arts & Entertainment Committee – Charles Washington, Chair**

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Charles Washington. There were no action items. Ms. Alvarado provided an update on the status of the Bloomberg Project Grant Application. She also reported that Art in the Park 2023 is ready to go and provided details about the event. She announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, April 18, 2023, at 3:00 p.m.

#### **D. Marketing & Economic Development Committee – Debbie Tyler-Dillard, Chair**

Director Tyler–Dillard presented the Marketing & Economic Development Committee report. There were no action items. She reported that the Midtown Cultural Arts Guide 2023 was being printed and would be available for distribution soon. The Midtown Buzz and the 10-Year Management District Impact Report are the next priority projects for the committee. Director Tyler–Dillard reminded the

Board that the next Marketing & Economic Development Committee meeting will be held on Tuesday, April 18, 2023, at 3:00 p.m.

**E. Finance & Budget Committee, Kelly A. Young, Chair**

Director Young presented the Finance & Budget Committee report. There were no action items. She reported that 93% of assessments have been collected and that committee expenditures were all within budget. The Finance Committee is working with staff to develop a document to show the timing of expenditures in an effort to help the committee chairs keep track of their respective budgets each month. Director Young reported that there was a robust discussion regarding the Flock Camera System proposal. She announced that the next Finance and Budget Committee meeting will be held on Tuesday, May 30, at 10:00 a.m.

**F. Community Activity Report – Christopher Johnston, Liaison**

**i. Super Neighborhood #62**

Director Johnston announced that Super Neighborhood #62 had a survey available to the community to help develop their Super Neighborhood Action Plan (SNAP). The goal is to develop a plan similar to what other communities create and present it to the Midtown Management District and to Houston City Council.

**G. Public Safety Committee – Jeanette Criglar, Chair**

Ms. Alvarado presented the Security Coordinator’s Report on behalf of Jamie Giraldo. There were no action items. Director Criglar stated that she had spoken at length with Mr. Giraldo regarding the proposal to install the Flock Camera Systems in Midtown. More information is being gathered and the project will be brought back to the Board at a future Board meeting. She reported that additional security is being put in place in anticipation of larger crowds of visitors for the NCAA Final Four games. The next Public Safety Committee meeting is scheduled for Tuesday, April 18, 2023, at 11:00 a.m.

**H. Executive Committee – Darcy Lefsrud, Chair**

The agreement with Bike Share Houston that was previously approved by the Board of Directors has been executed and the four (4) BCycle stations in Midtown that were temporarily suspended are back in service.

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

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

**Caroline Street** – Some progress has been made by the contractor on the close out of the project. MRA has received and reviewed the report from The Texas Department of Licensing and Regulation (TDLR). TxDot has agreed to require the contractor to address some of the deficiencies contained in the TDLR report as well as certain other issues. The MRA staff and consultants are working on a plan to address certain other deficiencies that MRA identified and that TxDOT declined to have the contractor address. The MRA staff is also following up with area businesses and residential property owners regarding damage that may have been caused by the contractor to irrigation and landscaping.

## PARTNER PROJECTS

**Safe Street Survey** –The consultants have received responses to the public survey and will incorporate the information and comments received into a final presentation to the MRA Board of Directors before the end of summer.

**Parks and Public Spaces Master Plan** – The MRA staff and consultants have received feedback regarding the development of parks and public spaces on privately owned land. The MRA staff will be following up with residents and property owners to share more information regarding the Parks and Public Spaces Master Plan.

**Gray Street Buffer Designs** – The MRA staff and consultants are finalizing the procurement documents and will share them with the Urban Planning Committee for review at a future meeting.

**Tuam Street Water Line** – The additional bicycle and pedestrian enhancements requests by the MRA Staff and consultants have been approved by the City of Houston (the City). Currently, the City is working to get pricing from the City's contractor for the final costs for the proposed improvements.

6. 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.

## 7. ANNOUNCEMENTS


Ms. Alvarado reminded everyone that the District will host Midtown Art in the Park 2023: Let Art Inspire HOU on Friday, April 21, 2023, during the hours of 5:00 to 10:00 p.m. and Saturday, April 22, 2023, during the hours of 10:00 a.m. to 4:00 p.m. The event will take place at Elizabeth Baldwin Park.

## NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, May 3, 2023, at 6:00 p.m.**

## 8. ADJOURN

There being no other business, the meeting was adjourned.

  
\_\_\_\_\_  
Marylene Chan  
Board Secretary

5/3/23  
\_\_\_\_\_  
Date