



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

**Wednesday, January 11, 2023**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, January 11, 2023, at 11:00 a.m. in the first-floor conference room of the building located at 410 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	Maggie Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	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 Douglas, Siddiqi, and Washington.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Robert Bradford, Amaris Salinas, Willie Larry, Jaime Giraldo, Chrystal Robinson – Davis, Melissa Morton, Peggy Foreman of Burney and Foreman, and Clark Lord of Bracewell LLP. Guests that attended the meeting are Donald Bond, Jennifer Gribble, Abe Goren, Sean Haley and retired Representative Garnet Coleman via Webex.

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

Vice-Chair Llamas called the meeting to order and welcomed everyone.

**2. APPROVE BOND, OATH AND SWORN STATEMENT FOR NEW BOARD MEMBERS APPOINTED TO POSITIONS 6 AND 8.**

Ms. Maggie Segrich was sworn in and appointed to fill the unexpired term for Position 6. Mr. Lewis Goldstein was sworn in and appointed to fill the unexpired term for Position 8.

**3. RECEIVE PUBLIC COMMENTS**

Vice-Chair Llamas 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.

**4. CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE DECEMBER 7, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF NOVEMBER 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR DECEMBER 2022.**
- D. APPROVE EQUI-TAX REPORT FOR DECEMBER 2022.**
- E. RATIFY AGREEMENT WITH SMC LOGISTICS LLC DBA SMC LANDSCAPE SERVICE FOR FIELD MAINTENANCE SERVICES.**
- F. RATIFY AGREEMENT WITH METROPOLITAN LANDSCAPE MANAGEMENT, INC. FOR MAINTENANCE SERVICES AT BALDWIN AND GLOVER PARKS.**
- G. RATIFY AGREEMENT WITH S.E.A.L. SECURITY SOLUTIONS, LLC FOR PATROL SERVICES.**

Ms. Alvarado presented the various items on the consent agenda. She notified the Board that with their approval of the agreements included in the Consent Agenda that staff had negotiated the aforementioned agreements. The executed documents were included in the packet. Director Arguijo made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston which carried by unanimous vote.

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

**A. Service & Maintenance Committee – Christopher Johnston, Chair**

Director Johnston provided the committee report. There were no action items.

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

Director Llamas provided the committee report. There were no action items. Director Mohite reported to the Board that Houston BCycle had made a presentation to the committee requesting assistance to maintain bike share stations. This request will follow the normal protocol and may come to the Board as an action item at a future meeting.

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

Ms. Alvarado provided the committee report. There were no action items. Ms. Alvarado reported to the Board that the Cultural Arts District was selected by the City of Houston Mayor's Office of Cultural Affairs to participate with the city in an application to the Bloomberg Public Art Challenge Grant. The grant is in the amount of one million dollars. The Board will receive future reports as the grant project progresses.

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

Director Tyler Dillard gave the committee report. There were no action items.

**E. Finance and Budget Committee – Kelly A. Young, Chair**

Mr. Thomas provided the committee report. There were no action items.

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

**i. Super Neighborhood #62**

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

Mr. Giraldo provided the committee report. There were no action items. Ms. Alvarado reminded the Board and guests that Council Member Sallie Alcorn’s office is presenting the new City of Houston Sound Ordinance at the Tuesday, January 17, 2023, Public Safety Committee meeting. It will be a virtual presentation starting at 11:30 a.m. that will include a Question-and-Answer Session. Links to the meeting will be found on the Midtown website calendar of events.

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

**Caroline Street** – Contractors continues addressing punch list items. TDLR inspection will be scheduled after punch list items are addressed.

**Baldwin Park** – Additional playground equipment installation has been completed.

**PARTNER PROJECTS**

**Safe Street Survey** –The consultant presented a draft of proposed safety improvements at the Urban Planning committee meeting. Urban Planning committee members received comments and consideration before finalizing plan.

**Glover Park** – The bidding for this project is completed and submitted for approval. Project enhancements include a bike rack and bike fix-it station.

**Parks and the Public Realm** – Consultants presented draft of recommendations at Urban Planning committee meeting. MRA will incorporate feedback to share publicly during the community engagement event in January 2023.

**Tuam Street water line** – Construction has started; the city of Houston has agreed to incorporate comments related to pedestrian and bicycle enhancements provided by the Urban Planning committee and will provide updated plans for review prior to releasing to contractor.

**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**

Vice-Chair Llamas announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, February 1, 2023**, at **6:00 p.m.** and that more details will be forthcoming.

**ADJOURN**

There being no other business, the meeting was adjourned.

  
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Marylene Chan  
Board Secretary

2/1/22  
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Date