



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

January 10, 2024

The Board of Directors of the Midtown Management District held a special meeting, open to the public, on Wednesday, January 10, 2024, at 11:00 a.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	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	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	Vacant
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Bertrand-Pitts.

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, Chrystal Davis, and Kayler Williams; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small and Ivy Batista of Medley, Inc.; Maya Ford and Celina Vargas of Ford Momentum, Jeri Brooks of One World Strategy Group, Anton Edwards of Houston Habitat for Humanity, Inc.; Jennifer

Gribble of South Main Baptist Church and Super Neighborhood #62; Leo Kozadinos of Kozadinos Interests Ltd.; and Sergeants Brian Alms and Horace Johnson of the Houston Police Department, South Central Division; and Scott Harbers, Midtown Resident.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

Mrs. Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

Anton Edwards of Houston Habitat for Humanity, Inc. (“Habitat”) stated that affordable housing is a pressing concern in Houston and that volunteers are needed to help address the need for affordable housing. He provided information regarding how members of the public can volunteer to work with Habitat and stated that he was available after the meeting to answer any questions regarding volunteering.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE DECEMBER 6, 2023, BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF NOVEMBER 2023**
- C. APPROVE PAYMENT OF INVOICES FOR DECEMBER 2023**
- D. APPROVE EQUI-TAX REPORT FOR DECEMBER 2023**
- E. RATIFY LETTER AGREEMENT WITH RICE REAL ESTATE COMPANY**

Ms. Alvarado presented the various items on the consent agenda. Director Llamas made a motion to approve the consent agenda as presented. The motion was seconded by Director Haney and carried by unanimous vote.

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

Director Criglar made a motion to take agenda item 4 (J) out of order. The motion was seconded by Director LeVasseur and carried by unanimous vote.

See notes below under agenda item 4 (J)

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. There were no action items. Director Johnston provided updates on the maintenance projects completed by the Field Services Team. He reminded everyone that CenterPoint Energy is currently conducting a lighting assessment in the community and that Super Neighborhood #62 is participating in the project by helping to identify potential installation locations for the test luminaires. Guage engineering presented the Midtown Sidewalk Condition Assessment at the December committee meeting. The presentation will be made to the MRA Board in the 1st quarter of 2024. The MRA and consultants will develop a phased implementation plan for sidewalk repairs. He said that as the project moves forward the Board will be provided with updates. Director Johnston announced that the next Service and Maintenance Committee meeting is scheduled for Monday, January 22, 2024, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director Llamas announced and welcomed Director Segrich as the Vice Chair of the Urban Planning Committee. There were no action items to report. He stated that the next Urban Planning Committee meeting will be held on Monday, January 22, 2024, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Jamie Giraldo provided an update regarding the Midtown Loud Noise Initiative. He stated that the project is scheduled to begin on Saturday, January 13, 2024 and that HPD's proposed staffing for the initiative will include 2 officers per shift, Thursday to Sunday nights. The shift hours for this project may be adjusted by the Division Commander based on the needs of the division and trends in loud noise. An update of the project will be provided in the next board meeting and committee meetings. Director Llamas announced that the next Parking Benefit District Advisory Committee will be held on Thursday, March 7, 2024 at 3:00 p.m.

C. Marketing & Economic Development Committee – Debbie Tyler-Dillard, Chair

Director Tyler-Dillard presented the Marketing & Economic Development Committee report. There were no action items. The Winter edition of the Midtown Buzz can be found online at www.midtownhouston.com. The print version is expected to be delivered to the Midtown offices by the end of this week.

Ms. Small of Medley Inc. presented the social media numbers for the month of November 2023. This month's top press mentions were from Southwest Contemporary Magazine, 365 Things To Do In Houston, Houston Press, and the Houston Chronicle. She also reported that on Facebook there were 8,226 engagements (such as likes, clicks, and shares), 16 new followers, and 473,627 impressions (views) on the Midtown Houston Channels. She

further reported that the social media channels grew by 112 people in November, and impressions increased by 72.8%. The Midtown audiences engaged the most with Mistletoe Market promotions on Instagram, and Small Business Saturday local business highlights on Facebook. The next Marketing and Economic Development Committee meeting will be held on Tuesday, January 16, 2024 at 3:00 p.m.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items. The Call for Artists for the annual Midtown Art in the Park event will go live on Thursday, January 11, 2024. This year’s event will take place on Saturday, April 20, 2024, at Midtown Park Plaza, located at Travis and Main. The theme for the event is “Jazz Up Your Art”. April is National Jazz Month, and this year is the 125th anniversary of the birth of Maestro Duke Ellington. This theme is an acknowledgement of those milestones.

HueMan:Shelter the Bloomberg Public Art Challenge Project is moving forward. The District received notice from the City of Houston that the HueMan:Shelter project will receive \$100,000 in additional funding over the course of two years.

Mrs. Davis announced that the 1st Annual Black History Now Celebration 2024 will occur on Saturday, February 17, 2024, at Bagby Park from 10:00 a.m. – 5:00 p.m. The event will feature live music and entertainment, local vendors, non-profit organizations, and activities. There will be an award presentation acknowledging three (3) prominent individuals who have made significant contributions to the neighboring 3rd Ward and 4th Ward communities. The next combined Cultural Arts & Entertainment Committee and Marketing and Economic Development Committee meeting will be on Tuesday, January 16, 2024 at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Director Young announced that the Finance Committee has completed its work for the year and did not hold a meeting in December 2023. The next Finance Committee meeting is scheduled for Tuesday, January 23, 2024 at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston provided the Community Activity report. He stated that the next Super Neighborhood #62 meeting will be on Thursday, January 11, 2024, at 6:30

p.m. at South Main Baptist Church. The Super Neighborhood #62 monthly hangout at Baldwin Park will begin again for the season on Wednesday, January 31, 2024, at 5:30 p.m.

G. Public Safety Committee – Jeanette Criglar, Chair

Director Criglar updated the Board on the activities of the committee. There were no action items. She stated that she was pleased with the increased collaboration among the law enforcement agencies in Midtown.

Mr. Giraldo advised the Board that the agreement for a Homeless Outreach Specialist between SEARCH Homeless Services Inc., and Rice Real Estate Company had been reached and was effective as of January 1, 2024. The agreement with Flock Group Inc. for license plate reader services is being reviewed by legal counsel. Mr. Giraldo stated that he is also working on the administrative issues relating to the Board approved Special Projects. The next Public Safety Committee meeting will be held on Tuesday, January 16, 2024 at 11:30 a.m.

H. Nominating Committee - Gloria Haney, Chair

Director Haney announced that she will work with staff to set up a Nominating Committee meeting in January 2024.

**I. Service and Improvement Plan – Jeanette Criglar, Co-Chair
Kelly A. Young, Co-Chair**

Director Criglar reminded the Board that in September 2023 there were Focus Groups that were conducted to get feedback and suggestions for what should be included in the Reimagine Midtown Survey. The survey was completed in November 2023 and the data has been aggregated. Maya Ford with Ford Momentum provided the data presentation and Jeri Brooks of One World Strategy Group provided further information and the outlined recommendations for the next steps to be taken. The Reimagine Midtown Survey will be placed on the Service and Improvement Plan tab of the Midtown website and distributed to the Board via email.

Ms. Ford reported the next steps for the process are to:

- Revisit and adjust the current public communications plan.
- Identify areas of improvement that can be implemented and/or adjusted immediately.
- Close the loop with the community by developing and distributing a public report of the 2023 engagement findings.

- Coordinate with key stakeholders who participated in the assessment to provide them with a tool kit to present to their neighbors and community agencies.
- Create additional collateral highlighting MMD accomplishments and addressing concerns (i.e. blogs, digital, press)

She stated that there will be additional opportunities for the community and the Board to participate in drafting the next 10-Year Service and Improvement Plan.

J. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud presented the Executive Committee report. Clark Lord of Bracewell LLP, provide a brief update regarding the pending litigation. He stated that the District’s insurance carrier has assigned counsel to represent the District in the lawsuit relating to MWDBE participation. Chair Lefsrud reported that the tri-party agreement between MRA, MPC, and MMD of the Legacy Maintenance and New Improvements Program is still being worked on and that it will be presented to the Board for consideration upon completion. He stated that he has asked the Finance Committee Chair to work to clarify and improve the review and approval process for next year’s budget. He reminded the Board Members that important work occurs at the monthly committee meetings and encouraged Board members to attend.

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

Mr. Marlon Marshall presented the following reports regarding the status of current Midtown Redevelopment Authority capital improvement projects:

Brazos Street – The initial public engagement survey is targeted to be released later in January 2024. The MRA will work with the Marketing Committee and communications team to share the information publicly.

Brazos Street Bridge Landscape Improvements – The contractor has started work on concrete demolition. They will begin to implement improvements to the project, weather permitting. The project will enhance the landscaped area at the Bagby and Elgin Streets intersection in the green space adjacent to the Brazos Bridge facing Bagby Street.

Sidewalk Assessment – The MRA is working with Guage Engineering to address comments received from the Service and Maintenance Committee and the Urban Planning Committee. A presentation will be made to the MRA Board in the 1st quarter of 2024. The consultants will develop a phased implementation plan for sidewalk repairs.

PARTNER PROJECTS

Parks and Public Spaces Master Plan – The MRA has scheduled a follow up meeting with METRO to review additional information regarding proposed Main Street closures for the demonstration event and are waiting for feedback and comments from the METRO staff.

Gray Street Buffer designs – The MRA is working on the procurement process and will be asking the pre-qualified On-Call Pavement Marking and Maintenance contractors to submit cost proposals for the Gray Street Buffer Designs.

Urban Forestry Plan – Weather permitting, the contractor is scheduled to begin work during the week of January 15, 2024. The work will be documented in the final version of the Urban Forestry Plan.

CenterPoint Lighting Assessment Survey –

The MRA has been in conversation with CenterPoint regarding lighting in the District. Since October 2023, CenterPoint has been updating data and mapping existing lights and plans for locations where lighting could be added. In January 2024, CenterPoint received test luminaries for installation in pilot areas. MRA is working with Super Neighborhood #62 to identify potential locations for installation of the test luminaries and will provide an update when the locations are determined. Also, CenterPoint Energy is expected to present the results of the Lighting Assessment Survey to the Urban Planning Committee in February or March 2024.

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

Chair Lefsrud announced that the Committees are looking for vice chairs and asked interested Board members to contact him regarding serving as vice chair of a committee. He also asked each committee chair to provide updates at the monthly Board meetings regarding the Special Projects.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, February 7, 2024, at 6:00 p.m.**

8. ADJOURN

There being no other business, the meeting was adjourned.

DocuSigned by:


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Marylene Chan, Secretary

Date: 2/14/2024