



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

March 1, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 1, 2023, 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	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
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, Young, and Criglar.

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, Dale Anzalone of Flock Group Inc.: Kelly Ward, Allison Hollman, Ferma Senat, and Lavoy Darden of SEARCH Homeless Outreach, Erinie Baly, client of SEARCH Homeless Outreach, Taju Shoagu, resident of Ellie Lofts, Officer Brian Wyman of Houston Police Department, and Jennifer Gribble of South Main Baptist Church.

Chrystal Robinson - Davis called the roll of the Board of Directors. Cynthia Alvarado verified that a quorum was present.

Chair Lefsrud called the meeting to order and welcomed everyone.

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

2. RECEIVE PUBLIC COMMENTS

Taju Shoagu, a resident of the Ellie Lofts, expressed his concerns about public safety issues in or near his residence.

3. CONSENT AGENDA

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

Cynthia Alvarado presented the various items on the consent agenda. Director Christopher Johnston made a motion to approve the consent agenda as presented. The motion was seconded by Director Desmond Bertrand-Pitts and carried by unanimous vote.

4. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING A RESOLUTION WAIVING THE AUTOMATIC RESIGNATION OF DIRECTOR CHARLES WASHINGTON

Director Charles Washington informed the Board of Directors in October 2022, ahead of his departure, that he would be serving as an arts ambassador working in Africa. Director Washington also stated that he will be out of the country for several months and will not attend Midtown Management District board meetings during his time away. The Board considered the reasons for Mr. Washington's absence because he has been a great asset to Midtown District as the Chair for the Cultural Arts and Entertainment committee. A Resolution Waiving Automatic Resignation of Board Member Absenteeism for Meetings of the Board of Directors of the Midtown Management District was presented to the Board for approval. Director Mohite made a motion to vote on the approval of the resolution. Director Haney made a motion to approve the resolution as presented. The motion was seconded by Director Siddiqi and carried by unanimous vote.

5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 4TH QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING DECEMBER 31, 2023:

David Thomas presented the written investment report contained in the Board information packet for February 2023. He stated that the average yield rate on all accounts for the quarter ending December 31, 2022 was 1.1848%. The amount of interest earned in this quarter was \$22,829.01. Director Haney made a motion to accept the investment reports as presented. The motion was seconded by Director Siddiqi and carried by unanimous vote.

6. 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 Christopher Johnston presented the Service and Maintenance committee report. There were no action items. Director Johnston announced that Design Workshop presentation regarding the Baldwin Park Urban Forestry Management Plan was rescheduled and will be held in the upcoming Service and Maintenance Committee meeting on Monday, March 20, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director James Llamas presented the Urban Planning committee report. Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, March 20, 2023, at 4:00 p.m.

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

Cynthia Alvarado presented the Cultural Arts & Entertainment committee report on behalf of Director

Charles Washington. Ms. Alvarado provided an update on the status of the Bloomberg Project proposal. Mrs. Robinson – Davis provided a presentation of the installed the Rodeo themed wrapping of the Midtown letters in Bagby Park. Ms. Alvarado reported that the preparations for Art in the Park are currently underway and to date, 39 artists have been selected to participate in the event. Ms. Alvarado stated the Board that the upcoming Cultural Arts & Entertainment Committee meeting will be held on Tuesday, March 21, 2023, at 3:00 p.m. There were no action items.

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

Director Tyler – Dillard presented the Marketing & Economic Development committee report. Director Tyler - Dillard stated there was an increase of net follower's growth by 77% on the Midtown Houston Channels. She also stated the top media placements in January 2023 were the Houston Chronicle's article, *It's not just McDonald's Future Greyhound closure, proposed "sky park" could transform Midtown* and the Houstonia Magazine's article, *A Guide to the Best of Houston's Midtown Neighborhood*. Director Tyler – Dillard announced that the upcoming Marketing & Economic Development Committee meeting will be held on Tuesday, March 21, 2023, at 3:00 p.m. There were no action items.

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

David Thomas presented the Finance & Budget committee report on behalf of Director Kelly Young. Mr. Thomas provided a summary of the Midtown Management District's Assessment Collection Report for February 2023. Mr. Thomas also provided a summary of the committee invoices as of March 1, 2023 and the current balance of each Midtown Management District committee budget as of January 2023. Mr. Thomas also announced that the upcoming Finance and Budget Committee meeting will be held on Tuesday, March 28, 2023, at 10:00 a.m. There were no action items. Mr. Thomas also stated that the collections for December 2023 was 99% and all expenditures were within budget.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

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

Jaime Giraldo presented the committee report on behalf of Director Allen Douglas. Chair Lefsrud announced the appointment of Director Criglar as the new Public Safety Committee Chair. LaVoy Darden of SEARCH Homeless Outreach provided a presentation regarding the services provided by the SEARCH Homeless Outreach within the District. Mr. Eirnie Baly, a client of SEARCH Homeless Outreach, shared his experiences working with SEARCH and the impact it has had in helping him get off the streets and into housing. He stated that for the first time in many years he is now living in an apartment and is working to improve his life and his future. Mr. Lavoy reported that that approximately 226 individuals have been housed as result of the services provided by SEARCH under its contract with the District as of March 1, 2023.

Mr. Giraldo presented the First Amendment to Agreement by and between Midtown Management District and SEARCH Homeless Services for Homeless Outreach Services. He stated that the prior term ended on December 31, 2022 and was automatically extended on a month-to-month basis. He further stated that the amended agreement extends the term of the agreement with SEARCH Homeless Outreach for an additional two (2) years beginning on March 1, 2023 and ending on February 28, 2025. Director Washington made a motion to approve the First Amendment as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

Mr. Giraldo also introduced Dale Anzalone of Flock Group, Inc. Mr. Anzalone provided a presentation regarding the Flock Camera System. He stated that Flock is an automatic license plate recognition system that captures license plates and other data on vehicles. The data captured is provided in real time

to law enforcement and has proven to be helpful in identifying vehicles that may have been involved in criminal activity. The captured data is only accessible to law enforcement agencies. Officer Brian Wyman of the Houston Police Department (HPD) shared information on their successful use of information provided by Flock Camera System to catch suspects and help solve crimes. Following all discuss, the Chair referred the matter to Finance Committee and the Executive Committee for further review.

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

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

Caroline Street – Contractors continue to address punch list items. The Design team is working on plans to address the punch list items which TxDot will not require the contractors to address. A Texas Department of Licensing and Regulation (TDLR) inspection has been held and Midtown Redevelopment Authority has formally requested a copy of the inspection report to better understand deficiencies which will need to be addressed.

PARTNER PROJECTS

Safe Street Survey – Consultants have updated the draft plan to incorporate feedback from the Urban Planning Committee. The draft plan has been provided to the City of Houston for review and feedback.

Parks and Public Space Master Plan – A virtual meeting was held on February 22, 2023 at 5:30 p.m. to share information with the public and to get more public input regarding the Midtown Parks & Public Space Master Plan. Over 50 participants attended the meeting. More detailed information regarding the Midtown Parks & Public Space Master Plan is available on the Midtown website at <https://midtownhouston.com/pps-mp/>. Comments will be accepted through March 8, 2023 and can be submitted via email to aaron@lionheartplaces.com.

Gray Street Buffer designs – A draft of a Request for Proposal for the on-call construction contractor has been provided to the Urban Planning Committee for review and comment. Midtown Redevelopment Authority is working to review the initial feedback and have engaged the Design team to update project specifications. The procurement process will likely move forward in April 2023.

Tuam Street Water Line – The City of Houston has provided their revised plans incorporating the pedestrian and bicycle enhancements requested by Midtown. Most of the requests have been captured, however, Midtown Redevelopment Authority have additional requests around the complete scope of work and plan to provide comments by the end of the week.

8. 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.

9. ANNOUNCEMENTS

Ms. Alvarado announced 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. Information regarding the two-day event will be available on the various Midtown social media platforms soon.

Mrs. Robinson-Davis announced that Midtown was selected as the first community to participate in the Cultural District Walkable Tour. This tour is being hosted by Urban Paths and will take place on either a Saturday or Sunday during the hours of 9:00 a.m. to 11:00 a.m., however the exact date is yet to be determined. The tour will have maximum of 50 tourists and will view areas such as Midtown Park, Baldwin Park, murals within the District, The Ensemble Theatre, and certain METRO Rail stations. Tourists will also stop by local shops and cafés within the District for complementary refreshments during the tour. Further information regarding the tour will be available on the Midtown website soon.

10. PRESENTATION – Midtown SEARCH Homeless Outreach Team


(See agenda item #: 6(G) above)

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, April 5, 2023, at 11:00 a.m.**

11. ADJOURN

There being no other business, the meeting was adjourned.



Marylene Chan
Board Secretary

4/5/23

Date