



MINUTES
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

September 6, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, September 6, 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	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 Llamas, Criglar, Young, Bertrand-Pitts, and Arguijo.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Kandi Schramm, David Thomas, Amaris Salinas, Willie Larry, Jaime Giraldo, Antonio Muñoz, Marlon Marshall, and Chrystal Robinson-Davis; CPA Consultant Melissa Morton (via video conference), Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell, LLP, Ashely Small of Medley, Inc., Officer Keith Dhoooper of the Houston Police Department Hot Team and Jennifer Gribble of Super Neighborhood #62.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

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

2. RECEIVE PUBLIC COMMENTS

Officer Keith Dhooper of the Houston Police Department (HPD) Homeless Outreach Team addressed the Board and gave a brief report on the work of the HPD HOT in Midtown. Officer Dhooper provided some statistics reflecting the work of the HPD HOT in Midtown since inception of the project in November 2022 – specifically, the HOT Team carried out 45 transports, issued 185 homeless identification cards, housed 2 homeless citizens, placed in shelter 23 homeless citizens, and sent 33 clients to the Diversion Center. He also reported 891 contacts were made, 346 new investigations conducted, and 276 citations were issued. Several Board members thanked Officer Dhooper and the entire HPD HOT for their work.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE AUGUST 2, 2023, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JULY 2023.**
- C. APPROVE PAYMENT OF INVOICES FOR AUGUST 2023.**
- D. APPROVE EQUI-TAX REPORT FOR AUGUST 2023.**

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

4. RECEIVE 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. He reported that the Midtown Field Service Team is currently working with SMC Landscaping to continue planting and cleaning debris within the District. Director Johnston stated that the water leak reported in Baldwin Park was repaired and that the Staff/Field Service Team will investigate and work to repair the leaks in Glover Park. He also reported that there were some current issues with the irrigation systems District-wide and the maintenance team is working to identify problems and make the necessary repairs to the equipment. Director Johnston reported that the sidewalk paver repairs are ongoing throughout the District and likely will take another year to be completed due to the Tuam Waterline project construction. He stated that two Good Neighbor letters regarding sidewalk repairs were sent to CVS on Gray Street, and the Kirby Mansion and that repairs were made in both locations. Director Johnston encouraged residents to provide information about sidewalks in front of businesses that are in need of repair through the See-ClickFix app or via email to the Midtown Management District staff.

Director Johnston stated that the Staff will reach out to CenterPoint Energy to determine the scope of work for additional lighting as identified through the Dark Blocks project. He also reported that a proposal will be presented to the Midtown to the Parking Benefit District Advisory Committee for potential funding of additional lighting. Director Johnston also reported that the Service and Maintenance Committee is exploring seasonal planting before the Mistletoe Market event as well as other landscaping in Baldwin Park. Finally, Director Johnston reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, September 18, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair,

Director Johnston presented the Urban Planning committee report on behalf of Director Llamas. There were no action items. He also reported that there were two Safe Streets and Roads for All projects approved by the MRA Board. He also reported that the MRA Parks and Public Space Plan was approved by the MRA Board and that certain projects under the plan were moving forward. Director Johnston reminded the Board that the next Urban Planning Committee meeting will be held on Monday, September 18, 2023, at 4:00 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. She reported the social media numbers for the month of July which included 16 media placements and a media reach of 3,214,977 with a total publicity value of \$374,938. The top media placements were Houston Chronicle, D-Mars, Culture Map, AP News, and Style Magazine. She reported that engagements and impressions continued to show strong results in July due to a solid mix of programmatic posts and the popularity of highlighting new and local businesses in the Midtown District. She stated that based on feedback received, audiences showed enthusiasm for the call for vendors for the Mistletoe Market event. The number of followers increased by 283. The digital outcomes across all platforms for July 2023 were 8,083 reached, 561 engagements and 96 link clicks.

Director Tyler-Dillard shared the latest issue of the Midtown Buzz with the Board and provided updates regarding the 10-Year Management District Impact Report. Finally, Director Tyler-Dillard announced that the next Marketing & Economic Development Committee meeting will be held on Tuesday, September 19, 2023, at 3:00 p.m.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report. There were no action items. Ms. Alvarado reported that the application for vendors has been launched for participation in the 2023 Mistletoe Market event to be held in Baldwin Park in December 2023 and there were 25 applicants to date. She also reported that the Elgin Urns Project is moving forward. The Project Manager, UP Art Studio is mapping out where the urns are located in the District. She announced that Sabastian Gomez de la Torre, was the artist selected for the Hispanic Heritage Sign Wrap, and that the wrap will be installed on Thursday, September 7, 2023, followed by an Artist Talk on

that the wrap will be installed on Thursday, September 7, 2023, followed by an Artist Talk on Monday, September 11, 2023. Ms. Alvarado announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, September 19, 2023, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Melissa Morton presented the financial reports for the month of July 2023. She also stated that the Staff will be working with each of the Committee Chairs on their budget requests for FY 2024. It was announced that the next Finance Committee meeting will be held on Tuesday, September 26, 2023, at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that Super Neighborhood #62 will resume its monthly meetings in September 2023. The meetings will be held on at South Main Baptist Church. He also reported that the group's monthly social hangouts were still being held in Baldwin Park.

G. Public Safety Committee – Jeanette Criglar, Chair

Director of Public Safety Jamie Giraldo presented the Public Safety Committee report. There were no action items. Mr. Giraldo reported on various public safety efforts throughout the District, including outreach to certain Midtown businesses regarding public safety issues and to advise of the various resources available in Midtown to support public safety. He stated that the District will continue the services of an additional SEAL Security officer to help address excessive loitering on sidewalks. He further reported on other activities including participation in the bi-annual luncheon with law enforcement agencies in Midtown, planning for National Night Out and Coffee with a Cop to be held on October 3rd and 4th, respectively.

i. Interlocal Agreement with Harris County for law enforcement services for the period from October 1, 2023, through September 30, 2024.

Mr. Giraldo reported that the current Interlocal Agreement between the Midtown Management District and Harris County Precinct 7 will expire on September 30, 2023. He stated that the cost of the current staffing of 5 officers increased by \$22,100. (up from \$443,500 for the current year to \$465,600 for the upcoming year), representing a 4.98% increase. If approved by the Board, the new Interlocal Agreement will be in effect from October 1, 2023, and will end on September 30, 2024.

Director Johnston made a motion to approve the Interlocal Agreement with Harris County for Law Enforcement Services. The motion was seconded by Director Siddiqi. Following all discussion, the motion passed unanimously.

Director Douglas asked that the monthly report from Precinct 7 Constables provided to the Public Safety Committee be made available to all members of the Board each month. Mr. Giraldo stated

that he believes the reports are available on the Precinct 7 website but would make sure that they are provided to Board members.

Mr. Giraldo announced that the next Public Safety Committee meeting will be held on Tuesday, September 19, 2023, at 11:30 a.m.

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

Mrs. Robinson-Davis presented the Service and Improvement Plan Committee report on behalf of Directors Criglar and Young. She stated that the consultants are coordinating the focus group meetings. She also reported that the invitations for the focus groups were sent on August 15, 2023, by outside consultants and participants were able to select a focus group and register their attendance for the event. Mrs. Davis announced that participants will receive instructions and reminders of the focus groups and that the information obtained will be shared at future Board meetings.

I. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud stated that all matters discussed at the Executive Committee meeting were addressed in the various other Committee activity reports. He thanked everyone for their work on behalf of Midtown and announced that the next Executive Committee meeting is scheduled for September 27, 2023, at 10:00 a.m.

6. 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:

Caroline Street – The Design team is meeting with the City of Houston to review pilot areas that are experiencing ponding along the curb; Upcoming work includes cathodic protection system testing.

Brazos Street – The Design team is working on plans for an initial public engagement effort. The initial effort will include an online survey component and is targeted to occur in October 2023.

Brazos Street Bridge Landscape Improvements – The MRA Board approved the award of construction contract. It is a partnership project with City Councilmember Abbie Kamin and Courtland Place Association. The office of Councilmember Kamin provided \$25,000 toward the project. Courtland Place Association will provide \$20,000 for the project. The project will enhance the landscaped area at Bagby and Elgin intersection in the green space adjacent to the Brazos Bridge facing Bagby Street. The scope of work includes tree planting, shrub and groundcover planting, site cleanup, irrigation, traffic control, and reinstallation of existing signage. Construction is set to begin in October 2023.

PARTNER PROJECTS

Safe Street and Roads for All – A presentation was provided by consultants to the MRA Board. Pierce and McGowen Streets have received grant funding for the project. The MRA Board approved funding to move projects forward to the Design Concept Review process with the City of Houston.

Parks and Public Spaces Master Plan –There is a planning meeting with the Mayor’s Office of Special Events on proposed temporary installation project near Midtown Park incorporating some of the recommendations from the approved plan.

Gray Street Buffer designs –Consultants are targeting re-advertisement later in September 2023 for contractor procurement.

Urban Forestry Plan – The plan is awaiting approval from the City of Houston Forestry Department on proposed priority pruning and the fertilization plan. Work will be performed and documented in the final version of the plan once it is approved by the City of Houston.

Mill and Overlay of Streets – The City of Houston is near completion of the Mill and Overlay project. The project is estimated to be completed by September 15, 2023. The project includes portions of Berry Street, Dennis Street, Drew Street, Stuart Street, Anita Street, Francis Street, Hadley Street, McIlhenny Street, and Rosalie Street.

5. 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.

6. ANNOUNCEMENTS

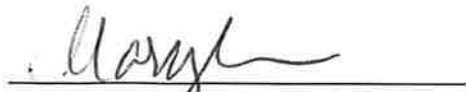
NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, October 4, 2023, at 11:00 a.m.**

There were no other announcements.

7. ADJOURN

There being no other business, the meeting was adjourned.



Marylène Chan
Secretary

10/4/23

Date