



MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

April 6, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 6, 2022, 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	Vacant	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	William Fulton	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 Bertrand-Pitts, Fulton, Douglas, Arguijo, Chan and Washington, thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, and Jaime Giraldo; Peggy Foreman of Burney & Foreman; Clark Lord of Bracewell LP; and Jesse Sampson of S.E.A.L. Security Solutions LLC.

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

2. RECEIVE PUBLIC COMMENTS

Vice-Chair Lefsrud announced 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.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE MARCH 2, 2022, BOARD MEETING.
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF FEBRUARY 2022.
- C. APPROVE PAYMENT OF INVOICES FOR MARCH 2022.
- D. APPROVE EQUI-TAX REPORT FOR MARCH 2022.

Operations Manager Cynthia Alvarado presented the various items on the consent agenda. Director Young made a motion to approve the consent agenda as presented. The motion was seconded by Director LeVasseur, which carried by unanimous vote.

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

- A. **Service & Maintenance Committee – Christopher Johnston, Chair**
- B. **Cultural Arts & Entertainment Committee – Charles Washington, Chair**
- C. **Marketing & Economic Development Committee – Debbie Dillard, Chair**
- D. **Urban Planning Committee – James Llamas Chair**
- E. **Finance and Budget Committee – Kelly Young, Chair**
- F. **Community Activity Report – Christopher Johnston, Liaison**
 - i. **Super Neighborhood #62**
- G. **Public Safety Committee- J. Allen Douglas, Chair**
 - i. **Security Coordinators Report**
- H. **Executive Committee – Darcy Lefsrud, Vice-Chair**

Items that were presented at the Executive Committee are action items on this agenda.

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

Caroline Street – This is a TXDOT managed project. There has been quite a bit of progress on the landscaping installation and the ADA ramps. The contractor and Midtown staff are continuing to work with CenterPoint Energy and AT&T to remove their poles from certain areas. The final plans for street striping have been received. Ponding of rainwater has been noticed on Caroline Street, the MRA is working with TXDOT on the installation of French Drains.

Baldwin Park – This is an MRA partner project with the Service and Maintenance Committee of the Midtown Management District. Currently the installation for the electrical conduit to add in additional lighting and electric utilities is taking place at the playground area. The playground area is under construction and equipment will be installed later this month. Water detention construction will also start later this month. Weather permitting this is an anticipated 6-month project with completion scheduled for August of 2022.

PARTNER PROJECTS

The Gray Street Bike Buffer Design – This project is moving forward.

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

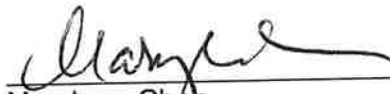
Were made at the meeting.

NEXT MEETING DATE

Vice-Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, May 4, 2022, at 6:00 p.m. and that more details will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.



Marylene Chan
Board Secretary

5/4/22

Date



Midtown Management District
Committee Notes

**Service and Maintenance Committee and Urban Planning Committee
Monday, April 18, 2022, at 4:00p.m.**

1. Welcome and receive public comments –

Updates from the Service and Maintenance Committee

2. Dark Blocks Project.

Is being revisited to see where additional Midtown signature streetlights can be placed in the community.

3. Main Street Landscaping Progress.

New landscaping is being placed up and down the rail line.

4. Baldwin Park tree assessment and care.

Staff is following up to see what funds are available to care and maintain the trees in Baldwin Park after the construction is complete.

5. Ongoing projects.

Marlon Marshall received an email from Metropolitan Landscape the company that provides our Field Services Maintenance Team regarding a price increase of \$54,198 to offset increases in their labor, Insurance, equipment, miscellaneous repairs, golf cart upkeep, trash bags, trash haul off services, and water services. They have not had a price increase since 2018. They are under contract to the end of 2022.

Updates on Urban Planning Committee

6. City of Houston Maintenance Agreement.

7. STEPS/Pedestrian Enhancements.

8. City of Houston Parking Benefits District and Community Parking Program.

Was on City Council March 30th agenda. It was tagged and presented again on Wednesday, April 6th and passed. The next step is a Memorandum of Understanding between the Midtown Management District and the City of Houston. That process is in city legal right now.

9. City of Houston Vision Zero.

10. Partnership Projects

- **Glover Park** – the plans for the park have been approved. Staff is soliciting bids.
- **City of Houston water line projects**
- **Tuam Triangle** – The waterline for Tuam will begin in the 3rd quarter of the year
- **Sidewalk repairs**

Next meeting date: Monday, May 16, 2022, at 4:00pm
Meeting links will be provided closer to the date

9. Adjourn



James Llamas/ca

Christopher Johnston/ca

Christopher Johnston, Service & Maintenance Committee Chair
James Llamas, Urban Planning Committee Chair
Midtown Management District

MIDTOWN MISSION: Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.

Committee Notes

Marketing and Economic Development Committee and the Cultural Arts and Entertainment Committee

Tuesday, April 19, 2022, at 3:00 p.m.

Debbie Tyler-Dillard, Chari

Ashley Small – Medley Inc.

Cynthia Alvarado – Operations Manager Midtown Management District

1. **Welcome Guests and receive public comments** – no guests were present.

2. **Updates on Marketing and Economic Development Committee**

a. **Report on Social Media numbers for March**

Ashley Small of Medley Inc provide the committee with a detailed report outlining the statistics for social media. She stated that there were some discrepancies in the report and that it would be updated for the committee chair.

b. **Discuss Advertising Campaigns**

c. **Digital Kiosks in Midtown**

3. **Updates on Cultural Arts and Entertainment Committee**

a. **Debrief Midtown Art in the Park 2022**

The sign wrap day (Tuesday, March 29th) and Art in the Park were successful events. Art in the Park consisted of 18 artists, 7 musical artists and 3 ArtJams. It was combined with Chalk on the Block. We have wonderful photos and are waiting for the video team to complete the video recap.

b. **City-wide Juneteenth Events**

Charles Washington (Chair) and Cynthia Alvarado continue to participate in the citywide planning for this historic event. Ms. Alvarado is working with FreshArts to complete the Call for Artists scheduled to launch on Monday, April 11 and closes on May 11, 2022. The installation day is scheduled for Monday, June 6th.

c. **City-wide Make Music Day - June 21, 2022**

The city has opened registration for musicians to apply to participate in this one-day event. Ms. Alvarado will be seeking out musicians to participate in various locations throughout Midtown.

d. **midtownHOU Arts Micro Grants 2022**

Ms. Alvarado will begin working with the Committee Chair and FreshArts to determine a timeline. Ms. Alvarado will prepare the needed documents for the grant launch.

e. **Citywide 713 Day** – no plans yet.

4. Next Committee meetings –



Marketing and Economic Development Committee
Cultural Arts and Entertainment Committee
Tuesday, May 17, 2022, at 3:00pm
Meeting links will be provided closer to the date

5. Adjourn

Debbie Tyler-Dillard/ca

Debbie Tyler-Dillard, Chair
Marketing and Economic Development Committee

Charles Washington/ca

Charles Washington, Chair
Cultural Arts and Entertainment Committee

MISSION STATEMENT: Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.



**Midtown Management District
Committee Notes
Finance and Budget Committee
Tuesday, April 26, 2022, at 4:00 p.m.**

1. Welcome Guests.

Kelly A. Young – Vice-Chair Finance and Budget Committee
David Thomas – Accounting Manager; Midtown
Kandi Schramm – Administrative Manager – Midtown
Peggy Foreman – Burney & Foreman

2. Receive Public Comments. No public comments

3. Review and discuss unaudited 2022 Financials compared to Budget.

Accounting Manager, David Thomas reviewed and reported on the approved budget and the current expenditures. There are no anomalies.

4. Other business.

Mr. Thomas reported that as requested at the March meeting the presentations for the May 4 Management District Board meeting have been coordinated. Presenters are:

Jason Cunningham RPA, CCA – Deputy Chief Appraiser, HCAD
Pat Hall – Tax Assessor & Collector at Equi-Tax based in Houston, Texas
Carl O. Sandin – Attorney with Perdue Brandon Fielder Collins & Mott LLP

The Management District has received the final payment from Houston Arts Alliance for the \$140,000 City of Houston Initiatives Grant secured by the Cultural Arts Committee for projects related to public art in Midtown.

5. Next Meeting Date:

Tuesday, May 31, 2022, at 4:00PM
Meeting information will be provided closer to the date

6. Adjourn.



Kelly A. Young/ca

Kelly Young,
Vice-Chair Finance & Budget Committee
Midtown Management District

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**MIDTOWN MANAGEMENT DISTRICT
Committee Notes
Public Safety Committee
Tuesday, April 19, 2022, at 11:30 a.m.**

Jeanette Criglar Ph. D– Public Safety Committee Vice Chair
James Llamas – MMD Board Member
Cynthia Alvarado – Operations Manager
Jaime Giraldo – Security Coordinator
Mark Sullivan – Maintenance Supervisor
Peggy Foreman- Burney and Foreman

Kay Walton SN #62

HPD South Central-
Commander Johnson
Lt. Cory Cloud
Lt. Roseman
Sgt. Brian Alms

HPD Central – Lucy Viera

Precinct 7 Constables – Sgt Odell Haynes

METRO PD- Lt. Ramirez

Houston Community College – Not Present

SEAL Security-
Erica Rocha
Jesse Sampson

Public Intoxication Transport Team (PITT) –
Susana Del Toro
Brandon Wyatt

SEARCH Homeless Outreach Team -
Alexis Loving
Sean Quitzau
Ferma
Kelly Ward

Henriette Bodmer de Heer
Melissa
Aline Lostombo
Bob Jacobson
Erika Garcia
Guadalupe Serrato – McDonalds on Gray Street
Jeanette Baughman – San Jose Christus

1. **Welcome Guests and Receive Public Comments**

There were no public comments.

2. **Receive, discuss, and take necessary action regarding monthly reports from:**

a. **Houston Police Department – South Central Division**

South Central Officers will be working to streamline the process to work the noise concerns. They will be using a packet of information with pre-written citations and detailed information to help explain noise concerns. The commander and the DRT officers met with the city attorney. Officers have been going out to the Gray Hound Bus Station and have been interacting with individuals who are coming out of TX Department of Criminal Justice. Commander Johnson is working on officers attending court for citations issued and is looking at options with the municipal courts. **ACTION ITEM – Security Coordinator will send out a list of top loud noise violators. Completed.**

b. **Houston Police Department – Central Division**

Officer Viera reported that burglary of motor vehicles is up and there were three guns stolen from vehicles. They cleared two vacant houses in a neighboring community that were being used by homeless and are concerned that some of them may make their way to Midtown. Central Patrol is still using same overtime protocols including some new overtime from their council member to supplement patrol and their calls for service.

c. **Harris County Constable- Precinct 7**

Sargent Haynes reported that they have increased patrol in the 3200-3400 block of Louisiana in response to a request from Midtown Security Coordinator and stakeholders. Also reported his monthly stats and that his patrol deputies continue to focus on Midtown's hotspots.

d. **METRO Police Dept**

Lt Ramirez reports no incidents on the rail line in April.

e. **Houston Community College Police Dept**

Did not attend.

f. **S.E.A.L. Security Solutions**

Commander Jesse Sampson reports an increase in homeless activity at 2850 Fannin. They have increased patrols in that area and are concerned about a vacant lot next door to the apartment complex and businesses.

g. **Public Intoxication Transport Team**

Brandon Wyatt reports they are getting more cooperation from the homeless and addicted community and have seen an increase in their stats.

h. **SEARCH Homeless Outreach**

Midtown SEARCH Homeless Outreach Team has been working with the Coalition for the Homeless in outreaching to the camps located at Spur 527 at Travis and Alabama. The camp on Spur 527 and Travis was decommissioned on 4/14/2022 with the aid of Midtown Mgmt District Coalition for the Homeless, HPD and the City of Houston.

3. **Discuss and review:**

4. **Next meeting date –** **Tuesday, May 17, 2022, at 11:30 a.m.**

5. Adjourn.

J. Allen Douglas/jg

J. Allen Douglas, Chair
Public Safety Committee
Midtown Management District

SEAL

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