

MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

April 1, 2015

The Board of Directors of the Midtown Management District held a meeting, open to the public, on April 1, 2015 at 11:00 a.m. in the 3rd Floor conference room of the Midtown Management District 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:

Roger Neal
Monte Large
Willie H. Coleman, Jr.
F. Charles LeBlanc
Michelle LeBlanc
Eileen Morris
Kim Cook
Julie Farr

John Castillo
Marylene Chan
William R. Franks
Debra McGaughey
Gary Noble
Charles Washington
Amar Mohite
Nancy J.W. Darst

All of the above were present except Director F. Charles LeBlanc, Director Debra McGaughey and Director Charles Washington thus constituting a quorum

In addition, present at the meeting were Matt Thibodeaux, Cynthia Alvarado, Elizabeth Powell, Marlon Marshall and Kandi Schramm of the Midtown Management District; Peggy Foreman of Burney & Foreman; Clark Lord of Bracewell & Giuliani; Barron Wallace of Bracewell & Giuliani; Barbara Bushong of Sterling Associates; Philip Koske of Design Workshop; Andrew Hoffman of Interfaith Ministries; Juan C. Maldonado of Wired International and Mariana Raschke of The Goodman Corporation

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

Chair Franks called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS.

Guests in attendance were invited to introduce themselves and address the Board on any issues of concern.

CONSENT AGENDA.

- a. Approve Minutes for the March 4, 2015 Board meeting.
- b. Approve the financial report for the month of February 2015.
- c. Approve the financial report for the month of January 2015.
- d. Approve the payment invoices for April 2015.
- e. Approve Equi-Tax Report for March 2015.

Cynthia Alvarado announced that item "a" will be presented at the May 6, 2015 Board meeting. Director Neal made a motion to approve the remaining items on the Consent Agenda. The motion was seconded by Director Castillo and carried by unanimous vote.

PRESENTATION REGARDING MIDTOWN PARK (FORMERLY KNOWN AS SUPER BLOCK PARK)

Philip Koske of Design Workshop gave a presentation regarding Midtown Park including a detailed description of the features and enhancements to be constructed in the Park. He shared renderings of the Park and answered questions from various Board members about the Park design.

PRESENTATION REGARDING FUNDRAISING CAMPAIGN FOR MIDTOWN PARK

Barbara Bushong of Sterling and Associates gave a presentation regarding the capital campaign to raise funds for the Midtown Park. She stated that the goal of the capital campaign is to raise \$9 million to pay the costs of many of the enhancements to the Park, including, but not limited to, public art pieces.

PRESENTATION REGARDING MIDCORP

Barron Wallace of Bracewell & Giuliani gave a presentation regarding the Midtown Improvement and Development Corporation ("MidCorp"). He discussed the purpose and organizational structure of MidCorp and how it can work cooperatively with the Midtown Redevelopment Authority (the "Authority") and the District to address certain maintenance obligations in Midtown. Mr. Wallace reported that the attorneys are working on drafting a "Tri-Party Agreement" between the Authority, the District and MidCorp. Mr. Wallace further stated that, subject to Board approval, MidCorp will operate and manage the Midtown and Bagby Parks, the new parking garage and the retail spaces in the Parks along with certain other improvements in the District. Mr. Wallace stated that he anticipates that MidCorp will assume operations management as of July 1, 2015.

UPDATE REGARDING THE PETITION REQUESTING SERVICES AND IMPROVEMENTS FROM THE MIDTOWN MANAGEMENT DISTRICT

Director Coleman reported on the status of Petition gathering. He stated Cynthia Alvarado has a list of the top 100 property owners in Midtown and is working to secure petitions. He reminded Board members that the deadline to receive the Petitions is approximately 60 days away and that the District needs to secure more signed Petitions. Director Coleman asked for volunteers to work a table at the Art in the Park festival to engage with residents, stakeholders and business owners and answer questions about the new proposed Service Plan.

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

Marlon Marshall gave the following report on the status of the current MRA capital improvement projects:

Bagby Park Project – Unfortunately the kiosk tenant is experiencing some difficulty getting final approval of its permit. A soft grand opening of the park is planned for April 23, 2015 and the park will be officially open to the public after that date. Some people have already begun to use the Park.

Midtown Park Project – The Contractor was able to mobilize his crew earlier than expected and has already started construction of the parking garage. The first construction update meeting is scheduled for next week. Weather permitting a groundbreaking is planned for April 14, 2015 at 10:00 a.m. Construction of the garage is expected to take approximately 12 months to complete.

Caroline Street Project – Still awaiting a response from the City as to whether additional funds will be available to help with increased project costs. If the City is able to contribute to project funding, the MRA and TxDOT are prepared to go forward, otherwise the project will have to be delayed due to lack of funds to pay the additional construction costs.

Holman Street Project – Houston Community College (HCC) construction plans are still being reviewed by the City. Once that process is complete, MRA and HCC will go out for a combined bid. Construction is anticipated to start in the summer of 2015.

Main Street Improvements Project – The consultants are still working on project design.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPROATE AND NECESSARY.

- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

ANNOUNCEMENTS

Cynthia Alvarado reminded everyone to come out to Art in the Park on Saturday, April 11, 2015, from 10:00 a.m. – 6:00 p.m. in Elizabeth Baldwin Park.

NEXT MEETING DATE

Chairman Franks announced that the next Midtown Management District Board meeting will be held on Wednesday, May 6, 2015, at 6:00 p.m. at Central Bank-Community Room, 2217 Milam (at Webster) Houston, Texas 77002.

ADJOURN

There being no other business, the meeting was adjourned.


Eileen J. Morris, Board Secretary

Date: 5/6/15