

MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

April 3, 2013

The Board of Directors of the Midtown Management District held a meeting, open to the public, on the 3rd day of April at 11:00 a.m. in the Midtown 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
Eric Melchor
Katherine Cabaniss
Willie Coleman, Jr.
Bryn Poland
F. Charles LeBlanc
M. Todd Triggs

Eileen Morris
John G. Castillo
Vernus Swisher
William Franks
Gayle Fortson
Gary Noble

All of the above were present except Directors Cabaniss thus constituting a quorum.

In addition, present at the meeting were Cynthia Alvarado, Marlon Marshall, Kandi Schramm, and Peggy Foreman of Burney and Foreman. Also present were Vicki Luna of Houston Community College, and Midtown resident Scott Harbers.

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

Chair Triggs called the meeting to order and welcomed guests.

RECEIVE PUBLIC COMMENTS

Chair Triggs invited guests to introduce themselves and make comments to the Board.

CONSENT AGENDA

- a. **Approve Minutes for the February 6, 2013 regular Board meeting.**
- b. **Approve Minutes for the March 6, 2013 regular Board meeting.**
- c. **Approve the February 2013 Financial Report.**
- d. **Approve the payment of invoices for April 2013.**
- e. **Approve the Equi-Tax Report for March 2013.**
- f. **Approve Land Use Agreement for Midtown Art in the Park 2013 between the Midtown Management District and the Midtown Redevelopment Authority.**
- g. **Approve Event Consultant Agreement with MaxGray Productions, Inc.**

Director Swisher made a motion to approve the Consent Agenda. The motion was seconded by Director LeBlanc and carried by unanimous vote.

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

A. Executive Committee

a. Recommendation to reallocate funds for a public art project

Chair Triggs reported that the Executive Committee was recommending that \$8000.00 be allocated to pay the costs associated with installation of a public art project (the "Midtown Mural Project"). Cynthia Alvarado made a presentation regarding the Midtown Mural Project and advised the Board that the Midtown Mural Project would consist of a 4,000 square foot mural on the back of the building located at 2905 Travis Street which is owned by the Midtown Redevelopment Authority. She stated that the mural would be an artistic conception of the Midtown logo and would be completed by the artists of Eyeful Art Murals and Designs located in Midtown. Ms. Alvarado stated that the Midtown mural will be the largest full scale outdoor mural in the history of the City of Houston, would take approximately 1 week to complete and would be incorporated into the 2013 Art in the Park event. Ms. Alvarado explained that the purpose of the Midtown Mural would be to highlight the District and honor the District's recent designation as a Cultural Arts & Entertainment. She distributed a rendering of the mural and stated that the Staff would work hard to garner as much publicity about the mural installation process as possible.

Director Noble confirmed that proposed project was considered by the Finance Committee and that the District had sufficient funds to support the request.

Director Neal made a motion to allocate \$8000.00 to the 2013 Art in the Park to assist in covering the cost to install the Midtown Mural Project. The motion was seconded by Director Coleman. Following all discussion, the motion carried by unanimous vote.

B. Public Safety Committee

Director Castillo reported on the activities of the Public Safety Committee. He stated that the HPD Central Division crime statistics for February 2013 show an increase over the previous year in certain property crimes, such as burglary of a motor vehicle. The Committee will continue to work with law enforcement as well as apartment managers, business owners and residents to encourage more safety oriented actions such as locking vehicles, not leaving valuable in plain sight in vehicles and parking inside the gated garages rather than on the streets.

Director Castillo also reported that complaints are still coming in about Club Myst located at 3101 San Jacinto Street. He stated that meetings have been held with the Club owners to encourage them to increase security in and around the Club.

C. Marketing Committee

Director Morris reported on the activities of the Marketing Committee. She reported that the March 16, 2013 Committee meeting was held at La Maison Midtown and focused on the 2013 Midtown Art in the Park event. Director Morris reported that once again the Committee had good community participation at the meeting with various art groups and residents in attendance.

i. Art in the Park update

Ms. Alvarado reported that she has secured concession managers, musicians, performers, food vendors and approximately 85 artists for the event. She stated that this is the highest number of artists represented in the history of Art in the Park which along with the mural installation is creating a lot of excitement about the event.

D. Service & Maintenance Committee

Marlon Marshall reported on the activities of the Service & Maintenance Committee. He reported that he is still in an ongoing dialogue with representatives of METRO regarding maintenance issues along the MetroRail line and that currently they are looking at doing a "Pilot Project" with METRO to improve the appearance of the MetroRail line by installing new plantings, soil conditioning to help plants grow, and median and landscape enhancements in the public right-of-way. Mr. Marshall stated that once more the details have been worked out, he would bring the project back to the Board for consideration and approval.

E. Urban Planning Committee

Director Coleman reported that the Urban Planning Committee did not host a meeting in March 2013, however there appears to be lots of new development happening in Midtown.

F. Finance Committee

Director Noble reported on the activities of the Finance Committee. He stated that collections of assessments were ahead of schedule and that the Committee continues to work with the Midtown Staff in monitoring the sources and uses of funds.

G. Nominating Committee

Director Fortson reported that the Nominating Committee has not yet completed its work and will bring recommendations to the Board at the May 2013 Board meeting.

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 Street Reconstruction Project – Work will continue on the project for approximately 2 to 3 months, weather permitting. The heavy equipment is expected to be moved from the site in 4 to 6 weeks depending on how quickly CenterPoint can complete their portion of the project.

Gray Street Project, Phase II – Pavers and ramps are being completed on the north block face from Crawford to Main Streets. The Contractor has requested an additional 50 to 60 days to the Project Schedule. The Midtown Staff and Consultants are reviewing the request and anticipate that there will be some additional days granted due to rain and changes in the project scope. The Project is currently scheduled for completion at the end of May 2013.

Baldwin and Glover Parks Project – A Notice to Proceed was issued on April 2, 2013 to begin construction on both parks. Weather permitting; both parks are scheduled for completion in four months.

Midtown Park – The MRA is waiting for additional information from the City of Houston before issuing a Notice to Proceed with construction. The construction is expected to take approximately six months to complete.

Mr. Marshall reported that the MRA had just completed a study of sidewalks in Midtown and he anticipates that a Sidewalks Project will be approved in the next few months.

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).

There was no executive session.

RECONVENE THE PUBLIC SESSION AND, IF NECESSARY, TAKE ACTION ON MATTERS DISCUSSED DURING THE EXECUTIVE SESSION.

There was no executive session.

OTHER BUSINESS / ANNOUNCEMENTS

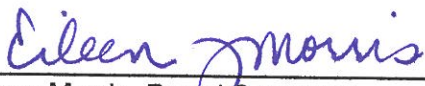
None.

NEXT MEETING DATE

Chair Triggs announced that the next Board meeting will be an evening meeting and will be on Wednesday, May 1, 2013, at 6:00 p.m. in the Community Room of Central Bank 2217 Milam Houston, Texas.

ADJOURN

There being no further business, the meeting was adjourned.



Eileen Morris, Board Secretary

Date: _____

6/5/13