



MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

June 1, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, June 1, 2022, at 11:00 a.m. in the first-floor conference room of the building located at 412 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 LeVasseur, Fulton, Douglas, Siddiqi, and Johnston thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Marlon Marshall, David Thomas, Theresa Gilmore, Amaris Salinas, Chrystal Robinson-Davis, Peggy Foreman of Burney & Foreman, Marci Dallas of Cultural Launch; Jesse Sampson of S.E.A.L Security Solutions, Bill Powell of Museum Park Neighborhood Association, and Eoles Whitaker II of 5 Corners District

Chair Lefsrud called the meeting to order and welcomed everyone.

2. RECEIVE PUBLIC COMMENTS

Chair Lefsrud announced that 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 MAY 4, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF APRIL 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR MAY 2022.**
- D. APPROVE EQUI-TAX REPORT FOR MAY 2022.**

Director of Operations and Strategic Planning, Cynthia Alvarado presented the various items on the consent agenda. Director Arguijo made a motion to approve the consent agenda as presented. The motion was seconded by Director Mohite, 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

i. Amendment to Agreement with Metropolitan Landscape Management Inc., relating to the Field Maintenance Services.

Director Llamas reported on behalf of Director Johnston. He reminded the Board that the committee had received a notice to amend the agreement with Metropolitan Landscape Management Inc., relating to the Midtown Field Maintenance Services. Staff was authorized to negotiate the terms of the amendment. The agreement will remain in place through the end of 2022. The motion to approve the amendment to the agreement as presented with Metropolitan Landscape Management Inc., was made by Director Mohite. Director Criglar seconded the motion. The motion carried by unanimous vote.

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

i. Presentation of the Draft 10-Year Cultural District Report to Texas Commission on the Arts.

Director Washington reminded the Board that this year marks the 10th Anniversary of the state designated Midtown Cultural Arts and Entertainment District. The District is required to report to the designating agency information regarding the economic impact, attendance, and major programming in the community. The report will be reviewed by the Texas Commission on the Arts in hopes that Midtown can maintain its designation as a Cultural Arts District. Marci Dallas of Culture Launch presented the draft of the 10 Year Cultural District Report to the Board and community.

C. Marketing & Economic Development Committee – Debbi Dillard, Chair

D. Urban Planning Committee – James Llamas, Chair

E. Finance and Budget Committee – Kelly A. Young, Chair

Consider request from funding sources for the increased cost of Field Maintenance.

Marlon Marshall, Director, Engineering and Construction was authorized by the Board of Directors to negotiate the fee structure for the amended Metropolitan Landscape Management Inc., contract. The amended fee structure will cover the increased cost of labor, supplies, and gasoline. The scope of services for the contract includes maintenance and extensive

landscaping services for the public right of way in Midtown. The current fee paid to Metropolitan Landscape Management Inc., is \$22,924. The Amendment provides that such amount will increase to \$26,924 per month, effective April 1, 2022.

The Finance Committee recommended that funding for the amended agreement with Metropolitan Landscape Management Inc., come from the FY 2021 Reserve Account. Legal counsel has confirmed that with Board approval Reserve Funds may be used to cover the cost of the increase. Staff has also confirmed that there are enough funds available to cover the expense. Director Chan made the motion to approve the recommendation to use Reserve Funds from the 2021 FY to cover the increased cost of the approved amended agreement with Metropolitan Landscape Management inc. for the Field Maintenance. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

G. Nominating Committee- Darcy Lefsrud, Chair

H. Public Safety Committee- J. Allen Douglas, Chair

i. Security Coordinators Report

I. Executive Committee – Darcy Lefsrud, 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 – Contractors continue to work. The back of curb improvements from Pierce Street to Elgin Street remain to be completed. MRA staff continues to work with utilities companies to remove the remaining utility poles. Remaining projects include installation of pavers, bike racks, signs, and striping.

Baldwin Park – Additional playground equipment installation is projected to be completed by late summer.

PARTNER PROJECTS

The Gray Street Bike Buffer Design – This project is moving forward. This partnership with the Urban Planning Committee and the City of Houston will enhance bike safety on Tuam.

Glover Park – Bidding of this project has been completed. Bids will be submitted at the next MRA board meeting for their approval. Project enhancements include a bike rack and a bike fix-it station.

Parks and the Public Realm – The first advisory meeting was held. MRA is hoping to receive and compile public feedback shortly.

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

No additional announcements were made.

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, July 6, 2022, at 11:00 a.m. and that more details will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.

DocuSigned by:

Marylene Chan

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Marylene Chan
Board Secretary

7/16/2022

Date