



**MINUTES OF THE MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS MEETING**

**Wednesday, October 5, 2022**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, October 5, 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	Vacant	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 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, Robert Bradford, Jaime Giraldo and by phone Chrystal Robinson – Davis, Peggy Foreman of Burney and Foreman, and Clark Lord of Bracewell, and Scott Harbers.

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

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 SEPTEMBER 7, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF AUGUST 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR SEPTEMBER 2022.**
- D. APPROVE EQUI-TAX REPORT FOR SEPTEMBER 2022.**

Ms. 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 Criglar and carried by unanimous vote.

**4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING AN ORDER SETTING THE RATE OF ASSESSMENT FOR YEAR EIGHT OF THE SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN (2015 -2024).**

Peggy Foreman provided background information regarding the adoption of the District's 10-Year Service and Improvement Plan and Assessment Plan. She stated that the purpose of the assessment is to provide funds to implement the 10-Year Service and Improvement Plan and Assessment Plan.

She presented the Order Setting the Rate of Assessment for Year Eight of the Service and Improvement Plan and Assessment Plan which, if adopted by the Board, sets the rate of assessment at \$0.1181 per \$100 of assessed value. Ms. Foreman reminded the Board that the District has maintained the same rate of assessment since 2005 and stated that the Executive Committee considered this matter at its last meeting and was recommending adoption of the Order setting the rate of assessment at \$0.1181 per \$100 of assessed value for FY2023.

Director Washington made a motion to adopt the Order Setting the Rate of Assessment for Year Eight of the Service and Improvement Plan and Assessment Plan as presented setting the rate of assessment at \$0.1181 per \$100 of assessed value for FY2023. The motion was seconded by Director Chan and carried by unanimous vote.

**5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING A RESOLUTION WAIVING THE AUTOMATIC RESIGNATION OF DIRECTOR DESMOND BETRAND-PITT.**

Peggy Foreman presented the Resolution Waiving Automatic Resignation of Director Desmond Bertrand-Pitt. She explained that state law provides that a Director who misses 3 consecutive board meetings is considered to have automatically resigned, however such automatic resignation can be waived by a majority vote of the remaining Board members if circumstances warrant.

Chair Lefsrud stated that the Executive Committee was recommending adoption of the Resolution Waiving Automatic Resignation because of the special circumstances which caused Director Bertrand Pitt's absence and because he has been an active member of the Board participating on the Cultural Arts Committee, Finance Committee, and Executive Committee. Director Llamas made a motion to approve the Resolution as presented. The motion was seconded by Director Siddiqui and carried by unanimous vote.

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

- A. Service & Maintenance Committee – Christopher Johnston, Chair**

Director Johnston gave the committee report. There were no action items.

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

Ms. Alvarado provided the committee report. There were no action items.

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

Director Tyler-Dillard gave the committee report. There were no action items.

**D. Urban Planning Committee – James Llamas, Chair**

Director Llamas provided the committee report. There were no action items.

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

Director Young provided the committee report. There were no action items.

**Community Activity Report – Christopher Johnston, Liaison**

**i. Super Neighborhood #62**

**G. Public Safety Committee- J. Allen Douglas, Chair**

Mr. Giraldo provided the committee report. There were no action items.

**F. Executive Committee – Darcy Lefsrud, Chair**

There were no action items or reports from the Executive Committee outside of what each committee had previously reported.

**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 utility companies to remove the remaining utility poles. Remaining projects include installation of pavers, bike racks, signs, and striping.

**Baldwin Park** – Additional playground equipment installation has been completed.

**PARTNER PROJECTS**

**Safe Street Survey** – The consultant is compiling the results of the Safe Street survey. The results of the survey will be provided in an upcoming Midtown Management District board meeting. The project is expected to be completed in the fall.

**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 Gray Street.

**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**

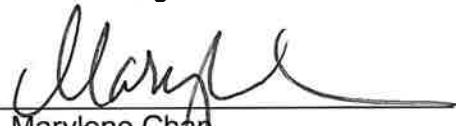
No additional announcements were made.

**NEXT MEETING DATE**

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

**ADJOURN**

There being no other business, the meeting was adjourned.

  
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Marylene Chan  
Board Secretary

11/2/22  
\_\_\_\_\_  
Date