



MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

Wednesday, December 7, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, December 7, 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 except Directors Young and Washington.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Robert Bradford, Willie Larry, Jaime Giraldo, Chrystal Robinson – Davis, Peggy Foreman of Burney and Foreman, and Clark Lord of Bracewell LLP. Guests included Cecilia Delgado, Jennifer Gribble, of South Main Baptist Church, Maggie Segrich, of Sesh Coworking, Lewis Goldstein, Seth Horace, and Ann McCoy of Trinity Church.

Mrs. Robinson - Davis 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 NOVEMBER 2, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF OCTOBER 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR NOVEMBER 2022.**
- D. APPROVE EQUI-TAX REPORT FOR NOVEMBER 2022.**

Ms. 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 Bertrand – Pitts which carried by unanimous vote.

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE ANNUAL REVIEW OF THE DISTRICT'S INVESTMENT POLICY AND LIST QUALIFIED BROKER/DEALERS.

Peggy Foreman reminded Board members that Texas Law requires the Board to review its Investment Policy and List of Qualified Broker/Dealers annually. Ms. Foreman stated that there were no recommendations for any substantive changes to the Investment Policy. She stated that the Board Packet contained a Resolution Regarding Annual Review of Amended and Restated Investment Policy of Midtown Management District. Director Bertrand-Pitts made a motion to approve the Resolution as presented. The motion was seconded by Director Johnston. Following all discussion, the motion carried by unanimous vote.

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

A. Service & Maintenance Committee – Christopher Johnston, Chair

- i. Review bid responses and make award subject to final contract negotiations with winning bidder(s) for the Midtown Field Maintenance Services Team.**

Staff followed the standard procurement protocol regarding preparing the Service and Maintenance Committee to make the recommendation to the Board of Directors for a Field Maintenance Services Team. The Board of Directors reviewed bid scores and made the award subject to final contract negotiations. Director Johnston made a motion to approve SMC Logistics LLC dba SMC Landscape Services as the recommended contractor for the Midtown Field Maintenance Services. Following all discussion, the motion was seconded by Director Arguijo which carried by unanimous vote.

- ii. Review bid responses and make award subject to final contract negotiations with winning bidder(s) for Elizabeth Baldwin Park and Elizabeth Glover Park Landscape Maintenance.**

Staff followed the standard procurement protocol regarding preparing the Service and Maintenance Committee to make the recommendation to the Board of Directors for Elizabeth Baldwin Park and Elizabeth Glover Park Landscape maintenance. The Board of Directors reviewed the bid scores and made the award subject to final contract negotiations. Director Johnston made the motion to approve Metropolitan Landscape Management, Inc. as the

recommended contractor for Elizabeth Baldwin Park and Elizabeth Glover Park Landscape Maintenance. Following all discussion, the motion was seconded by Director Arguijo which carried by unanimous vote.

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

Mrs. Robinson- Davis 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

i. Resolution authorizing Interlocal Agreement with the City of Houston relating to the Midtown Parking Benefits District Advisory Committee.

The Board was updated about the process to work with the city to create the Parking Benefits District. Director Criglar made a motion to approve the resolution authorizing the Interlocal Agreement with the City of Houston relating to the Midtown Parking Benefits District Advisory Committee. Following all discussion, the motion was seconded by Director Chan which carried by unanimous vote.

ii. Resolution creating and establishing the Midtown Parking Benefits District Advisory Committee.

Director Chan made a motion to approve the resolution establishing the Midtown Parking Benefits District Advisory Committee. Following all discussion, the motion was seconded by Director Arguijo which carried by unanimous vote.

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

i. Approve FY 2023 Budget

Mr. Thomas provided an in-depth explanation of the FY 2023 budget. Director Criglar made a motion to approve the FY 2023 budget as presented. Following all discussion, the motion was seconded by Director Arguijo which carried by unanimous vote.

Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

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

Mr. Giraldo reported that staff is working with Council Member Sallie Alcorn's office to present the new City of Houston Sound Ordinance at the upcoming Tuesday, January 17, 2023, Public Safety Committee meeting. It will be a virtual presentation starting at 11:30 a.m. that will include a Question-and-Answer Session. Links to the meeting will be found on the Midtown website calendar of events.

i. S.E.A.L. Security Solutions, LLC Contract

Mr. Giraldo provided the contract for S.E.A.L. Security Solutions LLC. He reported to the Board that patrols will remain at 140 per week in marked vehicles. Director Tyler - Dillard made a motion to approve the contract as presented. Following all discussion, the motion was seconded by Director Siddiqi which carried by unanimous vote.

H. Nominating Committee – Gloria Haney, Chair

i. Recommendations to fill vacant Board positions 6 and 8.

Director Haney reported that the Nominating Committee held interviews of potential candidate for Board positions 6 and 8. Director Haney announced that the Committee had selected 2 qualified candidates for consideration to the Board. She announced the Committee's recommendation of Maggie Segrich for Position 6 and Lewis Goldstein for Position 8. Both candidates are filling unexpired terms. Director LeVasseur made the motion to approve the recommendations as presented. Following all discussion, the motion was seconded by Director Arguijo which carried by unanimous vote.

ii. Recommendations for the City of Houston Midtown parking Benefits District Advisory Committee.

Director Haney reported that the Nominating Committee held interviews of potential candidates for the newly created City of Houston Parking Benefits District Advisory Committee. Director Haney announced that the committee had selected 4 qualified candidates for consideration and one Midtown Super Neighborhood designee.

The following candidates were recommended to the Board of Directors to represent Midtown:

James Llamas – Advisory Committee Chair ✓

Maggie Segrich – Sesh Coworking – Agent (DealCo) ✓

Scott Irby – Rice Management Company- Agent (RMC) ✓

Scarlett Yarborough – Leon's Lounge - Owner ✓

Cynthia Aceves-Lewis – Super Neighborhood Designee ✓

Director Johnston made a motion to approve the recommendations to the Midtown Parking Benefits District Advisory Committee as presented. Following all discussion, the motion was seconded by Director Douglas which carried by unanimous vote.

I. Service/Improvement Plan & Assessment Plan Committee – Jeanette Criglar, Chair

Director Criglar provided a committee report. There were no action items.

J. 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 – The project is completed and is currently in the final closeout stage.

Baldwin Park – Additional playground equipment installation has been completed.

PARTNER PROJECTS

Safe Street Survey – Updates of the survey results as well as the process used to identify the flow corridors are currently under review. The results will be provided in an upcoming Midtown Management District board meeting.

The Gray Street Bike Buffer Design – Documentation for the Buffer projects are completed.

Glover Park – Bidding for this project is completed and submitted for approval. Project enhancements include a bike rack and bike fix-it station.

Parks and the Public Realm – MRA is currently organizing an interim steering committee. The next stakeholder engagement process will be held in January 2023.

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

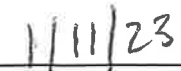
Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, January 11, 2023**, at **11:00 a.m.** and that more details will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.



Marylene Chan
Board Secretary



Date