



midtown
HOUSTON

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

February 5, 2020

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 8, 2020, at 6:00 p.m. in the in the **3rd Floor Conference Room of the Midtown Management District's 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:

Pos. 1	Darcy John Lefsrud	Pos. 10	Eileen J. Morris
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler Dillard
Pos. 3	Amar Mohite	Pos. 12	Dana Woodruff
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Willie H. Coleman	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Herbert Baker
Pos. 7	Julie Tilton	Pos. 16	Gary Noble
Pos. 8	Vacant	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Lefsrud, Mohite, Llamas, Woodruff, Chan and Washington thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members; Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, Mark Sullivan David Thomas, Madeline Peña and Mark Leija; Peggy Foreman of Burney & Foreman; Jesse Sampson of S.E.A.L Security Solutions, LLC, Terry Puster of Baxter Development, Jessica Tindall of Post Midtown Square Apartments, Vanessa Fernandez of Gypsy Poet, and Midtown residents and Henriette Bodmer, Cynthia Aceves-Lewis, Michael Lewis, James Holston and Jim Honey.

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

Chairman Coleman called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

Cynthia Aceves-Lewis stated that the Super Neighborhood #62 created a public safety survey which received 154 responses and expressed concerns about the overall safety of the neighborhood. She requested that the District not move forward with renewing contracts with Harris County for Precinct 7 Deputy Constables and S.E.A.L Security Solutions, LLC, pending a review by the citizens of Midtown

Michael Lewis also expressed safety concerns and stated that he is seeing a dramatic increase in crime in Midtown in the last 12-18 months. Mr. Lewis also requested a stay on renewing contracts with Harris County

for Precinct 7 Deputy Constables and S.E.A.L Security Solutions, LLC. He stated that he and people visiting him do not feel safe and that more patrols are needed.

Jim Honey expressed extreme unhappiness with the overall performance of the Precinct 7 Deputy Constables and S.E.A.L Security officers. He also requested on a stay on all public safety contracts. Mr. Honey also stated that it is difficult to find the agenda for Board meetings and asked that it be emailed to him monthly.

Vanessa Fernandez stated that her restaurant, The Gypsy Poet, has had two break-ins since they opened 7 months ago. She also stated that she made 25-30 calls last week for suspicious activity. She stated that she is also very concerned about security in Midtown. Midtown Staff offered to follow-up with her regarding the calls for service.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JANUARY 8, 2020 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF DECEMBER 2019**
- C. APPROVE PAYMENT OF INVOICES FOR JANUARY 2020**
- D. APPROVE EQUI-TAX REPORT FOR JANUARY 2020**

Ms. Alvarado presented the consent agenda. Director Morris made a motion to approve the consent agenda as presented. The motion was seconded by Director Douglas and carried by unanimous vote.

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

A. Service and Maintenance – Darcy John Lefsrud, Chair

Ms. Madeline Peña reported on the activities of the Service and Maintenance Committee. She stated that the Field Services Team is working to prune smaller trees throughout the District. She further stated that the Committee a representative of Super Neighborhood #62 attended the Committee and that the Committee plans to work with the group to help identify additional areas in the District that need tree trimming and will work to prioritize the identified locations. Ms. Peña explained that the Committee will follow-up with the City of Houston regarding certain tree trimming in the District. She also reported that the District’s Consultant, Walter P. Moore, is working on designs to for additional playground equipment at Baldwin Park. Finally, Ms. Peña reported that regular maintenance activities by the Field Services Team are ongoing throughout the District.

B. Cultural Arts and Entertainment Committee – Eileen Morris, Chair

Director Morris reported that work is underway for the 2020 Art in the Park event that is scheduled for April 4, 2020 in Baldwin Park. She stated that the “Calls to Creatives” has been issued and artists are expressing interest in participating in the event. Ms. Morris also advised the Board the MidtownHOU Arts Micro Grant award winners are working on their various projects and that all projects are due to be completed by the end of March 2020. Cynthia Alvarado announced that the Valentine’s Market had been cancelled due to an insufficient number of artist applications.

C. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair

Director Tyler Dillard reported that the Marketing and Economic Development Committee is working on the Spring/Summer issue of the Midtown Buzz. She also stated that the committee is working to kickoff this year’s resident events and is working with the Calais to identify the best date to host a resident event. Finally, Ms. Pena reported that the Committee is exploring a more robust advertisement plan that would include print and digital ads for 2020.

D. Urban Planning Committee – Allen Douglas, Chair

Director Douglas reported that several Urban Planning Committee members attended two public meetings in January to learn more about each of the proposed Affordable Housing projects in Midtown.

He also stated that the District is awaiting receipt of the executed contract from the Contractor who will install some of the fix-it stations and bike racks in various locations in Midtown.

Director Douglas also reported that the Farmers Market would return to Midtown but under a new name, "The Midtown Artisan's Market". He stated that the contract has been drafted and will be presented to the Board for approval during the March 2020 Board meeting.

E. Finance and Budget Committee – Dana Woodruff, Chair

Mr. David Thomas reported that no Finance Committee meeting was held in January 2020 and that the Staff is working to close out the accounts for 2019. He stated that the next Finance Committee meeting is scheduled for February 25th at 4:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. SUPER NEIGHBORHOOD #62

Director Johnston stated that there was no Super Neighborhood #62 meeting in January 2020 but that the next meeting would take place on February 13, 2020.

G. Public Safety – Willie Coleman, Interim Chair

I. SECURITY COORDINATOR'S REPORT

Mark Leija reported on various law enforcement and public safety issues impacting the Midtown Community and efforts to address those issues.

He stated that monthly meetings with representatives from the various law enforcement agencies and S.E.A.L Security Solutions, LLC continue to share information and discuss their respective agency's response to public safety issues in Midtown. He provided details of various meetings with Midtown residents and business owners regarding public safety concerns in the District.

Mr. Leija advised the Board that he met with 22 Midtown apartment complex managers. He stated that the purpose of the meeting was to gauge whether there was interest in having quarterly meetings to discuss public safety issues and share general information about Midtown Public Safety Enhancements.

He further reported that he and Ms. Alvarado attended a Town Hall meeting held by HPD Chief Art Acevedo and the Central Command Staff regarding the recent spike in burglaries of businesses in the Heights, Montrose and Midtown. He stated that the HPD representatives acknowledged that there were issues regarding follow-up communications with burglary victims and stated that they were working to make improvements. Mr. Leija stated that he and Ms. Alvarado left the meeting with new ideas for projects and programs that can be implemented in Midtown and that the Midtown Staff is currently planning to move forward with some new projects and programs which will have little or no budgetary impact. He stated he believes these projects and programs will have a positive impact on Midtown business owners.

Mr. Leija reported that the Midtown Staff coordinated a meeting with representatives of the Downtown Management District to discuss and share information regarding each entity's public safety programming and to consider how they can work together to improve public safety. He stated that as an example, in February 2020, Midtown will coordinate a joint training session with the PIT Team and the SEAL Security officers that are working in Midtown and Downtown.

Mr. Leija stated that the Midtown Staff was pleased to see so many residents at the January 2020 Public Safety Committee meeting and that he was happy to work with residents to develop new ideas to improve safety in Midtown. He stated that during the next couple of Public Safety Committee meetings, time will be

allocated on the agenda for Super Neighborhood #62 to present data from their recent public survey along with new ideas to improve public safety in Midtown. Ms. Alvarado stated that she followed-up with the Super Neighborhood #62 representative and explained that the Public Safety Committee was the starting point for reviewing and discussing the survey results and that if there were any specific recommendations they would then be presented to the Executive Committee and thereafter to the Board of Directors. She stated that time has been allocated on the agenda for a presentation from Super Neighborhood #62 at the next Public Safety Committee meeting on February 18, 2020 and that it would be on the March 17, 2020 Quarterly Evening Public Safety Committee meeting set for a start time of 5:30 p.m.

Finally, Mr. Leija reminded everyone about the upcoming self-defense training for women scheduled for February 17-20, 2020 in the first floor conference room. Ms. Alvarado stated that the class has been filled and that there was a waiting list. She indicated that she will work to bring another class to Midtown later in the year.

- ii. Interlocal Agreement for Law Enforcement Services with Harris County for March 1, 2020 through February 28, 2021

Ms. Foreman advised the Board that the Interlocal Agreement for Law Enforcement Services prepared by Harris County and presented at the January Board meeting contained an error as it only included 4 Deputy Constables and did not include a supervising sergeant. Ms. Foreman presented the terms of the revised Interlocal Agreement in the total amount of Four Hundred Twenty Five Thousand, Three Hundred Forty Seven Dollars and No/100 (\$425,347.00). Ms. Foreman reminded the Board that the contract amount represented an increase of 5% over last year, but pointed out that there had not been a cost increase for the deputy constables since 2015. The Chair offered the opportunity for public comment on the agenda item. Midtown resident Jim Honey again expressed opposition to approving the Interlocal Agreement with Harris County pending a review. He also expressed concern about the installation of fencing around certain adjacent areas, outside the District's boundaries, where people are currently living in outdoor tents and the impact that action will have on Midtown. Cynthia Aceves-Lewis commented on the Super Neighborhood #62 survey results and again asked about staying the vote on the Agreement. Director Douglas stated that the terms of the Interlocal Agreement allow for a 30-day termination by either party.

Director Douglas made a motion to approve the Interlocal Agreement for Law Enforcement Services with Harris County. The motion was seconded by Nancy Darst. Following all discussion, the motion carried by unanimous vote.

H. Executive Committee – Willie H. Coleman, Chair

Chair Coleman stated that there was nothing to report from the Executive Committee meeting since all matter discussed at the meeting have been addressed under the various agenda items.

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

Marlon Marshall gave the following report on the status of current Midtown Redevelopment Authority capital improvement projects:

Midtown Park. Midtown Park was named winner of the Urban Land Institute 2020 Development of Distinction Award in the Open Space Category and the People's Choice Award for Houston. The Staff and Design Consultants are still working on the conceptual layout for the proposed Front 90 Food Hall project at the corner of McGowen and Travis Streets to optimize the design to fit with the available budget. The design development process is scheduled to begin on the Food Hall project sometime in the Spring of 2020.

Caroline Street Reconstruction. Contractor is working on installation of the storm sewer on Webster Street near Caroline Street and will be making a connection at Austin Street. The Contractor is also working with the City of Houston on approval of the waterline testing between Elgin Street and McGowen Street. There have been some problems which the Authority brought to TxDOT's attention and which are now being addressed

more proactively with a change in project management by TxDOT. The current projected completion date is November 2020.

Bagby Park. Installation of the stage canopy, the lighting and kiosk development are still ongoing projects. The canopy has been fabricated and is waiting delivery pending approval from City of Houston. The Contractor hopes to install the canopy and remaining lighting by the end of February 2020. The kiosk tenant is working through the plan approval process for the 2nd level addition to the kiosk, with construction anticipated to begin in March 2020.

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.

ANNOUNCEMENTS

There were no announcements

NEXT MEETING DATE

Chair Coleman advised the Board that the next Midtown Management District Board of Directors meeting will be held on Wednesday, March 4, 2020 at 11:00 a.m. in the 3rd Floor Conference Room of the Midtown Management District's offices located at 410 Pierce Street, Houston, Texas 77002.

ADJOURN

There being no other business, the meeting was adjourned.


Eileen Morris
Board Secretary

3-4-2020
Date