



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

June 5, 2019

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, June 5, 2019, at 11:00 a.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	Kristin Pope	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Lefsrud, Coleman, Pope, Douglas, Morris, Tyler-Dillard, Baker and Noble thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Marlon Marshall, Mark Sullivan, David Thomas, Amaris Salinas, Madeline Peña and Mark Leija; Peggy Foreman of Burney & Foreman; Jesse Sampson, Rasiel Limanta and Erica Rocha of S.E.A.L. Security Solutions, LLC; Sergeant Haynes of Harris County Constables Precinct 7; Ashley Small of One World Strategy Group, and Terry Puster of Baxter Development.

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

Director Woodruff called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

None

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE MAY 1, 2019 BOARD MEETING;**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF APRIL 2019;**
- C. APPROVE PAYMENT OF INVOICES FOR MAY 2019;**
- D. APPROVE EQUI-TAX REPORT FOR MAY 2019**

Ms. Alvarado presented the consent agenda. Director Johnston made a motion to approve the consent agenda as presented. The motion was seconded by Director Darst 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 Committee – Darcy Lefsrud, Chair

Ms. Peña reported that tree trimming work was completed in May 2019. She stated that the committee is looking at extending the number of work days from one to two for the graffiti abatement team due to a historical uptick during the summer. Ms. Peña also reported that the two additional members of the Field Services Team are continuing to respond quickly to clean certain “hot spots” within the District.

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

Ms. Alvarado reported on activities of the Cultural Arts and Entertainment. She stated that the first Children’s Performance Art Festival held in Midtown Park on May 31, 2019, was a big success with lots of positive feedback. She also stated according to Eventbrite, approximately 495 people obtained a free ticket to attend the event.

Ms. Alvarado advised the Board that she is continuing to work on the required annual report to the Texas Commission on the Arts, which is due in June 2019. She also reported that planning is underway for the Mistletoe Market which will be a two-day event and is currently scheduled for December 6 -7, 2019.

i. RECEIPT OF CITY OF HOUSTON CITY INITIATIVE’S GRANT

Ms. Alvarado reminded the Board that the Cultural Arts and Entertainment Committee applied for and received a City Initiative’s Grant. Peggy Foreman stated that the \$140,000 grant is being awarded to the Midtown Redevelopment Authority (the “Authority) as a non-profit organization with a 501(c)(3) determination. She stated that the Authority and the District will enter into an interlocal agreement to administer and manage the City Grant and to report to the City’s Grant Administrator regarding use of funds as required under the Grant Agreement.

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

Ms. Peña stated that due to the Director Tyler-Dillard’s work and travel schedule, there was no meeting held in May, therefore there is no new information to report.

D. Urban Planning Committee – Allen Douglas, Chair

Director Llamas reported on the status of efforts relating to obtaining approval for the City of Houston’s proposed Walkable Places Project, which includes Midtown as a pilot area. He further reported that the Committee is continuing to identify locations for the bike fix-it stations and bike stands which will be placed throughout the Midtown Community. Finally, Director Llamas stated that the Committee plans to discuss a new strategy for the Midtown Farmers Market at its next meeting on June 20, 2019 at 4:00 p.m.

E. Finance and Budget Committee – Dana Woodruff, Chair

Director Woodruff reported that her Committee’s review of the sources and uses of funds show that the District’s revenue and expenses are generally within budgeted amounts. She stated that approximately 97% of 2018 assessments have been collected as of May 31, 2019.

David Thomas reported that auditors have completed their work and will present the FY 2018 Audit at the July 2019 Board of Director's meeting.

F. Community Activity Report – Christopher Johnston, Liaison

i. SUPER NEIGHBORHOOD #62

Director Johnston reported that Director Llamas attended the May 2019 Super Neighborhood #62 meeting and presented information regarding the Walkable Places Project. He stated that there was robust discussion following the presentation. Director Johnston also reported that there was significant representation by law enforcement at the meeting and that there was much discussion about public safety issues in Midtown. Director Johnston invited other Board members to attend the next meeting of Super Neighborhood #62 which is scheduled for June 13, 2019 at 6:30 p.m. at the Crime Stoppers building.

G. Public Safety – Willie Coleman, Interim Chair

i. SECURITY COORDINATOR'S REPORT

Midtown's Security Coordinator, Mark Leija, reported on activities related to public safety in Midtown. He reported that Precinct 7 has increased patrols around the Greyhound bus station as well as other areas where individuals tend to congregate in the neighborhood. Officers have also been patrolling more on the streets surrounding the encampment along Chenevert, Gray and Hamilton Streets.

Mr. Leija reported that Metro Police identified and arrested two individuals in connection with a shooting that occurred on the rail line at Main and McGowen Streets. He also stated that Metro officers have increased patrols along streets near the rail lines particularly McIlhenny @ Hadley due to increased vagrancy.

Mr. Leija reported that S.E.A.L. Security officers continue to patrol areas throughout the District paying particular attention to areas where vagrants tend to gather. The District has sent 'Good Neighbor' letters to certain property owners asking them to secure their property so as to prevent unauthorized entry. He stated that HPD has been advised about the unsecure buildings.

Mr. Leija further reported that he is working with HPD officers from the South Central and Central Division on issues relating to homelessness and vagrancy, aggressive panhandling, unauthorized feeding and increased numbers of BMV's in and around the bars and nightclubs. He announced that HPD has assigned 2 more DRT officers to work in Midtown. He also stated that Midtown continues to supply law enforcement officers with trash bags to help with their cleanup efforts.

Finally, he announced that he and Ms. Alvarado continue to meet with Midtown area businesses and organizations regarding safety issues.

H. Nominating Committee – Nancy Darst, Chair

Director Darst stated that to date six resumes have been received to fill the upcoming Board vacancy. She stated that the Committee will conduct in person interviews and will follow the Committee's established procedures to review candidates and make recommendations for appointment to the Board of Directors.

I. Executive Committee – Willie H. Coleman, Chair

Director Woodruff stated that all matters discussed at the May 2019 Executive Committee meeting were discussed and considered in connection with other agenda items and that there was no information to report. She thanked everyone for their hard work to improve the Midtown Community.

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

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

Midtown Park. The revised sanitary sewer installation in the Front 90 Plaza area has been completed. The construction team has completed approximately one half of the sidewalk and most of the pavers over the sanitary sewer lines in the Front 90 Plaza area. The work on the Main Street streetscape continues and is expected to be substantially complete by mid to late summer.

Caroline Street Reconstruction. The contractor is continuing work along Caroline Street and is almost completed the initial segment of the waterline installation on the east side of Caroline between Elgin and McGowen Streets. Work continues on the storm sewer installations on Anita Street between Caroline and Austin Streets and once that is completed, the contractor will begin work on McIlhenny Street. The installation of sanitary sewer lines is currently underway near the intersection of Caroline and Tuam Streets.

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

Ms. Alvarado thanked Director Haney for coordinating a meeting with the leasing and executive management team at Morgan Group's new development, Pearl Marketplace, to share information about park programming and other activities in Midtown and for her efforts to have links to Midtown's social media platforms included on the property's website.

NEXT MEETING DATE

The next Midtown Management District Board of Directors' meeting will be held on Wednesday, July 10, 2019 at 11:00 a.m. in the 3rd floor conference room of the District's offices, 410 Pierce Street, Houston, Texas 77002.

ADJOURN

There being no other business, the meeting was adjourned.

Eileen Morris
Board Secretary

Date