



midtown
HOUSTON

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

July 10, 2019

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 10, 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	Marylène 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 Director Baker 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; Lt. Jesse Sampson and Sergeant Alshukin of S.E.A.L. Security Solutions, LLC; Sergeant Haynes and Deputy Roe of Harris County Constables, Precinct 7; Shamier Bouie of One World Strategy Group, Jessica Ortiz of Carr Riggs & Ingram, LLC; and Midtown residents Max Manny, Molly Nagle and Lewis Goldstein.

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

Chair Coleman called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

Molly Nagle stated that she has been a resident of Midtown for more than 20 years. She expressed her concern about the high volume of homelessness and vagrancy in the neighborhood.

Lewis Goldstein introduced himself and stated he is a resident of Midtown and had submitted his resume for consideration for appointment to serve on the District's Board of Directors. Mr. Goldstein stated that he wanted to become more familiar with the operations of the District.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JUNE 5, 2019 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF MAY 2019**

- C. APPROVE PAYMENT OF INVOICES FOR JUNE 2019**
- D. APPROVE EQUI-TAX REPORT FOR JUNE 2019**
- E. APPROVE ANNUAL INSURANCE RENEWAL**

Ms. Alvarado presented the consent agenda. Director Noble made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston 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

Director Lefsrud reported that the planters along Elgin Street were filled on June 23, 2019 and that certain planters were being replaced and respaced. He stated that the Tree Trimming project was complete and that the Committee was working on getting a doggy water fountain installed in the Glover Park dog park. Director Lefsrud reported that the Midtown Staff is exploring the cost to replace all of the decomposed granite in Baldwin Park. He also reported that the Committee was working the Midtown Redevelopment Authority on its comprehensive sidewalk program and are compiling a list of sidewalks in need of repair or replacement. Finally, Director Lefsrud announced that the Committee was looking at its budget requests for FY 2020.

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

Ms. Alvarado reported that the staff submitted the first Texas Commission on the Arts Annual Report for Cultural Districts to TCA. She stated that in compiling the requested data for the TCA Annual Report it was determined that more than 250 thousand people attended cultural arts and entertainment events produced and sponsored the eight organizations that qualify for TCA funding in Midtown. Ms. Alvarado gave a report and shared pictures taken at the Children’s Performance Art Festival held in Midtown Park on May 31, 2019. Ms. Alvarado reported that thank you letters were sent to Mayor Turner and Houston Arts Alliance expressing appreciation for the \$140,000 Arts Grant awarded to the MRA. Finally, she reported that the Committee is working on plans for the upcoming Mistletoe Market and dissemination of information for the MidtownHOU Arts Micro Grants.

Peggy Foreman presented a Resolution relating to an Interlocal Agreement with the Midtown Redevelopment Authority to manage the \$140,000 grant from the City of Houston; Ms. Foreman summarized the terms of the Interlocal Agreement and responded to questions from Board Members. Director Morris made a motion to approve the Resolution as presented. Director Tilton seconded the motion. Following all discussion, the motion carried by unanimous vote.

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

Director Dillard reported that the next draft of the Midtown Buzz newsletter would be available for distribution in August 2019. She reported that the Committee sponsored a Midtown Information Booth and participated in the recent Social Media Day Conference held at the Houston Chronicle building and featured presentations and workshops regarding best practices for social media engagement. Director Dillard reported that Ms. Madeline Peña, Ms. Cynthia Alvarado and Midtown PR Consultant, Ms. Ashley Small attended the Social Media Day Conference and distributed information about Midtown projects, programs and events. Finally, Director Dillard announced that the next Midtown resident event will take place at The Calais Midtown and that the next Marketing and Economic Development Committee meeting will be held at the Buffalo Soldiers National Museum on July 16, 2019 and will be a joint meeting with the Cultural Arts and Entertainment Committee.

D. Urban Planning Committee – Allen Douglas, Chair

Director Douglas reported on the status of the City of Houston Planning and Development Department's efforts to extend Market-Based Parking to Midtown. He reported that based on objections voiced by certain Midtown residents, only a designated portion of Midtown will be included in the proposed Ordinance being presented to City Council. Director Douglas reminded the Board that the Committee had considered the issue and strongly supported having all of the area within Midtown subject to the Market-Based Parking Ordinance. Director Douglas further reported that the City Planning and Development Department was seeking to have several streets within Midtown's boundaries added to the 2019 Major Thoroughfare and Freeway Plan. He stated that the Committee plans to consider the issue at the July 2019 Committee meeting. Additionally, Director Douglas reported that the Committee is working on strategies to encourage more community participation in the Midtown Farmers Market and on identifying locations for installation of the Midtown Bike Fix-It Stations.

E. Finance and Budget Committee – Dana Woodruff, Chair

Director Woodruff reminded the Board that the budget process will begin soon and asked Committee Chairs to begin the work of identifying project priorities for FY 2020. Ms. Alvarado stated that community input was welcome at the committee level to help determine project priorities for FY 2020.

i. UPDATE ON FY 2019 DISTRICT AUDIT

Director Woodruff reported that the FY 2018 Audit has been completed. Jessica Ortiz of CRI presented the FY 2018 Audit and stated that the District received a clean opinion and that no material weaknesses or usual entries were found.

Ms. Foreman advised the Board that due to an agenda error, the acceptance of the Audit would have to be considered and voted on at the August 7, 2019 Board meeting.

F. Community Activity Report – Christopher Johnston, Liaison

i. SUPER NEIGHBORHOOD #62

Director Johnston stated that he was unable to attend the June 2019 Super Neighborhood #62 meeting. He stated that according to others in attendance at the meeting, the new South Central Division DRT police officers were introduced, there was lengthy discussion regarding public safety issues, and a presentation from Preservation Houston.

G. Public Safety – Willie Coleman, Interim Chair

i. SECURITY COORDINATOR'S REPORT

Ms. Alvarado announced that Midtown Security Coordinator, Mark Leija, was attending a law enforcement meeting called by an adjoining Management District and she presented the report on activities in Midtown.

Ms. Alvarado reported that South Central DRT Officers are continuously monitoring the encampment at Hamilton and Pierce Streets together with the surrounding area.

She also reported that there was a report of increased burglary of motor vehicles around the Axelrad Beer Garden. Mr. Leija set-up a meeting with the business owner and key employees to discuss their concerns. Following that meeting, Mr. Leija made a request for installation of additional street lights in the area and made recommendations to the owner for additional safety improvements. Ms. Alvarado stated that the District provided Axelrad with signage to encourage patrons to lock their vehicles and remove all valuables.

Ms. Alvarado reported that a request has been made to the HPD South Central DRT Unit and the HPD Narcotics Division to investigate allegations on Main Street of alcohol and drug usage while blocking the public sidewalks, along with complaints of loud noise from area bars.

Ms. Alvarado stated that Precinct 7 Deputy Constables and S.E.A.L. Security officers continue to patrol the area and meet with Midtown business owners to address aggressive panhandling at area businesses and other criminal activity in the area. She further reported that METRO Police are still searching for a suspect in an aggravated assault with a deadly weapon case that occurred on May 8, 2019 on the rail line at Main Street and McGowen Street and that Crime Stoppers is offering a \$5,000 reward for information leading to an arrest and conviction.

H. Nominating Committee – Nancy Darst, Chair

Director Darst announced that personal interviews of candidates for consideration for appointment to the District Board will take place on July 17, 2019 at 9:00 a.m. at the Midtown offices at 410 Pierce St. Suite 355 Houston, TX 77002. She invited interested Board Members to participate in the interview process. She stated that the Committee will then follow its established procedures to review candidates and make recommendations for appointment to the Board of Directors.

I. Executive Committee – Willie H. Coleman, Chair

Chair Coleman stated that all matters discussed at the June 2019 Executive Committee meeting were discussed and considered in connection with other agenda items and that there was no additional information to report. He thanked everyone for their work.

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 installation of pavers in the Front 90 area and along the sidewalks has been completed and the Contractor is working to finish the streetscape and landscape improvements on Main Street. The project is expected to be completed within the next 30 days.

Caroline Street Reconstruction. The contractor is set to begin testing the completed waterline installation on the east side of Caroline Street between Elgin and McGowen Streets. The installation of sanitary sewer lines continues near the intersection of Caroline and Tuam Streets.

Bagby Park. Construction has begun at Bagby Park and crews are working to replace the stage and install an overhead canopy.

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

Director Washington invited everyone to attend a reception at Camden McGowen Station Apartments featuring his artwork on July 18th from 7:00 p.m. to 9:00 p.m.


NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on Wednesday, August 7, 2019 at 6:00 p.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