



**MINUTES**

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING**

**March 6, 2024**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 6, 2024, at 11:00 a.m. in the **1<sup>st</sup> 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	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	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	Maggie Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand- Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Douglas, Arguijo, Tyler-Dillard, Siddiqi, and Young.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Kayler Williams, Amaris Salinas, Jaime Giraldo, Chrystal Davis, Willie Larry, and Jeremy Rocha; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ivis Batista and Ashley Segura of Medley, Inc.; Jennifer Gribble, President of the Midtown Super Neighborhood #62; Commander Sunny Nguyen and Sergeant Brian Alms of

Houston Police Department Central Division, and Midtown residents: Lynda Guidry and Ed Reybitz.

**1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT.**

Chair Lefsrud called the meeting to order and welcomed everyone.

Chrystal Davis called the roll of the Board of Directors and verified that a quorum was present.

**2. RECEIVE PUBLIC COMMENTS**

There were no public comments.

**3. CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE FEBRAURY 7, 2024, BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2024**
- C. APPROVE PAYMENT OF INVOICES FOR FEBRUARY 2024**
- D. APPROVE EQUI-TAX REPORT FOR FEBRUARY 2024**

Chair Lefsrud presented the various items on the consent agenda. Director Criglar made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston and carried by majority vote. The vote was: 10 Yes 0 No and 1 Abstention.

**4. REQUEST FOR LETTER OF SUPPORT FOR HOUSTON DOWNTOWN MANAGEMENT DISTRICT RAISE APPLICATION.**

Cynthia Alvarado announced that this item was no longer needed and was being pulled from the agenda.

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

**A. Service and Maintenance Committee – Christopher Johnston, Chair**

Director Johnston presented the Service and Maintenance report. There were no action items. He provided updates regarding maintenance projects completed by the Field Services Team. He reported that the Midtown Staff is working on drafting a scope of services for (i) replacement of lighting in Glover Park and Baldwin Park, (ii) streetscape irrigation services, (iii) streetscape signage replacements, (iv) streetscape lighting

assessments, and (v) tree trimming around streetlights throughout the District. He also reported that the MRA staff is working with consultants to prioritize phasing and identify sidewalk projects planned by other governmental agencies.

Director Johnston reported that CenterPoint will move forward with plans to install two test luminaries in the locations suggested by Super Neighborhood #62. He also stated that CenterPoint representatives will present the updated lighting assessment at the March 2024 Service and Maintenance Committee meeting. Director Johnston also reported that the contractors have completed the initial pruning of certain large trees located in Baldwin Park and that fertilization and cabling will be completed soon. All of the tree work performed will be documented in the final version of the Urban Forestry Management Plan for Baldwin Park.

Finally, Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, March 18, 2024 at 4:00 p.m.

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

Director Llamas provided the Urban Planning Committee report. There were no action items to report.

The next Urban Planning Committee meeting will be held on Monday, March 18, 2024, at 4:00 p.m.

**i. Midtown Parking Benefit District Advisory Committee**

Director Llamas announced that the Midtown Parking Benefit District Advisory Committee will meet on Thursday, March 7, 2024 to discuss the status of ongoing projects including the Houston Bike Share Maintenance Agreement Extension, Midtown Loud Noise Overtime Initiative, the Artistic Meter Wrap Installation, and the Speed Feedback Signage Study. He further stated that the Advisory Committee members will discuss and consider potential new projects for funding.

He encouraged interested Board and community members to attend the next Parking Benefit District Advisory Committee meeting on Thursday, May 9, 2024 at 3:00 p.m.

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

Mrs. Davis presented the Marketing & Economic Development Committee report. There were no action items. She stated that the Midtown Staff have submitted a draft of an RFQ for the redesign of the Midtown Houston website to consultants for review and comment. Mrs. Davis also reported that the Midtown Staff is working with Medley, Inc. to plan the

editorial content for the Spring-Summer issue of the Midtown Buzz, which is scheduled for publication in May 2024.

Ivis Batista of Medley, Inc. presented the social media numbers for January 2024. She reported that the top press mentions were from Houstonia Magazine, Houston Public Media, and Amazing 102.5 FM. She also reported that Facebook had 11,225 engagements (such as likes, clicks, and shares), and 235,229 impressions (views) on the various Midtown Houston Channels.

The next Marketing and Economic Development Committee meeting will be held on Tuesday, March 19, 2024 at 3:00 p.m.

**D. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair**

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He announced that 12 urns in the Elgin Street Planters project have been completed and that the Staff has received positive feedback from the community. He announced that Artist Nolan Mueller will be painting a mini mural near Baldwin Park between Chenevert and Highway 288 on March 8, 2024.

Director Bertrand-Pitts also reported that plans are moving forward for Midtown Art in the Park 2024 and that approximately 30-35 artists have applied to participate in the event. He stated that the event will be held at the Midtown Park Plaza located at the intersection of McGowen and Travis Streets on Saturday, April 20, 2024 from 10:00 a.m. to 4:00 p.m. The event will feature music, food trucks and dessert carts, game tables, chalk art, hopscotch, a public art installation, art classes and other surprises. He also stated that the Midtown staff continues to participate in team meetings regarding the HueMan:Shelter project being funded by the Bloomberg Public Art Challenge Grant.

The next Cultural Arts and Entertainment Committee meeting will be held on Tuesday, March 19, 2024 at 3:00 p.m.

**E. Finance Committee – Kelly Young, Chair**

Melissa Morton presented the report for the Finance Committee on behalf of Director Young. She provided a summary of the District's financial statements and reported that approximately 94% of 2023 assessments have been collected as of the end of February 2024.

The next Finance Committee meeting is scheduled for Tuesday, March 26, 2024 at 1:00 p.m.

## **F. Community Activity Report – Christopher Johnston, Liaison**

### **i. Super Neighborhood #62**

Director Johnston stated that Cynthia Alvarado attended the February 2024 Super Neighborhood #62 meeting. Ms. Alvarado stated that she announced that the District would be hosting a Reimagine Midtown Charette on Saturday, March 23, 2024 from 10:00 a.m. – 2:00 p.m. in the 1<sup>st</sup> floor conference room of the Midtown offices and invited everyone to come and participate in the event and share their ideas for future projects. She further reported that the District is in the process of accepting applications to fill 5 board positions and invited interested attendees to submit their resumes for consideration by the Nominating Committee.

Director Johnston announced that the next Super Neighborhood #62 meeting is scheduled for Thursday, March 14, 2024, at 6:30 p.m. at South Main Baptist Church.

## **G. Public Safety Committee – Jeanette Criglar, Chair**

Director Criglar updated the Board on the activities of the Committee. She stated that there is an increase in community attendance at the committee meeting. She thanked the Parking Benefit District Advisory Committee for its funding of the Loud Noise Ordinance Initiative and stated that she has received feedback from her neighbors that there has been some recent improvement in the noise levels from nearby venues.

Commander Sunny Nguyen of the Houston Police Department (HPD) Central Division introduced himself to the Board. He confirmed HPD's commitment to public safety in Midtown. Commander Nguyen stated that unfortunately the public perception is that crime is increasing, however the statistical data shows that overall crime in Midtown is decreasing. Sergeant Brian Alms announced that the Midtown Loud Noise Initiative may be placed on pause due to a City-wide Initiative focusing on higher priority violent crimes requiring personnel adjustments. Jamie Giraldo provided stats showing the results of the implementation of the Loud Noise Ordinance to date. Mr. Giraldo announced that expenditure of the funds allocated for the Loud Noise Initiative will be placed on temporary hold, but that the Midtown community will benefit from the City-wide Violent Crime Initiative.

Mr. Giraldo announced that the agreement with Flock Group Inc. for installation of license plate readers had been finalized and that Flock would begin the obtaining the required permits from the City. He also reported that he hosted a meeting of Public Safety Coordinators from several other Houston area management districts to discuss ideas and share information regarding public safety.

**i. Amended agreement for services with SEARCH Homeless Services Inc.**

Mr. Giraldo presented the Second Amendment to the Agreement with SEARCH Homeless Services, Inc. He stated that for the period from January 1, 2024 to December 31, 2025, the number of Homeless Outreach Specialist funded by the District will decrease from two to one and the compensation for such homeless outreach services shall not exceed Sixty-Five Thousand Three Hundred Dollars (\$65,300) annually. He reminded the Board that there will still be two Homeless Outreach Specialists working in the Midtown area, however the 2<sup>nd</sup> person will be funded under an agreement between Rice Real Estate Company and SEARCH.

Director Bertrand-Pitts made a motion to approve the Second Amendment to the Agreement between the District and SEARCH Homeless Services Inc. as presented. The motion was seconded by Director Segrich and carried by unanimous vote.

The next Public Safety Committee meeting will be held on Tuesday, March 19, 2024 at 11:30 a.m.

**H. Nominating Committee - Gloria Haney, Chair**

Director Haney reported that the Committee continues to work to obtain resumes of potential board candidates. She stated that approximately 200 emails were sent out at the beginning of February announcing that the District was seeking resumes of individuals interested in serving on the board. The Staff will continue to work to encourage potential board candidates to submit resumes for consideration.

**I. Service and Improvement Plan – Jeanette Criglar, Co-Chair  
Kelly A. Young, Co-Chair**

Ms. Alvarado reminded everyone that the Reimagine Midtown Charette will be held on Saturday, March 23, 2024 from 10:00 a.m. – 2:00 p.m. in the 1<sup>st</sup> floor conference room of the Midtown offices. She stated that the Staff is working with consultants to prepare for the event. She also stated that there will be follow-up community engagement meetings to identify and recruit ambassadors who can help share and obtain support for the proposed 10-year Service and Improvement and Assessment Plan

## **J. Executive Committee – Darcy Lefsrud, Chair**

Chair Lefsrud stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports. He acknowledged that the Board meetings were now being “live streamed” in an effort to increase access by interested parties.

## **6. REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)**

Marlon Marshall presented the following reports regarding the status of current Midtown Redevelopment Authority capital improvement projects:

**Brazos Street** – The initial public engagement survey has been released and is available to complete online. The link to the survey will be publicized in the upcoming ENews and on Midtown social media platforms. The survey will be available until March 8, 2024, however it may be extended for 1-2 weeks depending on the level of response.

**Brazos Street Bridge Landscape Improvements** – The contractor will begin working on installation of soil and preparation of planting areas. The installation of trees and plants is scheduled to begin in early March 2024.

**Sidewalk Assessment** – The consultant team is working to update the final report based on feedback provided by the MRA Board.

### **PARTNER PROJECTS**

**Parks and Public Spaces Master Plan** – The MRA is waiting for feedback from METRO senior leadership for direction on the next steps of the proposed project.

**Gray Street Buffer Designs** – The City of Houston has required resubmittal of plans including signatures from public utility companies. The estimated time to receive signatures from CenterPoint is up to 8-10 weeks.

**Urban Forestry Plan** – The contractor has completed the recommendations for pruning of one large tree in Baldwin Park. There is still cabling and fertilization remaining for the completion of the initial recommended tasks. The work will be documented in the final version of the plan.

**CenterPoint Lighting Assessment Survey** – The MRA provided locations recommended by Super Neighborhood #62 to CenterPoint Energy for the installation of two test luminaires, specifically, the 2700 block of La Branch Street and the 300 block of Bremond Street. CenterPoint Energy will present the updated street lighting assessment to the Urban Planning Committee in March 2024.

**Speed Feedback Sign Survey** – The consultant has collected the traffic data of the surveys. The consultant is mapping the locations and will provide their findings and recommendations in March 2024.

**7. 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.

**8. ANNOUNCEMENTS**

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, April 3, 2024, at 11:00 a.m.**

**8. ADJOURN**

There being no other business, the meeting was adjourned.

  
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Marylene Chan, Secretary

Date: 4/3/24