



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

Wednesday, November 2, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, November 2, 2022, at 6:00p.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 LeVasseur, Douglas, Arguijo, Tyler Dillard, Siddiqi and Washington.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, David Thomas, Robert Bradford, Jaime Giraldo, Chrystal Robinson – Davis, Peggy Foreman of Burney and Foreman, and Clinton Turner of Baldwin Square Homeowners Association were present.

Ms. Alvarado 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 OCTOBER 5, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF SEPTEMBER 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR OCTOBER 2022.**
- D. APPROVE EQUI-TAX REPORT FOR OCTOBER 2022.**

Ms. Alvarado presented the various items on the consent agenda. Director Young made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston which carried by unanimous vote.

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 3RD QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING IN SEPTEMBER 30, 2022.

Mr. Thomas presented the written investment report contained in the Board Packet. He stated the average interest rate on all accounts for the quarter ending in September 30, 2022, was 0.7002%. The amount of interest earned for the 3rd quarter was \$7,801.91.

Director Haney made a motion to accept the investment report as presented. The motion was seconded by Director Mohite and 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

Director Johnston gave the committee report. There were no action items.

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

Ms. Alvarado 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

E. Director Llamas provided the committee report. Ms. Alvarado provided an update regarding the Parking Benefits District. Additional updates of the Parking Benefits District Advisory Committee will be provided in the upcoming Midtown Management District Board meeting.

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

Director Young provided the committee report. There were no action items.

Community Activity Report – Christopher Johnston, Liaison

i. **Super Neighborhood #62**

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

Mr. Giraldo provided the committee report. There were no action items.

G. 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 contractor has started the installation of the final pavement markings. TxDOT has hired a consultant to complete the internal review of punch list to determine which items the contractor will be required to address. CenterPoint has two pole removals remaining that conflict with sidewalk and intersection ramp installations. Upcoming work includes installation of remaining pavement markings, regulatory signage, rain garden lighting, and TDLR inspection.

Baldwin Park – Remaining electrical items have been installed. Construction has been completed and the project closeout is in progress.

PARTNER PROJECTS

Safe Street Survey – The surveys are currently under evaluation. Projects are identified during the community survey and are based on the safety, mobility, access, equity, and public input. The criteria will select six projects for further cost benefit analysis for grant pursuit.

The Gray Street Bike Buffer Design – Plans were approved by the City of Houston. The Midtown Redevelopment Authority is currently working on project specifications for the procurement process and developing a procurement schedule.

Glover Park – The bicycle and sidewalk improvements are completed.

Parks and the Public Realm – Consultants are working to schedule meeting with the Steering Committee prior to the next public engagement event 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, December 7, 2022**, 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

12/7/22

Date