

BOARD of DIRECTORS

- Claude F. Wynn, Chairman
- Randy Mitchmore, Vice Chairman
- Cassie Stinson, Secretary
- Brad Nagar, Ass't Secretary
- Kathy Hubbard, Treasurer
- Michael Carter
- Dennis Murland
- Robert Jara
- Michael Grover
- Tom Fricke
- Tammy Manning
- David W. Robinson
- Randall Ellis

* Two - positions open



MONTROSE DISTRICT

Newsletter for December 2011
MONTROSEDISTRICT.ORG

INTERESTED IN SERVING OR KNOW SOMEONE WHO IS?

PLEASE CONTACT DISTRICT STAFF TO MAKE A NOMINATION!

PUBLIC SAFETY & SECURITY

ENVIRONMENT & URBAN DESIGN

BUSINESS DEVELOPMENT

CULTURAL PROMOTION

MONTROSE MANAGEMENT DISTRICT has a contracted public safety program with 21 officers working rotating shifts. Beginning on Black Friday, a **bike patrol** will be making rounds through the business corridors and shopping centers, Friday to Sunday from 9 a.m. to 9 p.m. This program will remain in effect until December 31. The mobile security camera program assists officers with crime prevention and enforcement. The District also partners with HPD's Positive Interaction Program (PIP) and is an advocate with other law enforcement agencies. These focused and targeted law enforcement efforts make our community safer and enhance the quality of life for all who invest, live, work and visit the District. To learn more about any of the public safety programs in the District, please contact Director of Services, Josh Hawes at 713.724.3862.

Since January, 2,201 occurrences of graffiti were removed from the District. We are grateful to our business partners and residents who actively assist us in reporting incidents. We encourage all residents and businesses to join in the effort to help us eradicate graffiti from the District by reporting to 3-1-1 or going online to **MontroseDistrict.org** and reporting incidents via the **"Report a Problem"** button on the home page. We work closely with our graffiti abatement contractor and our law enforcement team to identify and prosecute the individuals responsible for graffiti in our District.

Message from Claude F. Wynn, Chairman of the Board

As the Chairman of the Board, a property owner and assessment payer in the Montrose District, I want to encourage my fellow property owners, businesses and neighbors to read the **FAQs** in this newsletter. Everyone who serves on the board of directors is a business owner, property owner or their agent. Montrose is not only our place of business, it is our home. The **FAQs** in this newsletter were created to educate and inform. We allow ourselves to be assessed because we believe that by joining together we can and will make a difference in our community. I urge you to read the **FAQs**, call us with questions and learn the **"Real Truth of District Creation"**.



FAQ: WHAT IS THE MONTROSE MANAGEMENT DISTRICT?

The Montrose Management District (MMD) resulted from the merger of Harris County Improvement Districts #6 and #11. MMD's purpose is to boost the prosperity of the historic Montrose area, increase infrastructure improvements, and build a safer, more beautiful community.



I've lived in "The Montrose" since 1977. ...For many years I have been a "Montrose Advocate" and taken care of my properties and our neighborhood by working with the city and the police all on my own. Finally, I don't feel that I have to fight the graffiti, parking and crime issues by myself. It is a positive move to band together with other interested, concerned and professional property owners to take "The Montrose" into the future. I encourage all taxpayers and business owners to attend meetings, volunteer and get busy with the Montrose Management District Team. So far, everyone that I have met and dealt with are doing a fine job of making **OUR MONTROSE THE SUPER NEIGHBORHOOD OF HOUSTON!**

- Lane Llewellyn





“
The use of
mobile cameras
by Management
Districts has played
a great role in
reducing crime in
our neighborhoods
and businesses.”

- Chief McClelland,
Houston Police Department



OFFICER OBENHAUS COMPLETING A BMV (BURGLARY OF A MOTOR VEHICLE) REPORT CARD AT WALGREENS AT 3317 MONTROSE.



PUBLIC SAFETY COMMITTEE MEETINGS

The MMD hosts a Public Safety Committee meeting on the 2nd Friday of the month at 9:30 a.m. Meetings are held at the District headquarters - 5020 Montrose Blvd. Suite 311, Houston, TX 77006. Public Safety Committee meetings are conducted in collaboration with various local law enforcement entities throughout the District. ***The meetings are an effective way for local law enforcement to work holistically with County, private, METRO, and federal agencies. All meetings are open to the public, and we welcome community input and participation.***



I have made a long-term investment in Montrose by owning quality multi-family housing. The Montrose Management District is helping me to protect that investment by improving our area. Specifically, the District provided me a camera at 405 Hawthorne Street and it has dramatically reduced the amount of ancillary foot traffic and stopped the car break-ins we were having at the property. Traffic is also becoming a serious problem in the neighborhood and particularly on Montrose Blvd. The District has conducted an inventory of our traffic challenges and they are making immediate plans to ease the flow. I know they will also work with the city to demand more dollars for our community. - ***Stathis Kafoglis***



If you ever need to reach a District officer, you can do so for non-emergency calls at 832.370.9191.

FOR EMERGEN



MOBILE SURVEILLANCE CAMERAS

The MMD added mobile surveillance cameras to its Public Safety Program to help reduce the growing number of thefts and burglary of motor vehicles within the District. This is not a typical camera system which sits away and out of sight. This system is visible from a distance – which aids in its capability as a deterrent. This system works. An analysis of three locations initially used for the pilot implementation showed dramatic reductions once the camera was installed. During a recent district presentation to the Houston City Council’s Public Safety Committee and Police Department the success of this technology was recognized. As a result of the presentation Mayor Parker suggested that HPD look at the use of cameras as a crime prevention measure.

Mobile cameras are quickly becoming one of the most cost-effective and reliable ways for businesses and citizens to play a proactive role in deterring crime. A unit contains up to six cameras for a full 360-degree view with an added camera for license plate recognition. These high resolution cameras are equipped with night vision and infrared detection and contain a digital video recorder that can collect up to two weeks of data. Data collected by these units has been used to help identify and prosecute criminals caught on camera.

ACTIVITY REPORT

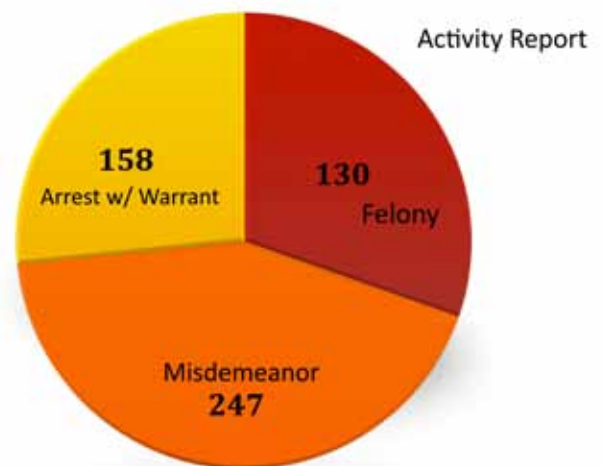
District officers have issued 180 citations for traffic/parking violations and made over 247 misdemeanor arrests, 130 felony arrests and 158 arrests of individuals with warrants.

OFF - DUTY OFFICERS

The MMD has a contract for 21 off-duty officers from the Houston Police Department to assist in the safety and security of our district. The team is composed of 17 patrol officers, two sergeants and two narcotics officers. These off-duty officers supplement police patrols by HPD and perform courtesy business checks for the commercial businesses in the area.

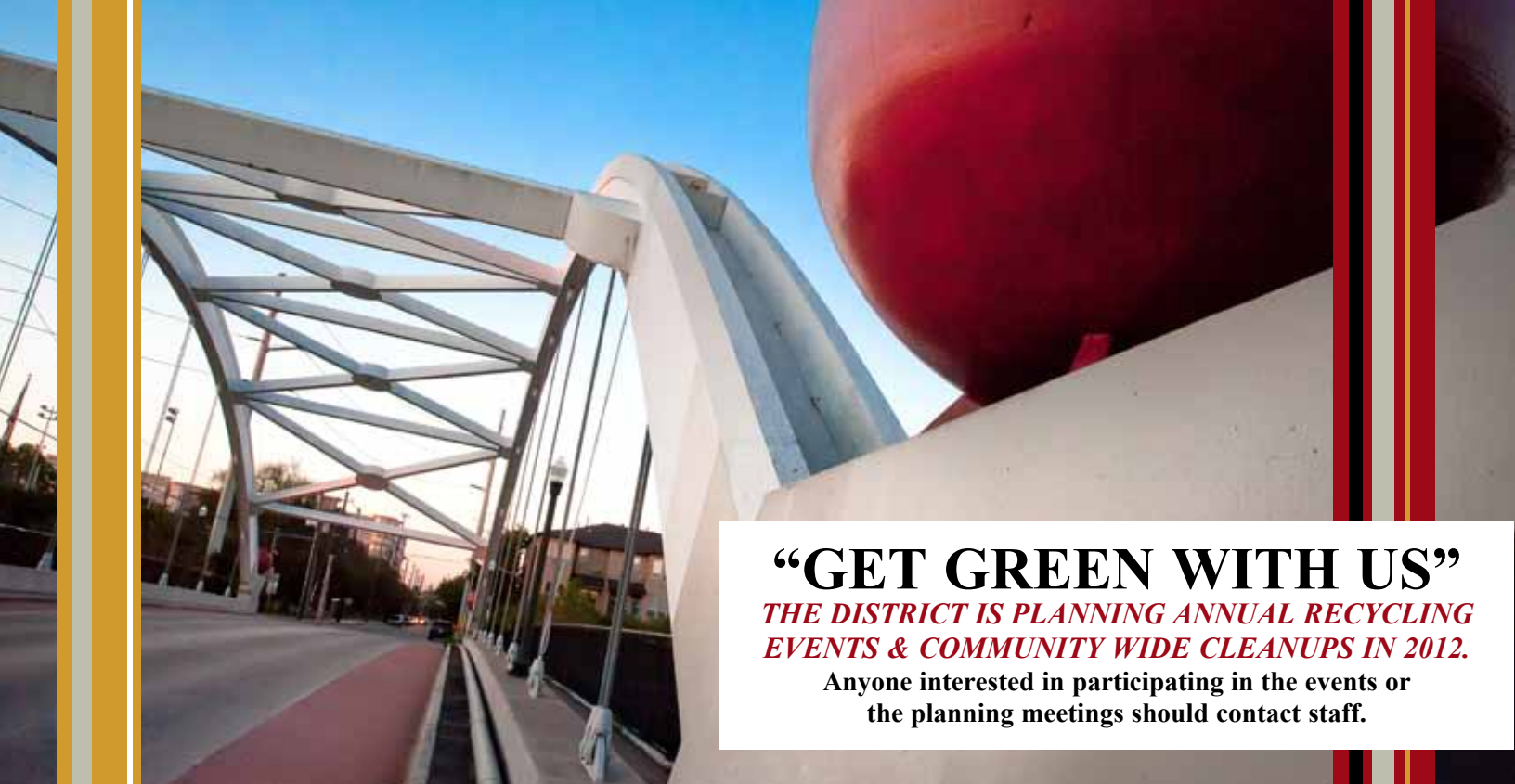
CRIME STATISTICS AND ANALYTICS

The MMD takes a very proactive, responsible approach to crime analysis in our public safety programs. We start with geographical information system (GIS) coordination of the crime statistics by property address. This level of detail and filtering allows the District to identify “hot spot” locations and crime trends. This is one way in which the District’s limited resources are used to their greatest potential. Utilizing advanced tracking tools and GIS software, we can identify the most appropriate locations for resource allocation. The District compiles and analyzes crime data on multi-family and commercial properties and uses this data to formulate its approach to public safety.



SEE WHAT MAYOR PARKER SAYS ABOUT OUR CAMERAS AT:
www.HoustonPublicRadio.org/articles/1288909506-Crime-Down-in-Houston.html

NCIES ALWAYS CALL 9-1-1.

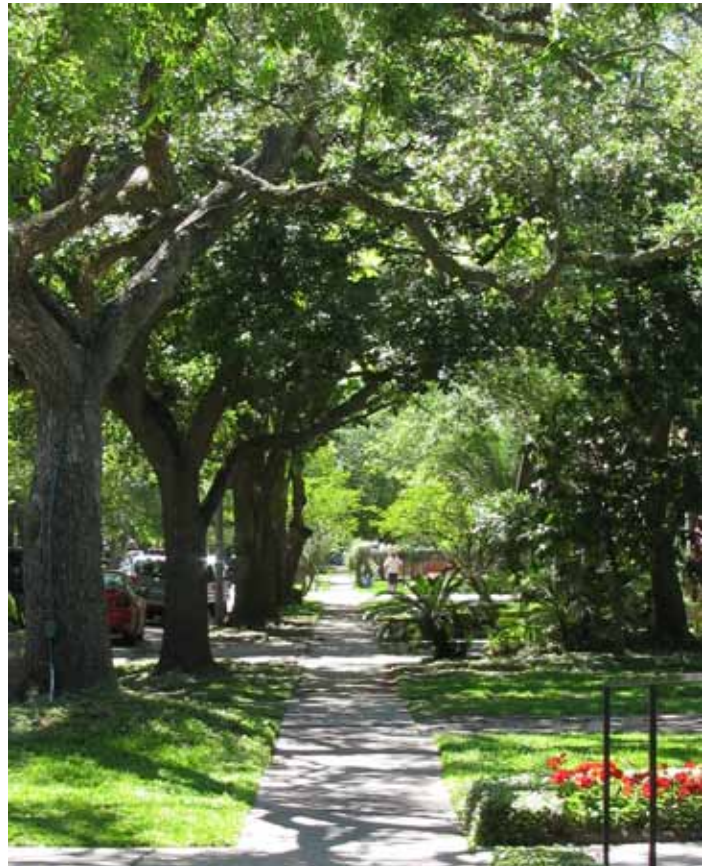


“GET GREEN WITH US”
*THE DISTRICT IS PLANNING ANNUAL RECYCLING
EVENTS & COMMUNITY WIDE CLEANUPS IN 2012.*
Anyone interested in participating in the events or
the planning meetings should contact staff.

ENVIRONMENTAL DESIGN

One of the functions of the District of particular value to the Montrose and Neartown communities is economic development. As the metropolitan area population grows to eight million over the next ten years, there will be increased demand for housing in the District. Given the shortage of available land within the District, much of this demand may be satisfied by mid-rise and high-rise housing, particularly along public transportation corridors. With its contacts to developers and City of Houston departments, our district staff will advocate for those projects that will complement the beauty and appeal of the District, benefit nearby businesses, maintain connectivity between neighborhoods and schools, and preserve quality of life for all residents.

We anticipate that more and more in-town and out-of-town visitors will be drawn to our shops, restaurants and clubs by the uniqueness, proximity and diversity of the Montrose District. This will provide more marketing opportunities to district businesses, but will also place more and more pressure on existing streets and, in particular, available parking within the District. MMD staff will work with developers and the City administrators to create public/private partnerships to build structured parking in areas of greatest need and ensure that the District gets its fair share of CIP expenditures for street, sidewalk, lighting, drainage and utility improvements throughout the District.



FAQ:

WHAT HAS THE MONTROSE MANAGEMENT DISTRICT DONE FOR THE COMMUNITY? ARE THERE ANY BENEFITS?

Here are just a few examples, and the District has only just begun. Over 270 arrests have been made by 21 off-duty police officers. MMD installed crime prevention surveillance cameras near “hot” spots, greatly reducing loitering and criminal activity near businesses, apartments and neighborhoods. MMD also engaged Walter P. Moore & Associates to analyze the mobility conditions of the District’s major thoroughfares. This study will guide MMD and the City of Houston in working together to improve safety, reduce spillover parking from businesses into neighborhoods, and make the District a place where existing businesses can succeed and new businesses will thrive.



MMD will advocate for creation of a more walkable district in which residents and visitors alike can leave their cars at home or in a secure parking garage and walk to a variety of shops, restaurants and clubs along tree-lined sidewalks with attractive benches, lamps and trash receptacles along the way. One major focus will be the realization of a dream long held by Montrose businesses and residents - the enhancement of Montrose Blvd. into a truly grand boulevard from Buffalo Bayou to Hermann Park. Without District advocacy, our unique community could easily be taken over by developers seeking a quick profit who have no interest in the community as a whole. The District, through its planning initiatives, seeks to work with and monitor proposed projects within our community to ensure that the balance between development and the community is maintained.

FAQ:

WHAT ELSE HAS THE MONTROSE MANAGEMENT DISTRICT DONE?

MMD regularly inspects and reports street light outages. Its vigorous graffiti removal program is faster and more effective than the City’s enforcement efforts, reducing incidents of repeated tagging. The annual Montrose Crawl, sponsored and promoted by the District, is one of several events designed to attract customers to area businesses. MMD recently sought help from the Texas Department of Transportation to restore street lighting on the Montrose Bridge over U. S. 59. During negotiations, TxDOT agreed to relight all three bridges over U.S. 59 at its expense if the District would fund the design for new cost-efficient, low maintenance LED lighting and assume future maintenance. Without this agreement, the state’s cost-cutting would have kept the bridges in the dark. By partnering with the state, the District solved a local problem imaginatively and effectively.

FAQ:

HOW WILL THE MONTROSE MANAGEMENT DISTRICT IMPROVE THE FUTURE OF OUR COMMUNITY?

Through resourceful arrangements like the one with TxDOT and its own targeted projects and programs, MMD will be able to do things that no other public entity can. Imagine better traffic flow, expanded parking solutions, and more beautiful, walkable streets, boulevards and green spaces. As the District works to carry out its Service and Improvement Plan, the people of Montrose can expect to see more and more progress on their behalf.

HOW WAS THE MONTROSE MANAGEMENT DISTRICT CREATED?

The Texas Legislature created both HCID #6 and #11 after several years of discussions among property owners, businesses and community alliances. These discussions convinced lawmakers that the districts would benefit their constituents. Upon each district's creation, commercial property owners petitioned their districts to begin operations. The boards then merged the districts to bring about a more cohesive, cost-effective approach to community improvement.

FAQ:

WHO RUNS THE MONTROSE MANAGEMENT DISTRICT?

A 15-member unpaid Board of Directors oversees MMD according to state laws governing municipal management districts, such as the Texas Public Information Act, Open Meetings Act, Public Funds Investment Act and many others. The Board is made up of both commercial property owners and residents of the District. To carry out its work, the Board hired Hawes Hill Calderon LLP, a private consulting firm, to supervise operations, help with planning, and manage projects and programs. The firm assigned Josh Hawes, who has 13 years training and experience in special district operations, to function as the Director of Services. In addition, the Board hired independent legal counsel and a certified public accounting firm.



HAWES HILL CALDERON
LLP

WHAT DOES THE SERVICE AND IMPROVEMENT PLAN DO?

Through its Service and Improvement Plan, MMD works toward improvements in four major areas: Business Development, Public Safety, Transportation Planning, and Visual Improvements and Cultural Promotion. MMD exists to ensure that improvements occur as the community wishes while preserving the District's distinctive charm; to advocate the community's needs before county, city, state and federal agencies; and to team up with outside resources for economic development. All these activities will make Montrose a more desirable place for shopping, living and visiting.



DIDN'T THE MONTROSE MANAGEMENT DISTRICT DISSOLVE?

Some property owners in the District petitioned the Board to dissolve MMD. The petition was reviewed for compliance with Texas law. On November 14 the Board received a report from the administrators of the District and legal counsel who had conducted an exhaustive, detailed examination of the petition and signatures. The finding of facts and law presented in the report indicated that the petition did not meet the required legal standards for dissolution of the District. As a result of the lack of sufficiency of the petition, the MMD will continue to operate and implement its service plan. The MMD Board of Directors will continue to work hard to advance Montrose as Houston's most desirable destination and invites the community to become involved in the District by volunteering for committees and sharing their ideas.

- The Montrose Management District 's **Business & ECONOMIC DEVELOPMENT**

FREE MUSEUM DAY & CRAWL

The District actively supports events and programs which encourage visitors and residents alike to shop and dine in the District. In September the District was a sponsor of the 17th Annual "Free Museum Day". This event brings in thousands of visitors to our museums and encourages visitors to not only tour the museums, but to also visit our shops and restaurants by showing casing Montrose as a walkable area filled with great places to eat and unique shops. This year the "Free Museum Day" brought in 67,000 visitors. Next "Free Museum Day" will be September 15, 2012.

In October the District was a sponsor of the Montrose Crawl. Jason Ginsburg, President of Montrose Crawl, Inc., thanks everyone who helped make the 5th Annual Montrose Crawl a huge success. "We had several thousand costumed Crawlers out this year. The Crawl raised \$4,968 for the Houston Area Women's Center, one of Montrose's finest charitable organizations. But we couldn't have done it without the cooperation of our nine participating venues or without the help of our great sponsors, Saint Arnold Brewing Company, Free Press Houston, Freebirds World Burrito, and the Montrose Management District. A special thanks goes out to our 2011 Grand Crawler, Neartown President David W. Robinson." Jason estimates that the event increased sales at the participating venues by nearly 300%. Anyone who would like to participate in or contribute to next year's Montrose Crawl should contact Jason at 281-658-1293 or at jason@montrosecrawl.com. More information and pictures of the 5th Annual Montrose Crawl are available at MontroseCrawl.com.

The District will continue to support these venues each year and is planning a "foodie/arts/music event" to add to these initiatives in 2012. Folks interested in getting involved in the planning of any of these events can contact event organizers or District staff.

Restaurateurs & BUSINESS OWNERS

FOODIE EVENT FALL 2012!

Businesses interested in participating please contact us - see back page. MEETINGS BEGIN JANUARY 2012

We hope to have a broad cross section of businesses to join us in the planning process.

On December 6, the Museum District Business Alliance held its Annual Holiday Luncheon and Community Improvement Awards celebration. MDBA's long standing annual affair provides an opportunity to honor and celebrate local and familiar businesses and neighbors for their efforts that have brought quality, generosity and commitment to the Museum District and Montrose area.

This year's awardees include Acadian Bakery, L'Alliance Française, Cherryhurst Park Community Center, Fairmont-Museum District, Glassell Studio School, H-E-B Montrose Market, Jeannine's Bistro, Legacy Community Health Services, My Table Magazine, and Cassie B. Stinson.

MDBA is an organization of business and community leaders that has an extensive following of aware individuals who attend our informative monthly luncheons. All businesses and neighborhood leaders are encouraged to join us in becoming a member of the Museum District Business Alliance. For more information go to mdbahouston.org.





MONTROSE DISTRICT

5020 Montrose Blvd. Suite 311
Houston, Texas 77006

MONTROSEDISTRICT.ORG

Spirit of Modernism

MUSEUM OF FINE ARTS - HOUSTON

Through January 29, 2012 - Free to \$7 - mfah.org
1001 Bissonnet St. Houston, TX 77005

The John R. Eckel Jr. Foundation Gift has mounted "Spirit of Modernism," an exhibit comprising 75 examples of Modernist American painting, sculpture, photography and design from his collection. Fans of modern and mid-century design won't want to miss this. 11 a.m. to 5 p.m. Tuesdays, Wednesdays, Fridays and Saturdays, 11 a.m. - 7 p.m. Thursdays, 12:15 - 5 p.m. Sundays.

The Montrose Management District is a combination of HCID#6 and HCID#11



Montrose District Staff

Executive Director – David Hawes 713.595.1209

Director of Services – Josh Hawes
713.595.1208 or JHawes@MontroseDistrict.org

Director of Marketing – Gretchen Larson
713.595.1215 or GLarson@MontroseDistrict.org

Director of Economic Development – Ray Lawrence
713.595.1235 or RLawrence@MontroseDistrict.org

Board of Directors Monthly Meeting

2nd Monday at 12:00 (noon)

Visual Improvements/ Transportation

3rd Wednesday at 10:00 a.m.

Security & Public Safety

2nd Friday at 9:30 a.m.

Economic Development

2nd Wednesday at 5:00 p.m.

All meetings take place at

Tradition Bank

5020 Montrose Blvd.
Houston, TX 77006.