

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

March 11, 2013

Determine quorum; call to order.

The Board of Directors of the Montrose Management District held a meeting on Monday, March 11, 2013, at 12:00 p.m. Noon at 401 Branard Street, 2nd Floor, Room 106, Houston, TX 77006, inside the boundaries of the District, and open to the public. Chairman Wynn called the meeting to order at 12:00 p.m., and the roll was called of the duly appointed members of the Board, to wit:

Position 1: Claude Wynn, <i>Chairman</i>	Position 9: Kathy Hubbard, <i>Treasurer</i>
Position 2: Dana Thorpe	Position 10: Michael Grover
Position 3: Randy Mitchmore, <i>Vice Chairman</i>	Position 11: Bobby Heugel
Position 4: Cassie Stinson, <i>Secretary</i>	Position 12: Brad Nagar, <i>Ass't Sec'y</i>
Position 5: Lane Llewellyn	Position 13: Vacant
Position 6: Vacant	Position 14: David Robinson
Position 7: Vacant	Position 15: Randall Ellis
Position 8: Robert Jara	

and all of the above were present with the exception of Director Mitchmore, thus constituting a quorum. Also present at the meeting were Bill Calderon, Susan Hill, Josh Hawes, Gretchen Larson and Ray Lawrence, all of Hawes Hill Calderon, L.L.P.; Clark Lord, Bracewell & Giuliani, L.L.P.; Patricia Hall, Equi-Tax, Inc.; and Darrell Hawthorne, Municipal Accounts and Consulting, L.P. Others present were Dennis Beedon and Marie Cortes-Matte, District business ambassadors; Daphne Scarbrough, Richmond Avenue Coalition; Eugene Nosal, Avondale Association; Jack Valenski, City of Houston Mayor's Office; Victor Beserra, Houston Police Department (HPD); and Kimberly Rightor, Houston Parks Board.

Approve minutes of meeting held February 11, 2013.

Upon a motion duly made by Director Hubbard and being seconded by Director Llewellyn, the Board voted unanimously to approve the minutes of its meeting held on February 11, 2013.

Receive public comments.

Ms. Scarbrough addressed the Board. She said that depositions will be forthcoming with regards to legal action on the dissolution of the District. No action was taken.

Houston Parks Board Presentation

The Board heard a presentation from representatives of the Houston Parks Board relating to the "Bayou Greenways 2020" (BG2020) project. This initiative will aim to create a united urban park system by developing linear parks and trails along all the major bayous that flow throughout Houston. BG2020 will add nearly 1,500 acres of additional park land to Houston's inventory and create nearly 150 miles of continuous, off-road, shared use trails. Board members made comments and asked questions following the presentation. No action was taken.

Receive District's Monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.

The agenda item was deferred until later in the meeting.

Receive and consider Montrose Management District's monthly financial report and pay invoices.

Mr. Hawthorne reviewed the financial statements included in the Board agenda materials. Chairman Wynn noted that the invoices presented for payment have been reviewed by the Finance Committee. Upon a motion duly made by Director Ellis and being seconded by Director Llewellyn, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.

Receive Executive Director's Monthly Report on District initiatives.

Mr. Calderon briefed the Board and said that the District's initial banner signage is expected within the next couple of weeks. He reported that the PM Realty Group may provide the location for installation of the inaugural sign.

He said that METRO Board Member Christof Spieler recently addressed the Business and Economic Development Committee to report on METRO's mobility plans and to request that the District adopt a resolution supporting rail. Mr. Calderon said that the Mobility Committee will review the request. It was noted that METRO ridership is significantly lower in the Montrose area than in other areas of the City. Mr. Lawrence added that METRO is currently working to simplify its routes and its services to become more user-friendly in an effort to increase its ridership.

Mr. Calderon thanked Director Heugel for his work with the City regarding parking ordinances. He said that through the creation of a parking district, the District may gain an opportunity to better manage local parking issues including parking permits, metering and the development of public/private parking facilities.

Ms. Hall joined the Board meeting in progress during the Executive Director's report.

Mr. Calderon said a Capital Improvements Program presentation was made recently to City officials. Several Board members commented that the Montrose area is underfunded in the City's ReBuild Houston Program. There was discussion about possible initiatives to inform and educate assessment payers about the matter and to raise awareness among public officials of the need for repairs within the District. Mr. Calderon commented that advocacy is an appropriate role for the District. No action was taken.

Receive Marketing Report.

Ms. Larson provided a review and highlights of the proposed 2013 Public Relations and Marketing Strategy and Work Plan, included in the Board agenda materials. Components of the Plan will include information dissemination through several social media outlets; an active Business Ambassador program; monthly mixers that include educational and training programs for area businesses; historical and cultural initiatives; an educational mobility campaign with information about walking/bike tours, parking regulations and bicycle racks; printed marketing materials; and providing additional safety and security coverage for events and festivals held within the District, rather than direct sponsorships of the events. Following discussion, and upon a motion duly made by Director Hubbard and being seconded by Director Nagar, the Board voted unanimously to approve the 2013 Public Relations and Marketing Strategy and Work Plan.

Receive District's Monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.

Ms. Hall presented the Report. She reported that the 2012 assessments are 90% collected to date on the East side of the District and 91% collected on the West side of the District. She noted that lists of the District's Top Ten Assessment Payers and the Ten Largest Delinquent Accounts are both included in the Board agenda materials, as well as a report on delinquent collections activities. No action was taken.

Receive and consider report from the Public Safety Committee.

- a) Consider purchase of 200 "Lock Take Hide" signs for an amount not to exceed \$10,000.**

Officer Beserra presented the Patrol Activity Report. He reported that 69 arrests were made last month. Mr. Calderon explained that the "Lock Take Hide" signage would be beneficial in terms of mitigating the number of automobile break-ins in the area. He said funding for the signs is available in the Public Relations and Marketing budget. Committee Chair Nagar spoke in favor of the signage, stating that such programs have been proven to be effective. Mr. Calderon agreed and said that the Committee may request the purchase of additional "Lock Take Hide" signage at a later date. Director Stinson inquired about the fabrication and cost of the signs. Chairman Wynn and Mr. Calderon said that these signs are metal and durable, with anti-graffiti coatings applied.

Upon a motion duly made by Director Llewellyn and being seconded by Director Stinson, the Board voted unanimously to approve the purchase of 200 "Lock Take Hide" signs for an amount not to exceed \$10,000.

Receive report from the Mobility and Visual Improvements Committee.

Director Robinson reported on a mobility study related to the Houston Medical Center. Director Heugel commented that the installation of bicycle racks would be beneficial to area businesses. Director Stinson said that other management districts are working to designate and paint bicycle lanes and to install bicycle racks. Chairman Wynn suggested that the Committee review and consider these initiatives further. No action was taken.

Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.

The Board convened in Executive Session at 1:12 p.m.

Reconvene in Open Session and authorize appropriate action by legal counsel related to Item #16 on the agenda.

The Board reconvened in Open Session at 1:50 p.m. No action was taken.

Announcements.

Director Stinson inquired about the status of proposed nominees to serve on the Board. Mr. Calderon said that the matter is currently under review by City officials and that he expects action to be taken later in the year.

Adjourn.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:51 p.m.

Randy Melchiorre DOS
Vice Chairman ~~Secretary~~, Board of Directors
Montrose Management District

