

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

August 8, 2011

Determine quorum; call to order;

The Board of Directors of the Montrose Management District held a meeting on Monday, August 8, 2011, at 12:00 p.m. noon at 5020 Montrose Boulevard, Suite 201, Houston, TX 77006, inside the boundaries of the District, and open to the public. Chairman Wynn called the meeting to order at 12:05 p.m., and the roll was called of the duly appointed members of the Board, to wit:

Position 1: Claude Wynn, *Chairman*
Position 2: Allen Ueckert
Position 3: Randy Mitchmore, *Vice Chairman*
Position 4: Cassie Stinson, *Secretary*
Position 5: Michael Carter
Position 6: Marchris Robinson
Position 7: Dennis Murland
Position 8: Robert Jara

Position 9: Kathy Hubbard, *Treasurer*
Position 10: Michael Grover
Position 11: Tom Fricke
Position 12: Brad Nagar, *Ass't Secretary*
Position 13: Tammy Manning
Position 14: David Robinson
Position 15: Randall Ellis

and all of the above were present with the exception of Directors Ellis, Hubbard and Murland, thus constituting a quorum. Also present at the meeting were David Hawes, Susan Hill, Josh Hawes and Gretchen Larson, Hawes Hill Calderon, L.L.P.; Darrell Hawthorne, Municipal Accounts and Consulting, L.P.; Daphne Scarborough, Richmond Avenue Coalition; Jason Ginsburg, Montrose Crawl, Inc.; and Jarrett Thompson, intern.

Approve minutes of meeting held June 13, 2011;

Upon a motion duly made by Director Mitchmore and being seconded by Director Fricke, the Board voted unanimously to approve the minutes of its meeting held June 13, 2011.

Receive public comments;

Meeting guests introduced themselves. No action was taken.

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. He said he anticipates that the financials for the two previous districts will begin to be combined into one report beginning in September as a result of the Board consolidation several months ago.

Following discussion, and upon a motion duly made by Director Marchris Robinson and being seconded by Director David Robinson, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.

Receive Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Detail, and Delinquent Assessment Report;

Mr. David Hawes briefed the Board with regards to assessments received year-to-date. He noted that 93% of the assessments on the East side of the District have been collected for 2010. He said that 89-90% of the assessments on the West side of the District have been collected. He said updated Assessment Reports will be emailed to Board members. No action was taken.

Receive and consider recommendations from the Public Safety Committee related to:

a. Patrol Activity Report for the month of June and July;

Committee Chair Nagar asked Mr. Josh Hawes to provide the Patrol Activity Report. Mr. Hawes reported that June and July were active months for the patrol officers, with 47 persons jailed in June and 29 persons jailed in July. He distributed the "Patrol Activity Report," dated August 8, 2011, hereby attached as Exhibit A. Mr. Hawes said the second security vehicle is being prepared for service and will be in operation soon. He added that the District's new logo will be placed on both of the patrol vehicles.

Mr. Hawes said approval has been obtained to install a security camera in the shopping center across from the Kroger store and noted that the Kroger parking lot has been the site of recent criminal activity. The Board discussed the mobile security camera program, including methods to encourage Kroger's participation. Director David Robinson agreed to research possible collaboration with the City of Houston's new Department of Neighborhoods. Chairman Wynn noted that the effectiveness of the District's security patrols is exceeding expectations and is a model program. No action was taken.

Receive and consider recommendations from the Business and Economic Development Committee:

a. Consider sponsorship of the 2011 Montrose Crawl in the amount of \$3,500.

Mr. Ginsburg addressed the Board and requested a sponsorship in the amount of \$3,500.00 for the 5th Annual Montrose Crawl to be held on Saturday, October 29, 2011. He explained that the majority of the funding will be used to hire eight Houston Police Department (HPD) officers to provide traffic control and security for the event. He said that additional businesses will be participating in the 2011 event, and therefore, additional HPD officers are needed for security. Upon a motion duly made by Director Mitchmore and being seconded by Director Stinson, the Board voted to approve the sponsorship of the 2011 Montrose Crawl in the amount of \$3,500.00. Director David Robinson abstained from the vote.

Director Grover suggested the purchase of permanent trash receptacles for major areas within the District. Chairman Wynn recommended that the Committee should research the matter further in terms of design, installation and trash pick-up options. Ms. Larson distributed copies of the District's first newsletter, dated July, 2011, hereby attached as Exhibit B. She said the newsletter will be distributed to all assessment payers and storefront owners within the District. She reported that the District's new logo will be service-marked and that a policy for its use by community and business partners is being developed. She said that staff is in the process of interviewing firms to refurbish the District's website. Chairman Wynn noted the Board's preference for working with businesses that are located within the District.


Receive Executive Director's Monthly Report on Action Initiatives in Support of the Montrose Management District;

Mr. David Hawes reported that the newsletter accurately informs assessment payers about the District's programs and services and their benefits. He noted that there are many inaccuracies on a website being hosted by a group that opposes the District's operations. He said that a campaign is being planned to provide assessment payers with truthful information. The Board discussed the newsletter and possible topics for future issues, including public safety. Chairman Wynn noted that the District's committees are undertaking numerous projects at this time and suggested that assessment payers be invited to participate. Mr. Josh Hawes said that the District's new office is almost ready and that the security patrols will operate from the office. No action was taken.

Adjourn.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:03 p.m.



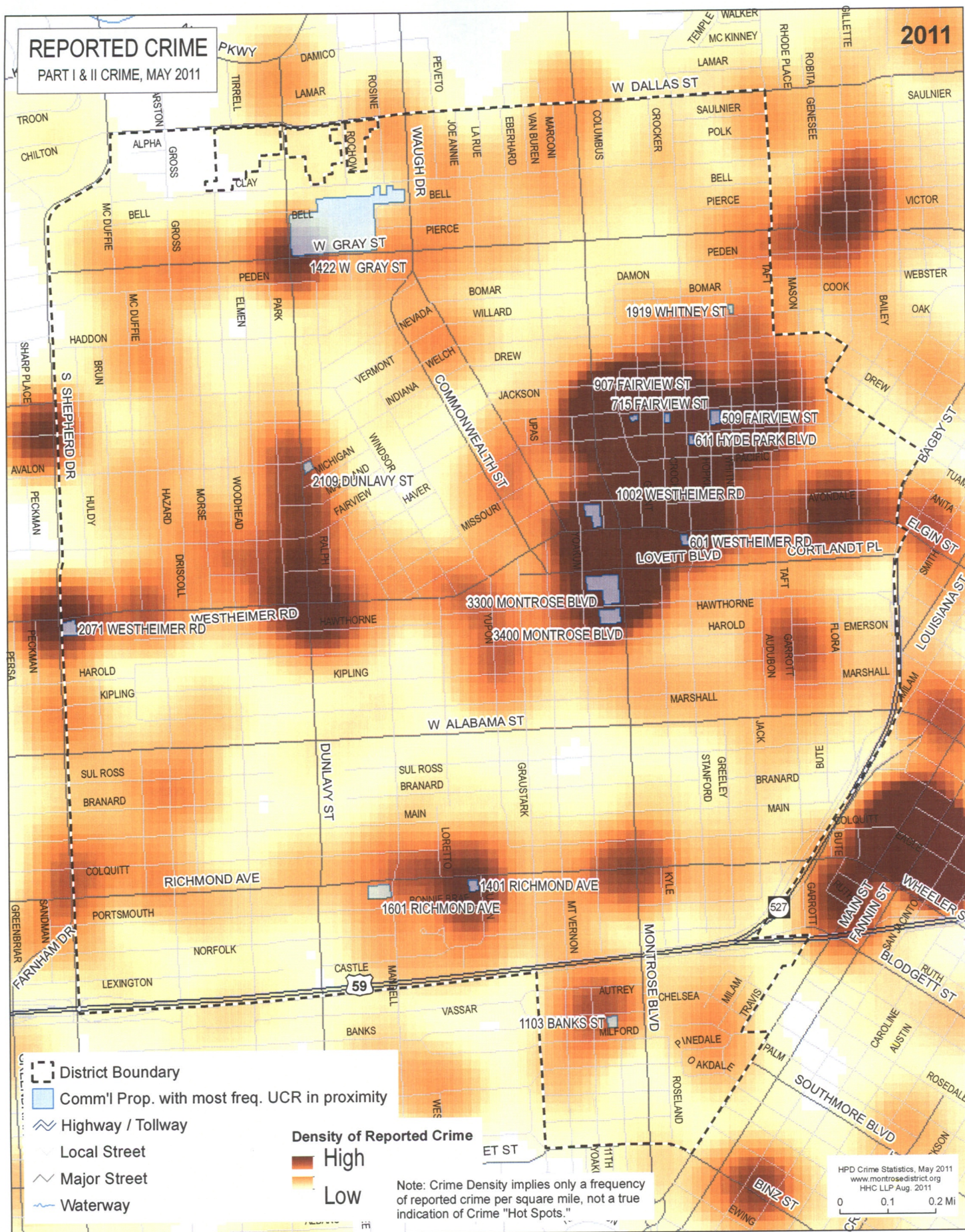

Secretary, Board of Directors
Montrose Management District

List of Exhibits:

Exhibit A: "Patrol Activity Report," dated August 8, 2011

Exhibit B: "Montrose District Newsletter," dated July, 2011

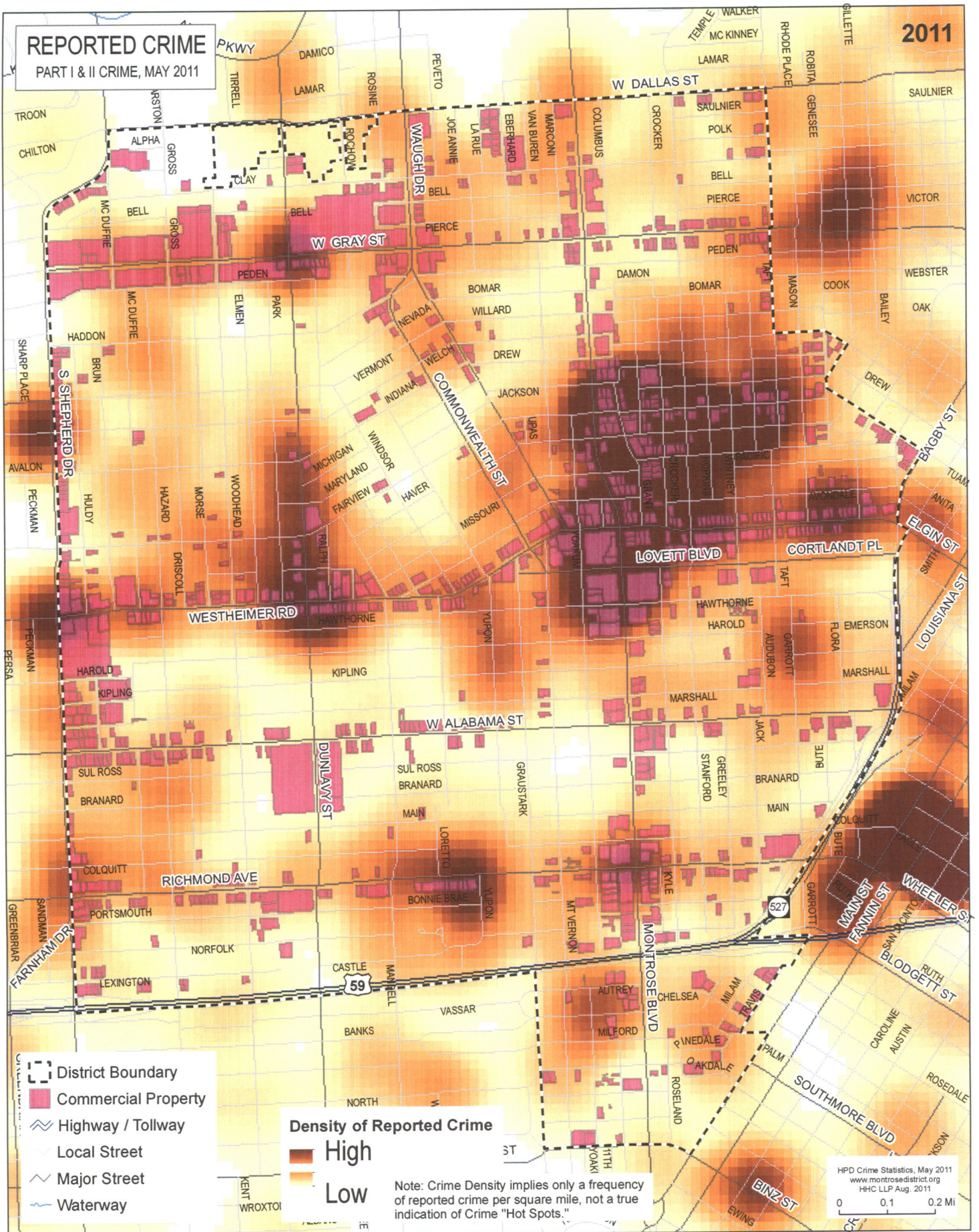
PART I & II CRIME, MAY 2011



2011

REPORTED CRIME

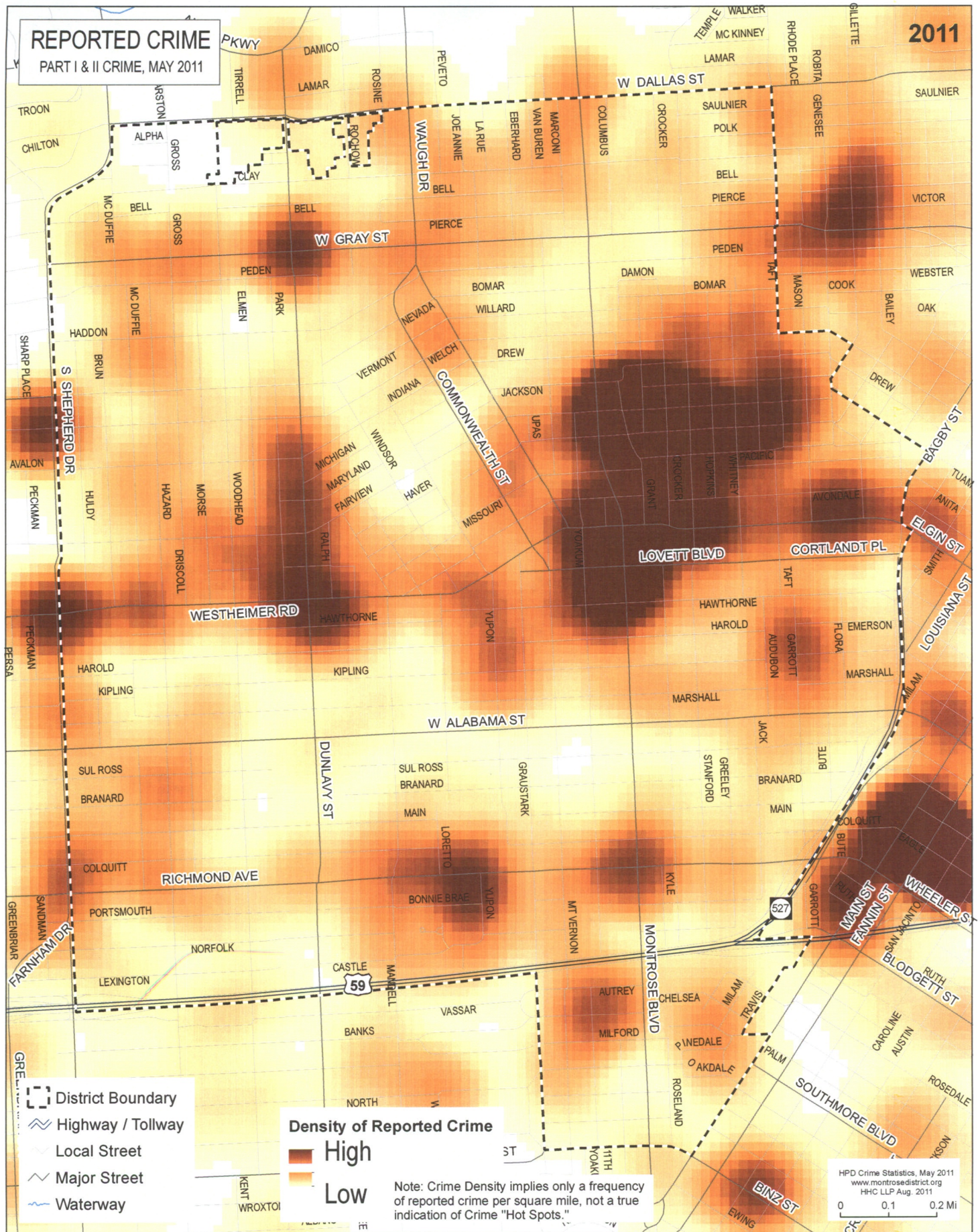
PART I & II CRIME, MAY 2011



2011

REPORTED CRIME

PART I & II CRIME, MAY 2011

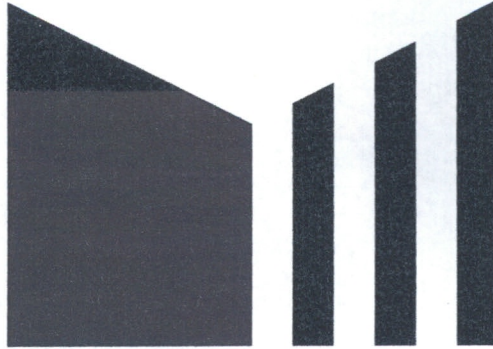


Top 10 Crime Reported Commercial Properties May 2011

<u>Ranking</u>	<u>Commercial Property</u>	<u>Address</u>	<u>Incidents</u>
1	KROGER CO #243	3300 MONTROSE BLVD	9
2	ANBIL II-R O L P	1422 W GRAY ST	8
3	GARCIA MANUEL J	715 FAIRVIEW ST	7
4	KATZ REAL ESTATE LP	1401 RICHMOND AVE	7
5	ENTLER DENNIS K	611 HYDE PARK BLVD	6
6	MANRICH ASSOCIATES LTD	1601 RICHMOND AVE	6
7	SOUND WEST L L C	1002 WESTHEIMER RD	6
8	GARCIA MANUEL J & MARY	509 FAIRVIEW ST	5
9	ARMSTRONG CHARLES	907 FAIRVIEW ST	5
10	MD WHEELER LTD	1919 WHITNEY ST	4

BOARD of DIRECTORS

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Allen Ueckert
Randy Mitchmore, Vice Chairman
Cassie Stinson, Secretary
Michael Carter
Marchris Robinson
Dennis Murland
Robert Jara
Kathy Hubbard, Treasurer
Michael Grover
Tom Fricke
Brad Nagar, Ass't Secretary
Tammy Manning
David Robinson
Randall Ellis



Exh. B

MONTROSE DISTRICT

Newsletter for July 2011
MONTROSEDISTRICT.ORG

PUBLIC SAFETY
& SECURITY

ENVIRONMENT &
URBAN DESIGN

BUSINESS
DEVELOPMENT

CULTURAL
PROMOTION

THE DISTRICT has a contract Public Safety Program with 12 off duty HPD officers working 20 five-hour shifts each week.

The District also has three full time and six part time officers who patrol the area on bikes. This is often used as a high-visibility compliment to an on-going operation. The three full time officers patrol the parks. As of June 30, our officers have made 158 arrests in 2011.

THE MOBILE SECURITY CAMERA PROGRAM assists officers with crime prevention and enforcement. The District currently has two cameras installed and four more planned.

The District also enhances Public Street lighting where needed, partners with and supports HPD's Positive Interaction Program (PIP), and is an advocate with other agencies for other security measures. The focused and targeted law enforcement efforts make the area safer and enhance the quality of life for all those who invest, live, work and visit the District. To learn more about any of the public safety and targeted law enforcement efforts contact *Director of Services* **JOSH HAWES AT 713.724.3862.**

As a component of the Public Safety Program, the District has a **GRAFFITI ABATEMENT PROGRAM.** All businesses are encouraged to participate. The city of Houston has an ordinance which requires property owners to remove visual blight such as graffiti from their property within ten business days of its occurrence.

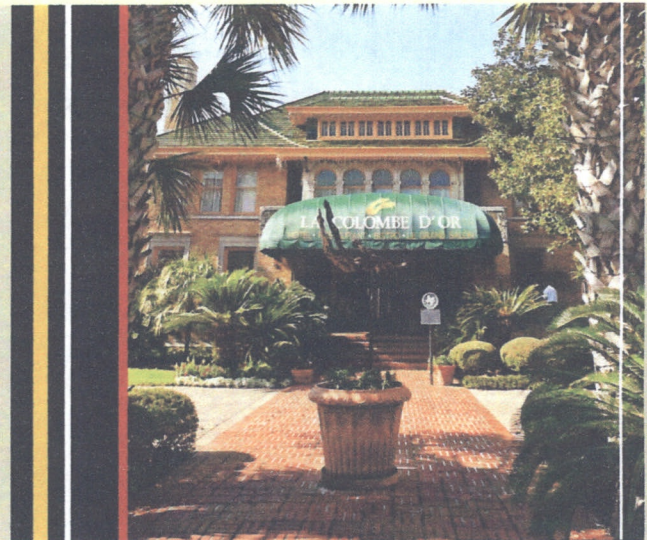
As a business or commercial property owner paying the assessment, the Graffiti Abatement Program will be available at no additional cost; however, in order to utilize the program businesses will need to sign a waiver form to allow the District to abate the graffiti. The forms are available at the District website **WWW.MONTROSEDISTRICT.ORG** or the abatement vendor will also have forms available when they respond to your location. As of June 30 the District had abated 1146 incidents of graffiti this year.

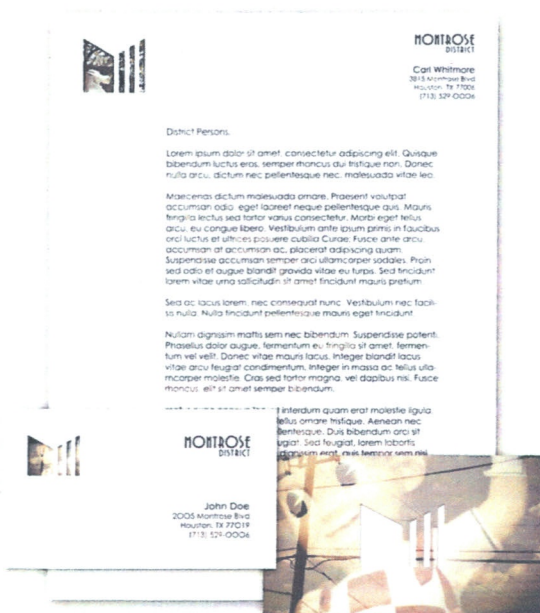
WORKING TO INSURE OUR FUTURE...

The Montrose Management District Board of Directors understands that whether it is helping to keep the community safe or free from graffiti or working to beautify the area or enhance business opportunities, there is no greater responsibility than to protect the quality of life and business investments in the area. Through programmed initiatives and planned projects, the District will work to keep this commitment and insure our future prosperity, because...

"The best way to predict the future is to create it."

— David Hawes, Executive Director





At their June meeting, the Board of Directors approved the adoption of the new District logo. Design standards for use by our strategic and community partners have been established and will be reviewed for finalization by the Business and Economic Development Committee at their July 13 meeting. The logo will be service-marked and once this process is complete, the design standards and committee requirements will be available from staff or at the District website. Questions regarding use should be directed to District staff.

"Simplicity is the ultimate form of sophistication."
—Leonardo da Vinci

MONTROSE...WE HAVE A NEW LOGO

— Business Plan Service Components

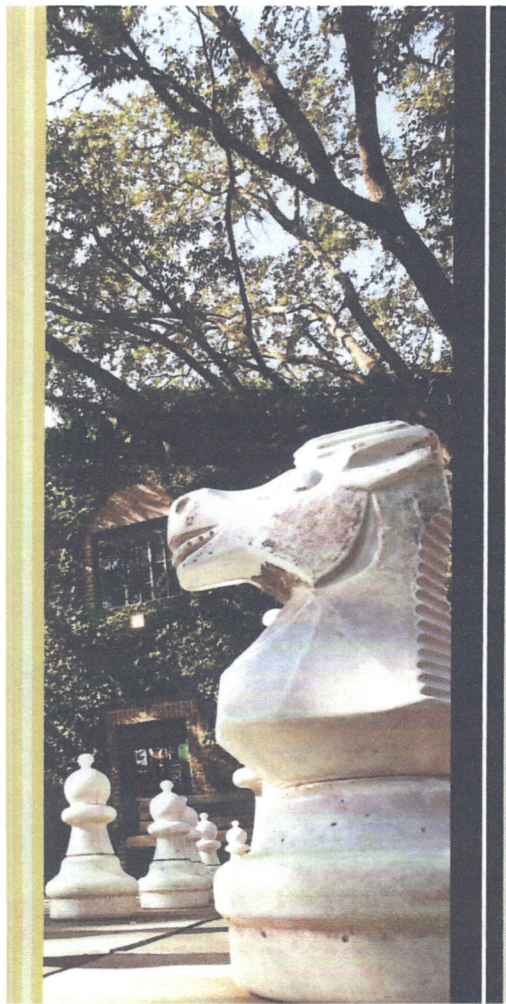
- Provide graffiti abatement and prevention
- Enhance public street lighting
- Establish partnerships with HPD, Metro, and other agencies
- Support HPD's Positive Interaction Program (PIP)
- Enhance traffic control devices where necessary
- Initiate safety awareness programs and activities
- Advocate for security needs with county, city, state, and federal agencies

BUSINESS DEVELOPMENT

The District has a comprehensive business development plan, PR and Marketing plan and a website. The board of directors also recently approved a new District logo which was the result of extensive research including a visual preference survey to determine overall direction. In addition, we are working on several clean and green initiatives including a community wide cleanup project and recycling events. Visit WWW.MONTROSEDISTRICT.ORG for more information on these programs, or contact *Director of Marketing and Business Development* **GRETCHEN LARSON** AT 713.595.1215.

BE A HOUSTON BUSINESS RECYCLER! Don't Delay, Sign Up Today!

The City of Houston Solid Waste Management Department and the Montrose Management District are teaming up to save businesses money, protect the environment and keep Houston clean! Program is currently limited to 1000 Carts. \$22.22 Fee for first cart. \$15.15 for additional (plus tax). Visit www.houstonsolidwaste.org or call 311 for more info.





ENVIRONMENTAL AND URBAN DESIGN, MOBILITY, VISUAL IMPROVEMENTS AND CULTURAL PROMOTION

In addition to our own projects and programs, the District partners on projects with other agencies such as the city, county, metro and others. Other projects will include maintenance of the District esplanades and beautification projects. The District has a mobility and transportation plan which has been completed for the east side, and work has begun to continue this study on the west side. These partnerships allow the District to maximize the assessment funds collected and allocated for projects in a cost effective and efficient manner. The Board of Directors also recently announced that they will be working to light the bridge over Montrose Blvd. and Hwy 59. This will be a collaborative effort with the Texas Department of Transportation.

The Board voted to contribute \$33,000 toward the installation of LED lighting on the Montrose bridge, and that commitment has helped officials in Mayor Annise Parker's office decide to back a proposal by which the city would maintain the lights afterward, according to Andy Icken, chief development officer for the city. The proposal is, however, contingent upon TxDOT finding the funds for installation, which are estimated at more than \$100,000. Stuart Corder with TxDOT has informed the District that the agency has identified a source of funding, but it

– Service Plan Components

- Enhance amenities for pedestrians and cyclists
- Improve public transportation shelters, seating, and trash services
- Develop trolley system, parking plan
- Develop transportation and mobility master plan
- Create Montrose boulevard promenade
- Provide for traffic flow studies and assist in mobility projects
- Develop Urban Village concept
- Promote esplanade and median adoptions
- Support and maintain public art, events and festivals
- Provide supplemental mowing, trash pickup, and bandit sign removal
- Preserve, enhance, and expand public parks and trails
- Address water, wastewater, and drainage requirements
- Create District identity and inviting streetscapes
- Support conservation programs, emissions

DISTRICT BOARD VOTE FINANCIALLY SUPPORTS ...

WILSON WONDERGROUND ENHANCEMENTS

NATURAL PLAY SPACE & ATHLETICS FIELD FOR KIDS OF ALL AGES

- * Increased Property Values in Inner-City Houston
- * Build Bodies & Minds Beyond the Classroom
- * Raise Community Support for your Spark Park

As a long-standing focal point in our diverse and vibrant community, Wilson Wonderground SPARK Park will bring exercise, learning, creative play, and artistic expression to students and neighbors alike in a secure environment that combines community event space and learning space. Achieving this goal will take the combined dedication and enthusiasm of you our community, you our parents, you our business owners, you our neighbors.

This is your park!

MONTROSE DISTRICT

5020 Montrose Blvd. Suite 311
Houston, Texas 77006

MONTROSEDISTRICT.ORG



BAT TOURS EVERY 2ND & 4TH FRIDAY FROM MARCH - OCTOBER

OFFERED BY THE BUFFALO BAYOU PARTNERSHIP

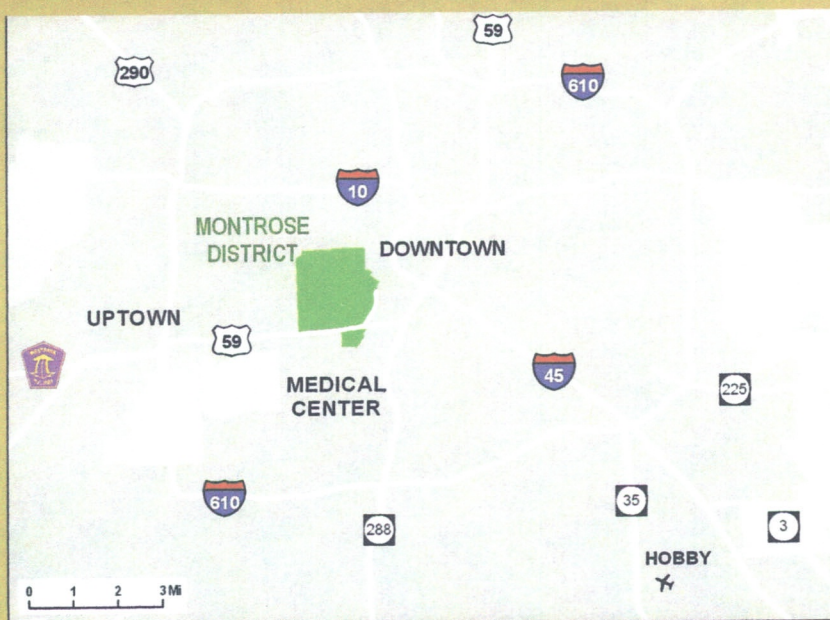
You'll enjoy an amazing view of the bats' dusk emergence, and you can learn more about these magnificent flying mammals that live in the city with us. The tour boats depart at dusk, which is approx. 7:30 pm during the summer

RESERVATIONS ARE REQUIRED.

Cost: \$35 and \$25 for children 4 - 12

Where: Meet at Allen's Landing (Commerce and Main streets).

For reservations, contact Jessalyn Ballard at
jballard@buffalobayou.org or 713.752.0314 ext. 4.



Montrose District Staff

Executive Director – David Hawes

Director of Services – Josh Hawes
713.595.1208 or jhawes@montrosedistrict.org

Director of Marketing and Business Development – Gretchen Larson

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 Park