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

July 11, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, July 11, 2016, at 12:00 p.m. at St. Thomas University, 3800 Montrose Blvd., Malloy Hall, Carol Tatkon Boardroom, Houston, Texas 77006, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Claude Wynn, Chairman	Position 9 -	Kathy Hubbard, Treasurer
Position 2 -	Tammi Wallace	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, Vice Chairman	Position 11 -	Ellyn Wulfe
Position 4 -	vacant	Position 12 -	Brad Nagar, Asst. Secretary
Position 5 -	Lane Llewellyn, Secretary	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	Todd Edwards
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Wynn, Llewellyn, Nagar and Edwards, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Linda Clayton, Gretchen Larson, Tony Allender and Kristen Gonzales, all with Hawes Hill Calderon, LLP; Sanjay Bapat, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates; and Dennis Beedon, Montrose Business Ambassador. Others attending the meeting were Officer Victor Beserra, Montrose HPD; Tawny Tidwell, Montrose MD social medial strategist; Michael Hardy; Eoles Whitaker, Office of State Representative Garnet Coleman; Daphne Scarbrough, Richmond Avenue Coalition; Geary Ashby; Lee Anne Dixon, Walter P. Moore; Cathleen Lynch and Travis Triola, Kudela & Weinheimer; Eugene Nosad, Avondale Civic Assoc.; and Bruce Coffman. Vice-Chair Mitchmore called the meeting to order at 12:02 p.m.

RECEIVE PUBLIC COMMENTS.

Geary Ashby wanted to know why the Board was still meeting since petitions for dissolution of the District had been obtained. Mr. D. Hawes reported at the last Board meeting the Board voted to have Allen Boone Humphries Robinson LLP (ABHR) to review and certify the petitions. Mr. Hawes stated ABHR was halfway through the verification process and will be providing an update on the petitions at the August board meeting. Daphne Scarborough discussed requested information for property owned by Board members. She stated a lot of people were asking about the dissolution petitions. She also asked questions regarding funds going to the TIRZ.

APPROVE MINUTES OF REGULAR MEETING HELD JUNE 13, 2016.

Upon a motion duly made by Director Haley, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the June 13, 2016, Board meeting, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report.

Ms. Hall presented the Assessment Collection Report, included in the Board agenda materials. She reported a 96% collection rate on the 2015 assessments. She stated delinquent bills have been turned over to the delinquent tax attorney for collection. She discussed the preliminary values for 2016. No action from the Board was required.

b. Receive and consider monthly financial report approve invoices for payment.

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. She reported receipt of an additional invoice after the report was completed from Tawny Tidwell and that check no. 5574 payable to Tawny Tidwell in the amount of \$3,500 was included in the invoices for approval by the Board. Upon a motion duly made by Director Hubbard, and being seconded by Director Madden, the Board voted unanimously to accept the monthly financial report and approved payment of invoices, as presented.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Mr. J. Hawes reported the Committee met on June 22, a copy of Committee Minutes is included in the Board agenda materials. Officer Beserra presented the June Patrol Summary Report, included in the Board agenda materials, and answered questions. No action from the Board was required.

RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

Mr. J. Hawes reported the Committee met on July 5, a copy of the Committee Minutes is included in the Board agenda materials. He provided an update on the esplanade project. He reported a revised esplanade design for the east side of Lovett was approved by the Committee and has been submitted to the Parks Department for approval. Mr. Allender provided an update on the Special Parking Area application and answered questions. Mr. J. Hawes reported the preconstruction meeting for the bridge lighting project should be scheduled this month.

a. Approve additional funds for ID Markers.

Mr. J. Hawes reported the Committee reviewed the proposal from Kudela & Weinheimer for the wireless upgrades to the Identification Markers in the amount of \$89,511.66. He reported after review the Committee is recommending the Board approve the proposal. Upon a motion duly made by Director

Hubbard, and being seconded by Director Wallace, the Board voted unanimously to approve the additional expenditure for wireless upgrades for the identification markers in the amount of \$89,511.66.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson reported the quarterly Marketing and Business Development Committee scheduled for June 22 was deferred to provide staff and consultants additional time to complete protocol and a revised strategic communications plan. She reported Twitter followers continue to grow. A monthly PR and Marketing Report is included in the Board agenda materials. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence reported the Committee continues preliminary planning for the Fourth Annual Real Estate Forum Luncheon scheduled in November. He reported the theme for this year's forum is "What's Coming to Montrose?" He reported they were planning on three separate speakers for the event with three topics including Lower Westheimer, TIRZ and Special Parking Application. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. D. Hawes reported the dissolution petitions have been sent to ABHR for review and verification. He stated ABHR is approximately halfway through reviewing the petitions. He reported he has been requested by the City to get the Montrose TIRZ up and running. He stated the Boards and Commission is looking at a replacement of the TIRZ Chair and once that selection has been made a board meeting will be scheduled. He stated at the first meeting a reimbursement agreement will be on the agenda for reimbursing the District. Mr. Hawes stated the TIRZ will not be receiving any funds until June of next year and provided an overview of the funds to be received by the TIRZ based on value increase. No action from the Board was required.

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.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO EXECUTIVE SESSION.

An executive session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Vice-Chair Mitchmore adjourned the meeting at 12:47 p.m.



itle: Asst. Secretary