

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

**June 12, 2017**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, June 12, 2017, 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, <i>Chairman</i>	Position 9 -	vacant
Position 2 -	Tammi Wallace, <i>Secretary</i>	Position 10 -	Michael Grover
Position 3 -	William I. Davis, III	Position 11 -	Amir Sabzevari
Position 4 -	Lara Attayi	Position 12 -	vacant
Position 5 -	Dimitri Fetokakis	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	vacant
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden, <i>Vice-Chair</i>		

and all were present, with the exception of Directors Fetokakis and Madden, thus constituting a quorum. Also present were David Hawes, Ben Brewer, Josh Hawes, Gretchen Larson and Linda Clayton, all with Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Barry Abrams, BlankRome; Officer Leon Laureano, Montrose HPD; Tawny Tidwell, Montrose MD social medial strategist; Michael Hardy; Eoles Whitaker, Office of State Representative Garnet Coleman; Heather Cook, Office of US Representative Ted Poe; Daphne Scarbrough, Richmond Avenue Coalition; Lee Anne Dixon, Walter P. Moore; and Eugene Nosad, Avondale Civic Assoc. Chairman Wynn called the meeting to order at 12:00 p.m.

**RECEIVE PUBLIC COMMENTS.**

Daphne Scarbrough commented on the lawsuit filed.

**INTRODUCTION OF BEN BREWER, III, EXECUTIVE DIRECTOR OF MONTROSE MANAGEMENT DISTRICT.**

Mr. Hawes introduced and welcomed Ben Brewer, III, who will be the new Executive Director of Montrose Management District effective July 1, 2017. Mr. Brewer provided a brief background of his experience. He stated he is excited about the challenges and opportunities and looks forward to working with everyone to take Montrose to new heights.

**APPROVE MINUTES OF REGULAR MEETING HELD MAY 8, 2017.**

Upon a motion duly made by Director Grover, and being seconded by Director Wallace, the Board voted unanimously to approve the Minutes of the May 8, 2017, Board meeting, as presented.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.**

The Public Safety Committee met on June 5, 2017, a copy of the Committee Minutes is included in the Board agenda materials. Officer Laureano presented the May 2017, Patrol Summary, included in the Board agenda materials, and answered questions.

**a. Approve proposal from Montrose Car Care for security vehicle repair.**

Director Wallace reviewed the proposal from Montrose Car Care for repairs to the 2008 Ford Explorer security vehicle. She reported the Committee has reviewed the estimate and is recommending for approval. Upon a motion duly made by Director Wallace, and being seconded by Director Sabzevari, the Board voted unanimously to approve the proposal from Montrose Car Care Center in the amount of \$1,431.52, as presented.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.**

Mr. J. Hawes reported the Committee met on June 5, a copy of the Committee Minutes is included in the Board agenda materials. He provided an update on the Special Parking Area application. He reported the identification markers are in the process of being integrating with the bridge lighting system. Mr. D. Hawes stated the bridge project is a TxDOT project and is still under TxDOT control. He stated TxDOT has not released the project to the District. He reported TxDOT is currently working on a punch list and it is anticipated the project will be completed by September. He reported until finalization the project is the responsibility of TxDOT. Mr. J. Hawes provided an update on the esplanade designs and stated Kudela & Weinheimer are preparing additional designs that will add more greenspace. He reported staff will begin community engagement on the esplanades next month.

- a. Consider Pay Application No. 8 (Final) from NEC Signs for ID markers in the amount of \$33,131.00;**
- b. Consider Pay Application No. 11 from Landscape Art for esplanade enhancements in the amount of \$3,984.33; and**

Upon a motion duly made by Chairman Wynn, and being seconded by Director Jara, the Board voted unanimously to (a) approve Pay Application No. 8 (Final) from NEC Signs in the amount of \$33,131.00, as presented; and (b) Pay Application No. 11 from Landscape Art in the amount of \$3,984.33, as presented.

- c. Consider proposal from Touch Thirty Three for locks on bridge light control boxes.**

This item was tabled. This is included in the contract and is part of the punch list.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.**

Ms. Larson reported the District services survey has been distributed to property and business owners. She reported the Business Ambassador made 50 visits during May. She distributed a supplemental marketing report, a copy is attached as Exhibit A.

- a. **Consider an agreement with Ambrose Communications LLC for professional writing services for District communications outreach.**

Ms. Larson reviewed the Service Agreement with Ambrose Communications LLC for professional writing services, included in the Board agenda materials. She reported funding for the services is budgeted and available in the marketing and communications budget. She reported the services are on an as needed basis at an hourly rate. Upon a motion duly made by Director Grover, and being seconded by Director Wallace, the Board voted unanimously to approve the Service Agreement with Ambrose Communications LLC for professional writing services, 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 for the combined zones a 76% collection rate on the 2016 assessments. She reported an 88% collection rate for the 2016 assessments in the east zone with approximately \$870,000 in uncertified values; and a 71% collection rate on the 2016 assessments for the west zone with no uncertified values. No action from the Board was required.

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

Ms. Adams presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Haley, and being seconded by Director Grover, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

**RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

Mr. Lawrence provided an update on the breakfast meeting with apartment managers in the District held on May 24, a copy of the Report is attached as Exhibit B. No action from the Board was required.

**RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.**

Mr. D. Hawes reported the Executive Director's Report is included in the Board materials for review. 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.**

The Board convened in Executive Session at 12:31 p.m.

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

The Board reconvened in Open Session at 1:36 p.m. No action was taken.

**ANNOUNCEMENTS.**


There were no announcements.

**ADJOURN**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:36 p.m.

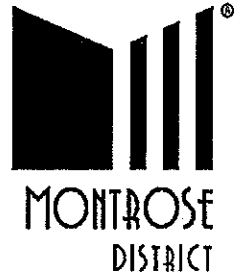
(Seal)



  
Secretary

List of Exhibits:

- A. Supplemental Marketing Report
- B. Report on Breakfast Meeting with Apartment Managers, May 24, 2017



**Supplemental items for addition to the  
Monthly Marketing Report**

**6/12/17**

Public Statement for the District Website



TO WHOM IT MAY CONCERN:

Montrose Management District response to *Houston Chronicle* (N. Sarnoff) article on May 30, 2017...

The following points clarify the status of current legal actions, which were either missing or misstated in the *Chronicle* article...

- *On May 25, all of the federal claims asserted by plaintiff in the case of 1620 Hawthorne, Ltd, et al. v. Montrose Management District, et al. were dismissed with prejudice – meaning that they were denied and cannot be re-asserted.*
- *On May 26, because all of plaintiff's federal claims had then been dismissed and could no longer be pursued, the Montrose Management District Public Officials joined in a request that U.S. District Judge Alfred H. Bennett of the Southern District remand the purely state law issues back to state court. The court agreed to do so.*
- *The dismissal with prejudice of all the federal law claims pursued by the plaintiff's attorneys has the effect of denying all of those claims against the District and Public Officials, and bars plaintiff from re-filing them.*
- *Therefore, the effort by the plaintiff's attorneys to pursue federal claims against the District or its Public Officials was unsuccessful, is now over, and the District and Public Officials have prevailed on those issues.*
- *The fact that the case is back in state court has not changed or improved the plaintiff's legal position on the remaining state law claims. And all its federal claims have now been denied and dismissed.*

To date, the District ultimately has prevailed in all court challenges to its existence and actions. The District was created by the state legislature and is properly operating within its defined legal authority to enhance services and improve the economic conditions for the Montrose area.

# # #



FOR IMMEDIATE RELEASE

Jennifer Hernandez

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## **Ben E. Brewer III to Join Montrose Management District as New Executive Director**

*New ED Brings 26 years of urban public improvement experience*

Houston, Texas (June XX, 2017) – The Montrose Management District (MMD) announced today the hiring of Ben E. Brewer III as its new Executive Director. Brewer will continue the District’s mission of enhancing the economic well-being of the community and enriching the quality of life in the area.

Brewer has extensive experience in providing management services for urban development projects. He was the owner and President of Brewer Urban Management Consulting LLC and served as President of Downtown Alliance/San Antonio as well as President of the Centro San Antonio Management Corporation both which focused on downtown public improvement. He created those organizations and several other non-profits over a 26- year career focused on the revitalization of downtown San Antonio and the center city.

“Ben’s years of experience in the areas of planning and zoning, historic research as well as his expertise in representation on behalf of projects and property owners makes him a great fit for the district,” said Claude Wynn, MMD Chairman of the Board. “His long career focused on downtown revitalization will give us new perspective as Montrose continues to be the most unique and vital community in the downtown corridor.”

A native of Houston, Brewer received a Bachelor of Architecture from the University of Oregon and practiced architecture in San Antonio and Houston. He served on several San Antonio city commissions and committees including the Historic Design and Review Commission, the Historic Civic Center Task Force and the Oversight Committee for the River North Master Plan. In 2015 Brewer was recognized by Centro San Antonio with a Lifetime Achievement Award for his leadership and organization successes over a 25-year tenure.

“I was born in Montrose and worked in the district in the early 1980’s so I’m thrilled to be back in the area,” said Brewer. I have a genuine understanding of the history and vitality of Montrose and look forward to getting to know the people in the community and working with them to continue to make Montrose an exceptional place to live, visit and work.”

About the Montrose Management District: Improving the quality of life in the historic Montrose area is one of several focuses of the District. The Board of Directors follows a service, improvement, and assessment plan to meet the needs of the District. The plan focuses on four core areas including: enhanced public safety, business and economic development, strategic planning, and visual and cultural improvements.

For more information on the Montrose District, visit: [www.MontroseDistrict.org](http://www.MontroseDistrict.org).

# # #





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## Montrose Bridge Lights Turning Rainbow for Remembrance of Pulse Nightclub Shooting and Return for Pride Week

*Rainbow colors in Montrose reflects neighborhood's rich history of LGBT inclusiveness*

Houston, Texas (Thursday June 9, 2017) – The Montrose Management District is preparing to change the colors of the Montrose bridges for upcoming Pride Week celebrations. The seven Montrose bridges that span US 59 will be lit in a multi-color display resembling rainbows. The lights will first be changed on June 12 as a solemn reminder of the victims of the Pulse nightclub shooting in Orlando, and relit in those same colors for eight days beginning on June 18 for Pride Week.

“We are so incredibly proud that Montrose has served as the epicenter of the LGBT universe in Houston since Pride Week started more than 37 years ago, said Montrose District Board Chair, Claude Wynn. “Our new LED bridge light system will shine as a colorful reminder that our community is enriched by the incredible diversity and freedom we celebrate year-round.”

Bridge color schedule:

- Multi-colors (pride colors) Monday night, June 12
- Resume standard colors Tuesday night, June 13
- Multi-colors (pride colors) Sunday night, June 18 through Sunday night, June 25
- Resume standard colors Monday night, June 26

Related Events:

Pulse Vigil: <https://www.facebook.com/events/451349401906878/>

Community Town Hall with Mayor Turner's LGBTQ Advisory Board:  
<https://www.facebook.com/events/437530903275366/>

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# # #

## Montrose District Esplanade Improvement Project

Submitted by Gretchen Larson, Communications Director, Montrose Management District

The Montrose Management District Mobility and Visual Improvements Committee has begun work on Phase 2 of the esplanade improvement program. The next esplanade slated for improvement is Montrose Blvd between W. Gray and W. Dallas (having recently completed esplanade improvements along Lovett and Yoakum near Montrose Blvd.).

The committee is currently discussing this project with Walter P Moore (project engineer) and Kudela & Weinheimer (landscape architect). Both firms are developing concepts based on preliminary discussion and early feedback from committee members to present to the City of Houston.

Once a preliminary design has been presented to the committee (see timeline below) the district will present the preliminary design to the public via presentations at area civic associations. The district will also host a community engagement meeting, date to be determined, to collect feedback for the next phase of planned improvements along Montrose Boulevard. The project includes steps to add aesthetic value to the area and improve public safety. The committee values community input in its efforts to deliver quality enhancements to the Montrose community.

### Estimated Timeline

- Preliminary design complete - Late 2nd quarter 2017 to early 3rd quarter 2017
- Public comment period - 3rd quarter 2017
- Final design - 3rd quarter 2017 to early 4th quarter 2017

For additional information, interested parties can visit the District's website: <http://montrosedistrict.org/transportation/faq-mobility-environmental-and-urban-design-and-cultural-and-visual-improvements/>



**Montrose District  
Esplanade  
Improvement  
Project FAQ**

### What is the esplanade improvement project?

The esplanade improvement project will aesthetically enhance District esplanades to reinforce the appeal and identity of the

larger Montrose community and improve public safety. Materials for each esplanade have been selected for their high quality and low maintenance requirements. Some trees are proposed for replacement (see below) with 200-gallon native Live Oaks. Once they mature, they will create a canopy, and their shade will provide enjoyment for generations to come. Below the tree canopy, a mix of hardscape and vegetation is planned, with an opportunity to include lighting and art where appropriate. Each esplanade will be fully irrigated to allow vegetation to mature and survive. The enhanced esplanades will be maintained by the Montrose Management District.

The esplanade improvement project is part of a larger enhancement effort that includes gateway monument markers at key intersections and the updated bridge lighting along the US 59 overpasses. Five esplanades were marked for improvement beginning in 2016, including the four already completed along Lovett Boulevard and the additional esplanade along Yoakum Street.

### Why will some trees be removed?

The esplanade improvement project intends to build esplanades that offer the large scale tree canopy beloved in many areas of Houston. Creating such a canopy requires specific tree species (most notably the Live Oak) and appropriate spacing to be fully effective. Trees were chosen for removal based on diligent research and guidance from City of Houston and horticulture experts to ensure the longevity of the landscaping.

A number of trees currently in place along the medians would hinder the project or worse, destroy it. For example, some esplanades are currently inhabited by the Chinese Tallow tree, an invasive species with a short life span that inhibits and destroys other plant life, and is considered a "prohibited species" in Texas. You can learn more about the Chinese Tallow tree and its impact in Texas here.

### What will happen next?

The committee thoroughly reviewed the traffic patterns at three Montrose Boulevard intersections (W. Gray, Clay and W. Dallas), and determined that several improvements should be considered:

Traffic volume at the intersections of W. Gray, Clay and W. Dallas suggest that left turn movements could use some additional capacity to ameliorate turning traffic congestion on Montrose.

The committee is considering closing the median openings north and south of Clay and opening a southbound left turn lane there, as well as lengthening left turn bays at W. Gray and W. Dallas.

Median openings between W. Gray and W. Dallas along Montrose Blvd. should be addressed.

Median openings have positive and negative implications. Gaps in the median allow for turning movements and access to businesses along the corridor between signalized intersections, but they also introduce conflict points and can potentially subject the corridor to higher accident risk. Closing a median opening shifts some turning movements downstream but also reduces the number of conflict points along a corridor, thereby reducing the crash potential.

**Other Considerations:** One important goal is to create a median that will be consistent with long term plans, while also improving aesthetics and safety.

Montrose Boulevard has wide, signature medians with many older trees. Sidewalks are in disrepair and are not wide enough. Sidewalk enhancement does not fully improve the pedestrian experience.

A wider, newer sidewalk that is closer to vehicular travel lanes doesn't necessarily lead to more pedestrians feeling comfortable walking on the sidewalk.

Transitioning to and from the improved area is challenging.

When travel lanes are shifted, flow into the broader street network must be a consideration.

What if we could shift some of the median width to the sidewalk area to improve the pedestrian experience?

This would require full street reconstruction to move storm inlets and underground utilities, which is very costly. Also, if you are considering full street reconstruction, care is taken to upsize the utilities for the long-term growth, which also adds to the cost of the project.

Full street reconstruction for Montrose Blvd will be handled as a City of Houston Capital Improvements Project and/or as a Montrose Tax Increment Reinvestment Zone (TIRZ) project.

### How can I stay updated on the project?

We encourage everyone to follow us on Facebook and Twitter, and our website for current news and events. Additionally, the public is welcome at all board meetings, and invited to join our several working committees. A schedule of all meetings is online at <http://montrosedistrict.org/about-us/meeting-schedule/>



Don,  
Castle Court Neighborhood Assoc.  
Thanks you for your attendance  
& speaking at our annual  
meeting. We appreciate  
your support & all Montrose  
Management does for our  
neighborhoods. All the best,  
Gallen Bray Sue  
CCNA

## Report

### **MONTROSE DISTRICT BREAKFAST MEETING WITH APARTMENT MANAGERS**

**May 24, 2017**

This report summarizes the principal findings resulting from discussions with four apartment managers at a breakfast meeting held on Wednesday, May 24, 2017 at Canopy Restaurant. The agenda for the meeting is attached. Those attending were Amy Satcher (Post 510), Lannya Batiste (Broadstone Skyline), Shannon Kerley (Villas at River Oaks) and Delaney Taylor (The Museum Tower).

#### **Familiarity with District**

Only one manager – Amy Satcher with Post 510 – was familiar with the District. The others had only heard about it and thus were totally unfamiliar with the services (attached) performed by the District on behalf of commercial property

#### **Contact with Security Officers**

Only one – Amy again – stated that she knew or had had contact with a member of the District's security patrol. **(Josh Hawes will ask Victor Baserra to makes calls on the other two located in the District.)**

#### **Reaction to Recent Enhancement Projects**

All four managers were enthusiastic about and favorably impressed by the District's recent enhancement projects – bridge lighting, marker signs and esplanade improvements. In particular, they were intrigued that the colors illuminated in the marker signs and bridge lights will be able to be coordinated.

#### **Problems Faced by the Managers**

Following are the problems or issues the attending managers said they would like to have District help with:

- Amy Satcher (Post 510) said she wanted to promote biking and walkability around her property. She has a site that would be an ideal location for a bike share station. **(She was asked to submit the location to Josh Hawes at the District who will submit it to BCycle, Houston Bike Share.)**
- Amy stated that the same panhandlers had been frequenting the Richmond & Spur 527 intersection for some time and that they were a definite negative for her property. **(Claude Wynn informed her that the District was strongly supporting the Mayor's program to reduce panhandling in Houston, but that it will likely take time to see results. Meanwhile, Josh Hawes will ask Victor Baserra to talk to her about the problem to see if anything can be done.)**

- Amy further stated that the space beneath the Spur 527 overpass was very dark and needed illumination to provide a safer environment for tenants walking to and from the light-rail station. **(Don Huml will contact TxDOT regarding this issue.)**
- Lannya Batiste (Broadstone Skyline) was particularly concerned about future mobility in the District in view of increasing traffic within and through the District. She inquired about the possibility of getting high capacity transit in the District. **(Claude Wynn informed her about the District's previous advocacy of light rail and the possibility of BRT Transit in the Richmond Corridor, but that timing was very uncertain and problematic. However, improvement in mobility is expected from METRO's current implementation of its Reimagining Plan and through future improvements that will become feasible as the Montrose TIRZ begins implementing its infrastructure plans and the City initiates street improvements on Lower Westheimer.)**
- Shannon Kerley (Villas at River Oaks) complained that the intersection of Lamar & Rochow at the east end of her property was very dark and unsafe. She had called COH but they have been no help. **(No action by District staff is required as this complex is just outside of the District. Nevertheless, Don Huml will try to assist her with the name of someone she should contact.)**
- Delaney Taylor (The Museum Tower) complained about the heavy gauge metal plate that has been laid on Montrose in conjunction with on-going construction. Tenants are complaining about the noise. She had even talked to one of the contractor's workers at the site who said they had done the best they could. **(Don Huml will contact the contractor to see what can be done.)**
- Delaney also complained about lights flickering from time to time in her building. This is very irritating to her tenants. **(Claude Wynn explained that this was due to the virtually obsolete 3-phase power that exists in certain parts of the District. Nothing is likely to be done to correct this problem in the foreseeable future).**
- Delaney is interested in marketing her property to more doctors and other professionals in the Medical Center. She asked if there was a chamber that she should be involved in. **(Since the Museum District Business Alliance is no longer active, the South Main Alliance was mentioned. Gretchen Larson will contact Delaney to offer her support and pass along any marketing suggestions she may have,)**

Both the District's economic development brochure and service, improvement and assessment brochure were given to each manager. The managers were also advised that if they wanted to stay in touch with what's going on in the District for the benefit of their tenants – they should check the District website on a regular basis. Meeting dates and times for all committees of the District are also posted on the website.