



**Minutes of Regular Meeting
Greater Southeast Management District Board of Directors**

The Board of Directors, of the Greater Southeast Management District (the "District"), held a regular meeting on **Wednesday, November 28, 2018 at 12:00 p.m.**, at 5445 Almeda Road, Suite #502, Houston, Texas 77004, that was open to the public, and inside the boundaries of the District. The roll was called of the duly appointed members of the board, to-wit:

<u>Position #</u>	<u>Board Members</u>	<u>Position #</u>	<u>Board Members</u>
1	Alan D. Bergeron	10	Cydonii Miles
2	Sharone Mayberry	11	Zinetta A. Burney
3	James Donatto Sr.	12	Chris Hagoney
4	Hexser J. Holliday II	13	Dr. Teddy A. McDavid
5	Peggy Ann Engram	14	Brian G. Smith
6	Sadie Rucker	15	Min. Robert Muhammad
8	Jaa St. Julien	16	Karen Carter-Richards
9	Vacant	17	Janice Sibley-Reid

All of the above were present except Director Donatto, Sr., Director Engram, Director Rucker, Director St. Julien, and Director Carter-Richards. Others in attendance were James Smith, Greg Johnson, Ed Pettitt, Sandy Stevens, Martha Failing, Clark Lord, Mr. Byrd, Jim Webb, Captain James "Smokey" Phillips, Lt. Marcus Grant, Sgt. Franklin Gans, Theola Petteway, Oletha Jacobs, Dawn Malone, Nikki Knight, Stephanie Coleman, Kendall Thompson, and Toloria Allen.

PUBLIC COMMENTS

The Chairman opened the floor for public comments. Steven Rodgers introduced himself as the owner of the Turkey Leg Hut and addressed some of the complaints he had received regarding noise and parking in the neighborhood and he is working to resolve those issues. Ms. Sandy Stevens, Museum Park Neighborhood, thanked Mr. Rogers for his efforts in mitigating the noise from his establishment and monitoring the parking in the neighborhood resulting from his business.

CALL TO ORDER

Director Smith called the meeting to order at 12:41 p.m. after quorum was established.

APPROVAL OF THE MINUTES

Upon a motion from Director Sibley-Reid, and being seconded by Director Holliday, the Board of Directors approved the minutes of the October 17, 2018 meeting of the District.

INTERIM EXECUTIVE DIRECTOR'S STATUS REPORT

The Board received the Interim Executive Director's Monthly Status Report on Administrative Services and Program Services for the period ending November 28, 2018.

DISTRICT ADMINISTRATION

The Board of Directors received the Assessment Collection Report for period ending October 31, 2018, as presented by Mr. Byrd, Equi-Tax, Inc. Mr. Byrd reported that 99% has been collected to date. The Appraisal District settled some lawsuits netting \$4,924.65. The 2017 property value is complete and there are no other pending lawsuits or protests. The next steps will be to bill property owners after the assessment rate is determined.

BUDGET & FINANCE

The Board of Directors received the Budget and Finance Committee report as presented by Director Miles. Director Miles addressed highlights in the Draft FY 2019 Budget based on 2019-2028 Service and Assessment Plan by committee.

The Board received the following financial reports: a. Compilation Report for period ended September 30, 2018; b. Quarterly Investment Report for the period ended September 30, 2018; c. Balance Sheet with Previous Month Comparison as of September 30, 2018; and d. Profit and Loss with Previous Month and YTD Comparison as of September 30, 2018.

Upon a motion by Director Muhammad and being seconded by Director Bergeron, the Board approved the

following: a. Payment of Recurring and Non-Recurring Expenses for the period ending September 30, 2018; b. Draft FY 2019 Budget based on 2019-2028 Service and Assessment Plan based on 2019-2028 Service and Assessment Plan contingent on providing a Plan B FY 2019 Budget; and c. JP Morgan Chase National Collateral Management Group (NCMG) initiate release of collateral for the excess.

EXECUTIVE SESSION

Director Smith changed the order of the agenda and called executive session to confer with legal counsel in accordance with Section §551.074 of the Texas Government Code.

RECONVENE OPEN MEETING AND TAKE ACTION ON ANY MATTERS DISCUSSED DURING EXECUTIVE SESSION

The Board reconvened at 2:00 p.m.

No Action taken.

ENHANCED PUBLIC SAFETY

The Board of Directors received the Enhanced Public Safety committee report as presented by Dawn Malone, Program Manager.

The board received the following Enhanced Public safety reports: a. Harris County Precinct 7 as presented by Lt. Marcus Grant. Lt. Grant gave a brief breakdown of the incident report for the District for the month of October 2018 and Captain. Phillips, Harris County Constables Pct. #7, further addressed increased coverage they have provided for the 3700 Block of Scott; and b. Public Safety Coordinator on the bicycle/motorcycle patrol program as presented by Sgt. Gans, Public Safety Coordinator. Sgt. Gans reiterated the comments by Cpt. Phillips regarding activity in the 3700 Block of Scott and stated because of the recent shooting of the student at Lamar High School, a former student at Jack Yates, both law enforcement groups have increased their presence to mitigate any potential issues that may arise.

Upon a motion by Director Sibley-Reid, and seconded by Director Holliday, the Board approved the Enhanced Public Safety Coordinator's Contract for the period beginning November 1, 2018 and ending November 30, 2019 for a not-to-exceed amount of \$14,400.00.

TRANSPORTATION & LOCAL MOBILITY IMPROVEMENTS

The Board of Directors received the Transportation & Local Mobility Improvements committee report as presented by Director Muhammad.

ENVIRONMENTAL, URBAN DESIGN AND VISUAL IMPROVEMENTS

The Board of Directors received the Environmental, Urban Design and Visual Improvement Services committee report as presented by Nikki Knight, Projects Coordinator. Ms. Knight spoke briefly regarding the Gunda Corporation contract for the enhanced lighting project. Director Miles asked that when the committee meets to discuss this matter that once a recommendation is formalized to please present that recommendation to the Board.

BUSINESS AND ECONOMIC DEVELOPMENT

The Board of Directors received the Business and Economic Development committee report as presented by Director McDavid. Director McDavid recommended that the District sponsor the Motown Show at Miller Outdoor Theatre and contribute \$10,000. Director McDavid invited everyone to the Business & Economic Development committee meeting on December 18, 2018. Dawn Malone, Program Manager, introduced Stephanie Coleman, Marketing Coordinator, who has helped develop the District's newsletter that will state the purpose of the District.

MARKETING AND PERCEPTION ENHANCEMENT REPORT

The Board of Directors received the Marketing and Perception Enhancement committee report as presented by Dawn Malone, Program Manager. Dawn provided a brief update on the resources that are available on the District's website as follows: 1) the Residential and Business No Trespassing Affidavit; 2) Deputy Constable, Pct. #7 phone number; and 3) Graffiti Abatement Process.

SERVICE AND ASSESMENT PLAN UPDATE

The Board of Directors received the update to the Service and Assessment Plan as presented by Director McDavid.

Upon motion by Director Sibley-Reid, and seconded by Director Muhammad, the Board approved the following: a. Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Greater Southeast Management District and b. Order Granting Petition; Approving A Service And Improvement Plan And Assessment Plan For Greater Southeast Management District; Setting An Assessment Rate For Property Within The District For Year One Of The District's Service And Improvement and Assessment Plan; Levying Annual Assessments Against Property Within The District For A Ten-Year Period, Specifying The Method Of Payment And The Amount Of Annual Installments Of The Assessment, Providing Penalties And Interest On Delinquent Assessments; And Authorizing The Collection of Assessments.

NOMINATING COMMITTEE

The Board of Directors received the Nominating Committee Report as presented by Director Sibley-Reid. Director Sibley-Reid provided a brief updated on the Nominating Committee meeting held on November 5, 2018. Director Miles shared her comments and concerns regarding the Nominating Committees recommendations.

Upon motion of Director Muhammad, and seconded by Director Holliday, the Board approved nominees Jonathan Howard, Charic Daniels, Shawn Cloonan and J. Peyton Elliott; to fill expired or vacant positions on the Board of Directors; and submit a letter of recommendation to City Council for approval. Director McDavid recommended M. Ali Ahsan as a nominee. Changing the Name of the Nominating Committee to the Governance Committee addressing policies, procedures relating to all matters of governance. Director Muhammad indicated he would accept the name change with clarity of functions of the Committee. However, upon further discussion by Board members, Director Bergeron withdrew his motion as there was no vote to confirm and the item was tabled.

ADJOURN

Upon motion by Director Mayberry and being seconded Director Muhammad, the meeting was adjourned at 2:46 p.m.

Janice Sibley-Reid, Secretary
GSMD Board of Directors