



**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 13, 2019 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 off 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	Jonathan Howard	12	Chris Hageney
4	Hexser J. Holliday II	13	Dr. Teddy A. McDavid
5	Charic Daniels Jellins	14	Brian G. Smith
6	Sadie Rucker	15	Dr. Abdul Muhammad
7	Vacant	16	Karen Carter Richards
8	Vacant	17	Janice Sibley-Reid
9	J. Peyton Elliott		

All of the above were present except Director Burney. Others in attendance were Kenneth Byrd, Clark Lord, Jim Webb, Sgt. Frank Gans, Griselda Gonzales, Martha Failing, Vanessa Wade, Bernard E. Bonner, John Ivery, Praneeth Seethamraju, Theola Petteway, Dawn Malone, Misael Obregon, Stephanie Coleman, Oletha Jacobs, Gerald Wilson, Nikki Knight, and Kendall Thompson.

CALL TO ORDER

Director Smith called the meeting to order at 12:09 p.m.

PUBLIC COMMENTS

Director McDavid provided a brief update on activities in the area.

INTERIM EXECUTIVE DIRECTOR'S STATUS REPORT ON ADMINISTRATIVE SERVICES AND PROGRAM SERVICES

The Board of Directors received the Interim Executive Director's Status Report on Administrative Services and Programs Services for period ending November 13, 2019, as presented by Theola Petteway, Interim Executive Director.

APPROVE MINUTES FROM PREVIOUS BOARD OF DIRECTORS' MEETING

Upon motion by Director McDavid and seconded by Director Howard, the Board of Directors approved minutes from the October 9, 2019 Board of Directors meeting.

DISTRICT ADMINISTRATION

- a. The Board of Directors received the Assessment Collection Report for period ending October 31, 2019, as presented Mr. Kenneth Byrd, with Equi-Tax, Inc.;
- b. The Board of Directors received the Balance Sheet with Previous Month Comparison as of September 30, 2019;
- c. The Board of Directors received the Profit & Loss with Previous Month and YTD Comparison for month ending September 30, 2019;
- d. The Board of Directors received the Compilation Report for period ending September 30, 2019;
- e. The Board of Directors received the Quarterly Investment Report for the period ending September 30, 2019;
- f. Upon a motion by Director McDavid and being seconded by Director Bergeron, the Board approved the Recurring and Non-Recurring Expenses for the period ending September 30, 2019;
- g. Approve FY2020 Budget – No action taken; and
- h. The Board of Directors received the Budget and Finance Committee report, as presented by Director Miles. Director Miles also requested that committee chairs meet with the Budget and Finance Committee at the December meeting for review and input on the FY 2020 Budget, prior to the next Board of Directors meeting.

RECEIVE GOVERNANCE COMMITTEE REPORT

The Board of Directors received the Governance Committee report, as presented by Director Reid. She requested that the Board of Directors receive the Governance Committee recommendation for the nomination of a slate of officers for election by the Board of Directors for a two-year term for FY 2020 to FY 2022 for the following positions: Board Chair, Director Smith, 1st Vice Chair, Director Muhammad, 2nd Vice Chair, Director Holliday, Secretary, Director Sibley-Reid, Assistant Secretary, Director Howard, and Treasurer, Director McDavid.

Upon a motion by Director Hageney and being seconded by Director Elliott, the Board approved the Governance Committee recommendation for the nomination of officers for a two-year term for FY 2020 to FY 2022 for the following positions: Board Chair, Director Smith, 1st Vice Chair, Director Muhammad, 2nd Vice Chair, Director Holliday, Secretary, Director Sibley-Reid, Assistant Secretary, Director Howard, and Treasurer, Director McDavid.

RECEIVE PERSONNEL COMMITTEE REPORT

The Board of Directors received the Personnel Committee report, as presented by Director Bergeron. He shared that the Interlocal Agreement between the Greater Southeast Management District and the OST/Alameda Corridors Redevelopment Authority-TIRZ #7 for streamlined and shared administrative services is still being vetted by legal. Director Muhammad requested that the draft interlocal include the proposed staff reporting structure and Directors Jellins and Miles requested that a draft also include budgetary implications.

DISTRICT SERVICES AND IMPROVEMENTS

- a. The Board of Directors received a Video Presentation on District Services and Improvements: Enhanced Public Safety; Environmental, Urban Design & Visual Improvement Services; Transportation & Local Mobility Services; Business & Economic Development Services and Marketing, Public Relations & Perception Enhancement Services as presented by the District staff;
- b. Upon a motion by Director Mayberry and being seconded by Director Reid, the Board approved the Enhanced Public Safety Coordinator's Contract for a period ending November 30, 2020 and authorize Board Chair, Interim Executive Director and Legal Counsel to negotiate contract and issue Notice-to-Proceed for an annual not-to-exceed amount of \$39,000;
- c. Upon a motion by Director Muhammad and being seconded by Director Holliday, the Board approved authorization of the Executive Committee on behalf of the Board of Directors to approve the contract(s) for Right-of-Way Maintenance and Median Enhancements, Trash/Debris Disposal Services and Bus Shelter Cleaning and Maintenance Services for a not-to-exceed amount of \$600,000 and authorize the Board Chair to execute one (1) year contracts and Interim Executive Director to issue Notices-to-Proceed. Directors Miles and Director McDavid voted against. Directors Jellins, Director Bergeron, Director Richards and Director Reid abstained. All others approved and the action passed.
- d. Upon a motion by Director McDavid and being seconded by Director Mayberry, the Board approved extension of the Goodman Corporation for a not-to-exceed amount of \$144,000 (includes a contingency of \$20,000) and authorize the Interim Executive Director to issue Notices-to-Proceed.

RECEIVE SERVICE AND ASSESSMENT PLAN REPORT

The Board of Directors received the Service and Assessment Plan Report, as presented by Director McDavid and Clark Lord, Legal Counsel. The required public hearing was held on November 8, 2019 at 10:00 a.m. at 5445 Alameda Road, Suite 502.

Upon a motion by Director Muhammad and being seconded by Director Mayberry, the Board approved the Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Greater Southeast Management District; and an Order of Supplementing the Assessment Roll for the Greater Southeast Management District and Levying Assessments Against the Property On The Supplemental Assessment Roll; and an Order Setting the Rate of Assessment for All Properties On the District's Assessment Roll For Year Ten Of The District's Service Plan and Amended Information Form.

EXECUTIVE SESSION

No action taken.

ADJOURN

The meeting was adjourned at 1:26 p.m.

Janice Sibley-Reid, Secretary
GSMD Board of Directors