



**MIDTOWN MANAGEMENT DISTRICT
PARKING BENEFIT DISTRICT ADVISORY COMMITTEE MEETING
MINUTES**

May 15, 2025, 10:00 a.m.

Midtown Management District Offices, 1st Floor Conference Room
410 Pierce Street, Houston, Texas 77002

The Parking Official was present, and the meeting was open to the public.

<p>1. Roll Call</p>	<p>Maggie Segrich Edmund Reybitz Scarlett Yarborough Giselle Martinez</p> <p>All of the above-named were present except Committee Member Irby and Yarborough.</p> <p>Also, in attendance were:</p> <p>Midtown Staff members Chrystal Davis, Jaime Giraldo, Sharita Simpo, Cynthia Alvarado, Rami Arafat, Senior Division Manager of Administration and Operations, ParkHouston, City of Houston Administration and Regulatory Affairs Department; Attorney Clark Lord of Bracewell, LLP and Super Neighborhood #62 President Jennifer Gribble (who joined via video conference.)</p>
<p>2. Public comments</p>	<p>Committee Chair Segrich announced that the Parking Benefit District (PBD) Advisory Committee meetings will be held in-person only moving forward. She explained that this decision was made due to consistently low virtual attendance in the past, with only one to two guests joining online. Additionally, the cost of hosting hybrid meetings does not provide a meaningful return on investment and presents challenges related to identification and compliance with accessibility standards.</p>
<p>3. Consent Agenda</p>	<p>Mrs. Chrystal Davis presented the Consent Agenda.</p> <p>A motion to approve the Consent Agenda (Minutes for the March 27, 2025 Midtown Parking Benefit District (“MPBD”) Advisory</p>

	<p>Committee meeting) as presented was made by Committee Member Reybitz. The motion was seconded by Committee Member Martinez and was carried by unanimous vote.</p>
<p>4. Updates from ParkHouston</p>	<p>Rami Arafat, Senior Division Manager of Administration and Operations at ParkHouston (City of Houston Administration and Regulatory Affairs Department), presented the income statement for the Midtown Parking Benefit District (MPBD), detailing year-to-date revenues and expenses for the period from July 2023 through June 2025. He also provided revenue and meter compliance data for the period of November 2024 through April 2025, and highlighted funding allocations for MPBD's current projects approved by the Director of the City's Administration and Regulatory Affairs Department, along with the remaining available funds for future initiatives.</p> <p>Mr. Arafat clarified that project funds are paid upfront to the Houston Police Department (HPD) for current public safety efforts funded by ParkHouston. He further explained that these funds are encumbered at the time of approval, even if not immediately expended.</p> <p>The Committee reviewed and discussed inconsistencies and challenges in tracking spending versus approved project budgets, noting the lack of visibility on actual disbursements and status updates. In response, the Committee agreed on the need to update financial statements to accurately reflect actual expenditures and project status. To address this, the Committee established a plan to create a standardized tracking template that includes the project approval date, fund release date, actual expenditures, and associated budget year.</p>
<p>5. Current Parking Benefit District Projects</p>	<p>The staff provided an update regarding implementation of the currently approved projects.</p> <p>a. Discussion of current and past projects.</p> <p>The Committee held a detailed discussion regarding the previously approved Speed Feedback Sign Study, originally allocated \$40,000. Concerns were raised about the total cost of implementation, which would significantly exceed the original budget once permit fees, maintenance, insurance, and liability risks were factored in. Additionally, questions were raised regarding the long-term sustainability and effectiveness of the signage.</p>

A motion was made to cancel the funding of the Speed Feedback Sign Study was made by Committee Member Martinez. The motion was seconded by Committee Member Reybitz and was carried by unanimous vote.

b. Houston Police Department Bike Patrol Program Update.

Mr. Jaime Giraldo stated HPD Bike Patrol program restarted in March 2025. He further stated that the officers are now active in both Central and South-Central areas of the district with performance metrics reported. He further reported the following reports:

- South Central: 396 business cards, 3 calls for service, 1 citation filed.
- Central: 485 citizen contacts, 18 service calls, 584 citations, 5 arrests, and 41 trespass warnings.

c. Loud Noise Ordinance Enforcement Update

Midtown Director of Public Safety, Jaime Giraldo reminded the Committee that the Initiative has concluded as allocated funds have been fully expended. He further stated that the initiative targeted high complaint areas and provided enforcement coverage on key weekend and late-night shifts. He also stated that activities under the initiative included:

- Issuance of citations for noise violations.
- Engagement with business owners to address repeated complaints.
- Coordination with residents and local stakeholders to gather incident data.

d. HPD Central Vagrant, Noise & Property Crime Reduction Initiative Update

Director Giraldo stated that the Central Division's initiative remains active, with available funds still being utilized. He further stated that the officers continue to focus on enforcement around nightlife venues and high-traffic areas such as Bagby Street, Main Street, and the surrounding areas that provide entertainment in the district.

	<p>Director Giraldo also stated that officers assigned to the initiative have:</p> <ul style="list-style-type: none"> • Issued numerous citations and trespass warnings. • Conducted club and bar checks. • Responded to 311 noise complaints and initiated field investigations. • Collected data used to track repeat offenders and problem locations.
<p>6. Potential Midtown Parking Benefit District Projects</p>	<p>a. Traffic Control Lasers</p> <p>A motion was made to approve and reallocate a portion of the funds—\$14,142.78— from the Speed Feedback Sign Study project to purchase six traffic control speed lasers for use by the Houston Police Department South Central Division to enhance traffic enforcement efforts within the Midtown Parking Benefit District and support officers in identifying and ticketing speeding vehicles was made by Committee Member Martinez. The motion was seconded by Committee Member Reybitz and was carried by unanimous vote.</p> <p>The Committee also noted the importance of exploring warranty and maintenance options to ensure the longevity of the devices and avoid past issues experienced when earlier equipment failed and was not replaced.</p> <p>b. HPD Central Division’s Midtown Traffic and Parking Management Initiative</p> <p>Director Giraldo recommended the need to continue funding for the initiative. The Committee acknowledged the positive impact of the Central Division’s continued enforcement efforts and agreed to monitor funding availability for potential expansion or additional rounds of the program. Committee members also discussed aligning future noise enforcement strategies with emerging City initiatives, such as Council Member Shabazz's proposed “Club Squad”, which may focus on similar public nuisance issues within neighboring districts.</p>

	<p>The Committee will revisit potential funding for noise enforcement in South Central once more information is available about the City's upcoming initiatives, to ensure efforts are not duplicative and resources are used efficiently.</p> <p>c. HPD Central Division's Vagrant & Property Crime Reduction Initiative</p> <p>There was discussion but no action was taken. The Committee will revisit potential funding for the HPD Central Division's Vagrant & Property Crime Reduction Initiative at a later meeting.</p> <p>d. HPD Central Division's Midtown Bar and Club Inspection Initiative</p> <p>There was discussion but no action was taken. There was discussion but no action was taken. The Committee will revisit potential funding for the HPD Central Division's Midtown Bar and Club Inspection Initiative at a later meeting.</p> <p>e. HPD Central Division Loud Noise Reduction Initiative.</p> <p>There was discussion but no action was taken. There was discussion but no action was taken. There was discussion but no action was taken. The Committee will revisit potential funding for the HPD Central Division Loud Noise Reduction Initiative at a later meeting.</p>
7. Announcements	Next meeting will be Wednesday, June 18, 2025, at 3:00 p.m.
8. Adjourn	There being no other business, the meeting was adjourned.

Committee meetings are open to the public. For special needs or information about this Committee, please contact Chrystal Davis at 713-526-7577 or



 Maggie Segrich
 Committee Chair

6/17/25
 Date