

MINUTES

HOUSTON FIRST CORPORATION

**Operations Committee Meeting
April 19, 2022 – 3:00 P.M.
Partnership Tower, 701 Avenida de las Americas, Suite 200
Houston, Texas 77010
HOUSTON FIRST BOARD ROOM**

The Operations Committee (“Committee”) of Houston First Corporation (the “Corporation” or “HFC”), a Texas local corporation created and organized by the City of Houston as a local government corporation pursuant to TEX. TRANSP. CODE ANN. §431.101 et seq. and TEX LOC. GOV’T. CODE ANN. §394.001 et seq., held a meeting at Partnership Tower, 701 Avenida de las Americas, Suite 200, Houston, Harris County, Texas 77010 on Tuesday, April 19, 2022, commencing at 3:00 p.m.

Written notice of the meeting including the date, hour, place, and agenda for the meeting was posted in accordance with the Texas Open Meetings Act.

The following Committee Members participated in the meeting: Desrye Morgan (Chair), Alex Brennan-Martin, Dean Gladden, Tom Segesta, Council Member Robert Gallegos.

1. The Committee Chair called the meeting to order at 3:01 p.m. and a quorum was established at 3:03 p.m.
2. **Public Comments.** None.
3. **Review and approval of minutes from prior meeting.** Following a motion duly seconded, the minutes of November 8, 2021, were approved as presented.
4. **Presentations, Reports, and Updates**

A. **Programming and Event Update**

Chief Operating Officer, Luther Villagomez, stated that March was a great month for venues. University of Houston (UH) March Madness Watch Parties helped activate the Avenida.

Vice President Venues and Live Events, Todd Holloman, provided a recap of past events, as well as ongoing and upcoming live events and programming. He thanked Christine West for the art installations on the first and second floors of the Partnership Tower. Past successful events on the Avenida included Black History @ Avenida Houston and UH March Madness. Ongoing and upcoming live events on the Avenida include a seven-part series Party on the Plaza on Fridays from 6 – 9 p.m., Asian American Pacific Islander (AAPI) Amplified on May 14th from 4 – 9 p.m., Juneteenth

on June 19th at 8 p.m. at Miller Outdoor Theatre (MOT), PRIDE, and Roseaux, from July through Labor Day.

Director of Retail Operations, Sydney Dao, presented AAPI Amplified – A Cultural Experience. The event will be an immersive experience that will include entertainment, and a stationary fashion exhibition with five countries represented including Vietnam, Japan, Korea, Laos, and Pakistan. There will also be a market and interactive art, as well as a craft section for children.

Mr. Holloman further informed the committee that there would be a 90-minute program for Juneteenth at Miller Outdoor Theater on June 19, 2022 at 8:00 p.m. featuring narration song, dance, and visuals on stage that will also extend out into the audience telling the story of the journey to freedom from the mid-1800's to today. President and CEO, Michael Heckman added that the planning for the 150-year anniversary celebration of Emancipation Park has begun as well.

Urban Development Officer, Roksan Okan-Vick, reported on the Montrose Light Bridges which consists of seven arches over six bridges: Montrose, Gaustark, Mandel, Dunlavy, Woodhead, and Hazard. The bridges were a partnership project between Texas Department of Transportation (TxDOT), Montrose Management District (MMD), and Houston Galveston Area Council (H-GAC) with a \$3.5 million budget. The lights were initially turned on just before Super Bowl LI in 2017. MMD was responsible for maintaining the bridges, but was dissolved in 2018, resulting in the City of Houston transferring the responsibility of the lighting system on the bridges to Houston First in early 2019. Shortly after taking over the responsibility, deterioration of the lighting system was noticed. It will cost approximately \$1.5 million to make the lights operable and \$90,000 a year to operate and maintain. Mr. Heckman emphasized that this project is not within the mission of HFC's but the increase costs will need to be considered when planning the budget.

5. Committee Business.

A. Consideration and possible endorsement of management's recommendation to repair and stabilize the mechanical sculpture entitled Wings Over Water.

Christine West reported that the Wings Over Water has not operated as intended due to different issues. The cost in repairs and maintenance from 2017 – 2021 has been \$81,262. A local hydraulics company recommended stabilizing the piece that is broken and that the cost for repairing and stabilizing the piece is \$76,152, which is included in the 2022 budget. Repairing the lights and fountain pumps/jets would cost approximately \$350,000, which is also included in the 2022 budget.

Following a motion duly seconded, the consideration and possible endorsement of management's recommendation to repair and stabilize the mechanical sculpture entitled Wings Over Water was approved unanimously.

B. Consideration and possible recommendation of a Window-Cleaning Services Agreement with Superior Building Services, Inc.

Purchasing Agent, Mitch Miszkowski, stated that an invitation to bid was submitted for qualified and experienced commercial window-cleaning contractors capable of providing timely and cost-effective services at HFC's facilities. The bid received by Superior Building Services, Inc. is management's recommendation. It was noted that Superior Building Services, Inc. is the incumbent company.

Following a motion duly seconded, the consideration and possible recommendation of a Window-Cleaning Services Agreement with Superior Building Services, Inc., was approved unanimously.

C. Consideration and possible recommendation of an Agreement between Houston First Corporation and Barbizon Light of the Rockies, Inc. for the Brown Theater Dimming Rack Replacement (Phase 2) Project at Wortham Theater Center

Mr. Miszkowski stated that an invitation to bid was submitted for qualified contractors for the second of three phases for the replacement of the Brown Theater Dimming Rack at Wortham Theater Center. He explained that the dimming systems were installed in 1986 and suitable replacement parts are no longer available. The bid received from Barbizon Light of the Rockies, Inc. is management's recommendation.

Following a motion duly seconded, the consideration and possible recommendation of an agreement between Houston First Corporation and Barbizon Light of the Rockies, Inc. for the Brown Theater Dimming Rack Replacement (Phase 2) Project at Wortham Theater Center was approved unanimously.

6. Adjournment. The meeting was adjourned at 4:03 p.m.