

Meyerland

Meyerland Community Improvement Association Annual Meeting Minutes Thursday, December 2, 2021

ATTENDANCE

Board Members Present:

Elaine Britt (8N)	Charles Goforth (1)	Larry Schwartz (8W)
Eddy De Los Santos (At-large)	Gerda Gomez (7)	John-Mark Palandro (10)
Jonathan Elton (3)	Dr. Emilio Hisse (2)	Gerald Radack (2)
Susie Eshet (7)	Arthur Kay (6)	Lucy Randel (At-Large)
Cory Giovanella (8N)	Justin Keiter (8W)	
Bill Goforth (1)	Barbara Kile (3)	

Board Members Absent:

Scot Carter (4), Bob Lordi (10) and Patrick McAndrew (5)

Staff Present:

Catherine Martin and Joy Gibson

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:31 p.m.

REPORTS & PRESENTATIONS

President's Report

- Gerald Radack reminded residents to return their ballots for the 2022 Board of Directors to the office no later than Friday, December 3 by 9:00 am.
 - Please consider ways that you can get involved in Meyerland. We are always looking for volunteers for the board or committees.
- Please note that policies are available on our website.
 - Meyerland recently updated our construction policy to add time limitations to construction projects. This should help with some of the partially completed projects in the neighborhood.

Meyerland

GUEST SPEAKERS

Lizzie Fletcher, Congresswoman, 7th Congressional District

- Congresswoman Fletcher provided a preview of her annual report.
 - American Rescue Plan helped protect families and businesses.
 - Housing assistance in Houston and Harris County has been a model for the country.
 - The Enhanced Child Tax Credit has helped families with childcare.
 - Build Back Better Plan will help with Affordable Care Act payments as well as infrastructure resources and getting people back to work.
 - Flooding, flood mitigation and water conveyance are a part of this package.
 - The investment in the Texas is significant.
 - Some broad numbers from the package include:
 - \$26.9B to improve Texas highways
 - \$0.5B for bridge replacements
 - \$39.0B for public transportation
 - \$5B in the Regrow Act to plug orphan oil wells
 - \$10B to invest in the backlog of the Army Corp of Engineers projects
 - Congresswoman Fletcher is resolved to continue to fund the budget while the appropriations bills are finalized.
 - \$9M funding earmarked for the Meyer Grove Stormwater Prevention Basin, but these funds are still awaiting Senate approval.

Abbie Kamin, Council Member District C City of Houston

- Council Member (CM) Kamin joined the meeting via a pre-recorded video.
- CM Kamin noted that protecting our community from flooding. This remains a priority for local and large-scale improvements to protect us from flooding.
 - CM Kamin launched the District C Ditch Team to help clear ditches that need minor maintenance.
 - CM Kamin reminded us about FEMA 2.0. You can visit www.fema.gov/flood-insurance/risk-rating for more information; she and Congresswoman Fletcher hosted a webinar about these changes (see the Meyerland website for the recording of this discussion).
 - CM Kamin also discussed the Harvey recovery funds and is advocating that the funds be returned from the Texas General Land Office to the City of Houston.
- CM Kamin is looking to partner with the community to improve the neighborhood biking, trails and parks. Please let her know of any areas in need.
- CM Kamin noted safety is an urgent issue for all of the City, including increasing the cadet class count and ensuring the police and fire departments have the resources they need to do their job.
 - \$25M of American Rescue Plan Act funding for mental health and domestic violence programs.
 - \$2.3M for additional cadet classes.
 - \$4.1M for a violent crime initiative to increase police presence in high crime locations.
 - \$10M for new police vehicles, equipment and technology.
 - Additional critical dollars into crisis diversion programs to ensure mental health experts respond to people in crisis.
- Created the first-ever commission on women's issues to address the needs of women's equity in the City and the impact that the pandemic has had on women.

Meyerland

GUEST SPEAKERS (continued)

Charles Goforth, Meyerland Plaza Update & Brays Bayou Construction

- Meyerland Plaza
 - New H-E-B is doing well and shows confidence in the area (the 2-year anniversary is approaching).
 - Some stores closed for various reasons.
 - The former 24-Hour Fitness is now Texans Fit.
 - Dick's Sporting Goods opening in June of 2022 (former Bed, Bath & Beyond location).
 - JoAnn's Fabrics (former Stein Mart location).
 - Salons by JC will also be along the same side of the Plaza as where JoAnn's will be located.
 - Mattress store on the other side of 610 will be rehabbed for another tenant.
- Project Brays Update (Brays Bayou)
 - Nearing completion of the \$480M Project Brays. It has been about 13 years in the works.
 - Final phases are here with the completion of the bridges at S. Rice and Chimney Rock.
 - Charles shares a video showing the drone footage of the bridges.
 - He noted that the construction should be completed near the end of March 2022.
 - Expect full lane closures starting over the weekends to transition to the new bridges.
 - The new S. Rice bridge should be in use at the end of January. Chimney Rock should transition in late February.
 - The bayou will be able to convey 30% more water than currently allowable with the chokepoints.

Sgt. Johnnie Valencia , Harris County Constable Precinct 5

- Sgt. Valencia shared a video from Constable Ted Heap's office.
- If you see something, say something; keep your vehicles secure, use your home alarm if you have one, park in lighted areas and travel with a companion for safety.
- Some statistics for the constable program include:
 - Responding to ~12,000 calls for service
 - Average response is under three (3) minutes
 - Some burglaries have occurred – for new construction, advise your work crews to end work at a particular time each evening and then the constables can monitor for activity outside of these hours.
 - Answered over 190 alarm response calls.
 - Over 2,000 vacation requests.
- Larry Schwartz reminded residents to ask your alarm company to call 281-463-6666 (Harris County Pct. 5 Constables) for any alarm events for the quickest response.

Meyerland

GUEST SPEAKERS (continued)

Brena Moglokin and Terry Cominsky (Martha Turner Sotheby's), Meyerland Real Estate Trends

- Terry Cominsky and Brena Moglokin discussed the sales trends for Meyerland:
 - Showed sales for 2020 versus 2021.
 - Increasing sales over time due to bayou improvements and time since the last hurricane.
 - Interest rates are low.
 - Pricing has been stronger due to renovations and new construction. Increasing costs of building materials is slowing down new construction.
- Terry & Brena donates some local restaurant gift cards and the MCIA office will randomly select winners from the list of attendees who registered for this event.

Cory Giovanella (Treasurer & Finance Chair), Financial Report

- Cory Giovanella noted that we are financially healthy without any debt.
 - 98% of the annual assessments are paid.
- MCIA will continue to look for areas for improvement.
- Financial audit is posted online.

ELECTION AND RESULTS

- Ballots will be accepted until 9:00 am on Friday, December 3, 2021.
- Results of the election will be reported by December 7, 2021.

NEXT MEETING DATE

- The next monthly board meeting is scheduled for December 9, 2021, at 7:30 p.m. via Zoom.

ADJOURNMENT

- A motion was made to adjourn the meeting at 8:38 pm by Larry Schwartz and seconded by Elaine Britt; the motion unanimously passed.

Approved by the board on December 9, 2021.