

**MINUTES OF THE MEETING OF THE  
HOBBY AREA MANAGEMENT DISTRICT  
CITY OF HOUSTON, TEXAS  
BOARD OF DIRECTORS**

**July 10, 2014**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, July 10, 2014, at 1:00 p.m. in the Doubletree Hilton Hobby, 8181 Airport Blvd., Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joann Lemon
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Perry J. Miller	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	<i>vacant</i>
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all were present, with the exception of Director Marjorie Evans, thus constituting a quorum. Also present were David Hawes, Susan Hill, Josh Hawes, Gretchen Larson, Linda Clayton, Alice Lee, Eoles Whitaker and Tony Allender, all with Hawes Hill Calderon, LLP; Amanda Edwards, Bracewell & Giuliani; Jack Roland, Roland Fry & Warren; and Jeff Sonnheim, Equi-Tax, Inc. Others attending the meeting were James Alexander and O'Brien McFadden, S.E.A.L. Security; Sheila Condon; Clark Condon & Associates; Mark Judson; Judson Design Group; Lily Pham, Phai Xuan Village Condo Owner's Association; and Randy Pennington. Chairman Perkins called the meeting to order at 1:03 p.m.

**RECEIVE PUBLIC COMMENTS.**

Mr. Randy Pennington discussed rising crime at the intersection of Dixie and Nunn.

**CONSIDER RESOLUTION TO WAIVE AUTOMATIC RESIGNATION OF BOARD MEMBERS.**

Upon a motion duly made by Director Miller, and being seconded by Director Bailey, the Board voted unanimously to approve the Resolution waiving the automatic resignations of Vic Zachary and Todd Szilagyi.

**APPROVE MINUTES OF MEETING HELD JUNE 12, 2014, AND JUNE 16, 2014.**

Upon a motion duly made by Director Collum, and being seconded by Director Zachary, the Board voted unanimously to approve the Minutes of the June 12, 2014, Board meeting, and the June 16, 2014, Broadway Visioning Workshop meeting, as presented.

**RECEIVE ASSESSMENT COLLECTION REPORT.**

Mr. Sonnheim presented the Assessment Collection Report, included in the Board agenda materials. He reported 91% collected. He reported the delinquent bills had been mailed. No action from the Board was required.

#### **RECEIVE BOOKKEEPER'S REPORT AND APPROVE INVOICES FOR PAYMENT.**

Mr. Roland presented the Bookkeeper's Report, answered questions and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

#### **RECEIVE AND CONSIDER REPORT FROM THE BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE.**

##### **a. Services Agreements for creative services, website, graphic design, video and photography.**

Ms. Larson reported the Committee had reviewed the agreements and were recommending them for approval. She reported the providers were already doing the work for the District; however, by approving the agreements the District would receive a discounted monthly rate for services and it would establish an official relationship with the providers. She noted per Director Miller's request language had been added to CrackedFox Service Agreement to provide that the District had lifetime, unlimited licensing of photograph work produced as part of the agreement. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to approve (1) service agreement with Deborah Hensel, professional writer; (2) service agreement with CrackedFox, graphic design/marketing; and (3) Chris Labod, website maintenance, as presented.

#### **RECEIVE AND CONSIDER REPORT FROM THE PUBLIC SAFETY AND SECURITY.**

Mr. McFadden presented the Monthly Report from S.E.A.L. Security, a copy is attached hereto as Exhibit A, and answered questions. Mr. Alexander reported the mobile cameras were due in tomorrow, and they would begin installation. Mr. Josh Hawes reported the third location for a mobile camera had been determined by HPD and it was to be placed at Broadway and Bellfort. There was discussion regarding Mr. Pennington's concern of rising crime at Dixie and Nunn. No action from the Board was required.

#### **RECEIVE AND CONSIDER REPORT FROM THE ENVIRONMENTAL, URBAN DESIGN AND MOBILITY COMMITTEE.**

##### **a. Consider proposal for porter service on esplanades in the District.**

Mr. Josh Hawes reported only one proposal was received and it was from SMC. He reported the original proposal was for a three-person crew for five days a week for \$8,750 per month. He reported the Committee had recommended having options for two days a week and three days a week. He reported SMC provided a proposal for three days a week (Monday, Wednesday and Thursday), for a two-man crew, in the amount of \$65,000 per year. Director Miller requested additional language be added to the contract requiring a monthly report. Mr. Josh Hawes reported they do provide monthly reports and he would have that language added. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to approve the proposal for porter services on esplanades from SMC for a three days a week in

the amount of \$65,000 per year, with additional language added that SMC provide monthly reports.

**b. Conduct workshop in regard to District logo.**


Ms. Condon presented a workshop regarding the District logo development. After lengthy discussion, the Board provided ideas for development, including they wanted something the whole community can embrace, to indicate rebirth of the area and the need to rebrand and create a whole new identity with a more fresh and modern look. There was discussion that the airport plays a large part in the community and should be recognized. Ms. Condon was to work on the logo and provide additional options to the Board. No action from the Board was required.

**RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON ACTIONS/INITIATIVES IN SUPPORT OF THE DISTRICT'S SERVICE PLAN.**

Mr. Hawes reported on the wayfinding signage progress. He reported his firm was continuing to drive the area and identify dumping spots and abandoned buildings. No action from the Board was required.

**ADJOURN.**

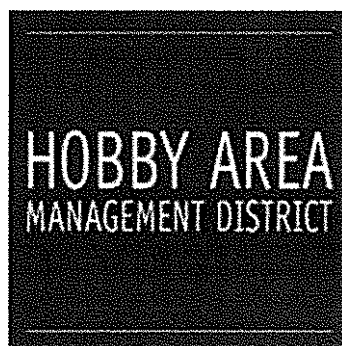
There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:25 p.m.

  
Secretary





## HOBBY DISTRICT

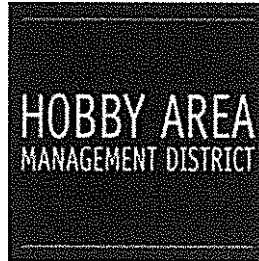


## MONTHLY REPORT

JUNE 2014

## **Prepared For:**

### **Hobby Area Management District**



### **About Incident Reports:**

This is an incident report prepared by SEAL Security Solutions, LLC each month for the Hobby Area Management District. Throughout the month of June, SEAL's dispatch center received calls from residents and SEAL officers concerning dangerous or potentially threatening situations or activity, and observations of incidents that occurred in the area. Our 24 hour dispatch center also received calls from clients inquiring about information on our services. These calls have been thoroughly recorded to provide Hobby Area Management District on pertinent information that impacts the community.

### **About SEAL Security:**

SEAL Security was contracted to safeguard your community and be on call during high risk situations. All SEAL officers are armed and patrol in marked patrol units. SEAL Security takes a proactive position on patrolling and securing the Hobby District. Our expanded canine (K-9) division includes foot patrol in your community. In addition to patrol services, our dogs are trained in drug and explosive detection. Our specially-trained experts and their canine partners can be one of the most effective and productive security tools available to dissuade, discourage, and prevent crime. In the interest of safety, we ask that clients and residents do not approach the dogs or attempt to pet them. We appreciate everyone's assistance.

## SUMMARY PAGE

Assistance	4
Alarm	0
Animal	1
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Call Center	17
Damage/Defacing of Property	5
Disturbance	3
Emergency Medical Services	2
Solicitors	0
Suspicious. Activity	2
Suspicious Person(s)	1
Suspicious Vehicle(s)	1
Theft	5
Vehicle Collision	0

**Call Center: 713.489.6300**

*Please call SEAL Security for any suspicious activity or anything that seems out of place.*

**JUNE 1, SUNDAY**

02:06 PM

Officer on patrol encountered a woman setting up a camp on Bellfort Ave. and Glenloch Dr. Officer approached her and informed her that was not allowed in the area. Officer stated that subject informed him that she is from Texas, and is a nice, safe, honest person and that the officer is an evil liar. Subject also stated that security guards want her to starve and all the other good people. Officer stated that subject refused to tell him her name, but eventually packed up and left.

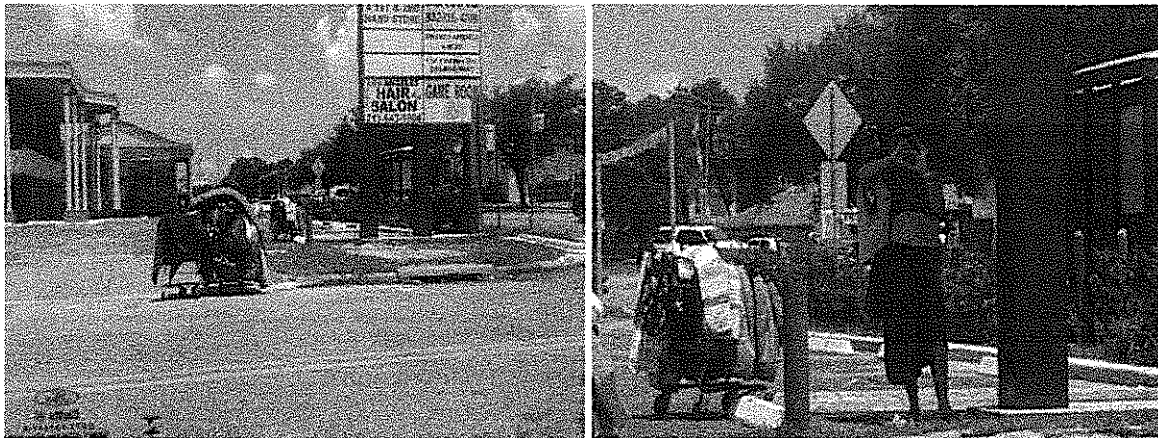


Figure 1: Subject was setting up camp and was asked to leave.

**JUNE 3, TUESDAY**

01:53 PM

Employee at liquor store on the block of 7045 Bellfort Ave. called in to report that there was an African American male with an afro hanging around the store, making the customers uncomfortable, and would not leave. Employee stated that she wanted an officer to remove the subject from the property. Officer was dispatched to location and arrived on site. Officer did not find subject on property. Officer conducted a search of the area, but did not locate subject.

**JUNE 5, THURSDAY**

03:48 PM

While on foot patrol, officer and canine found new graffiti in the area between Broadway St. and Reveille St.

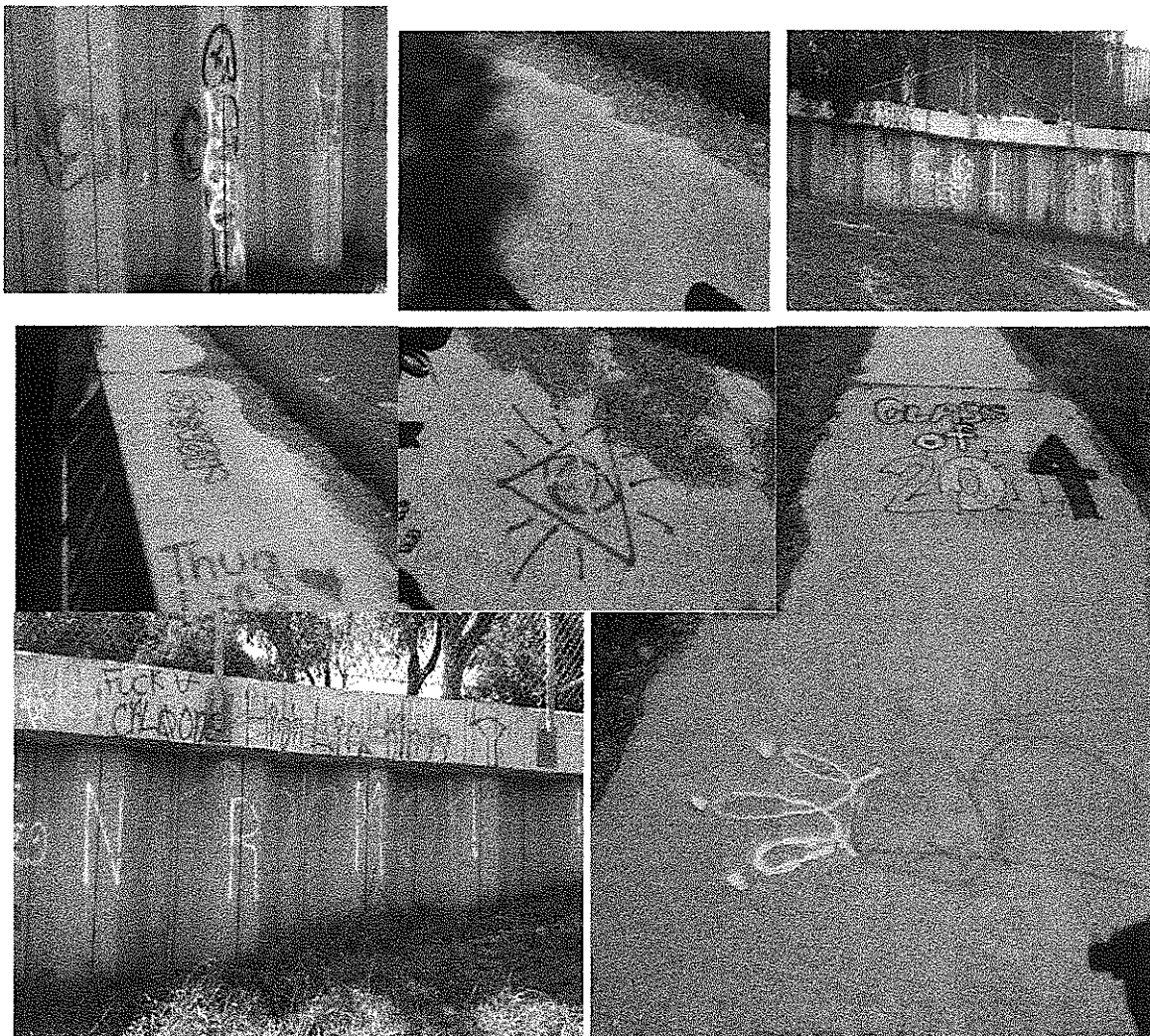


Figure 2: Graffiti between Broadway St. and Reveille St. (pictures on next page)



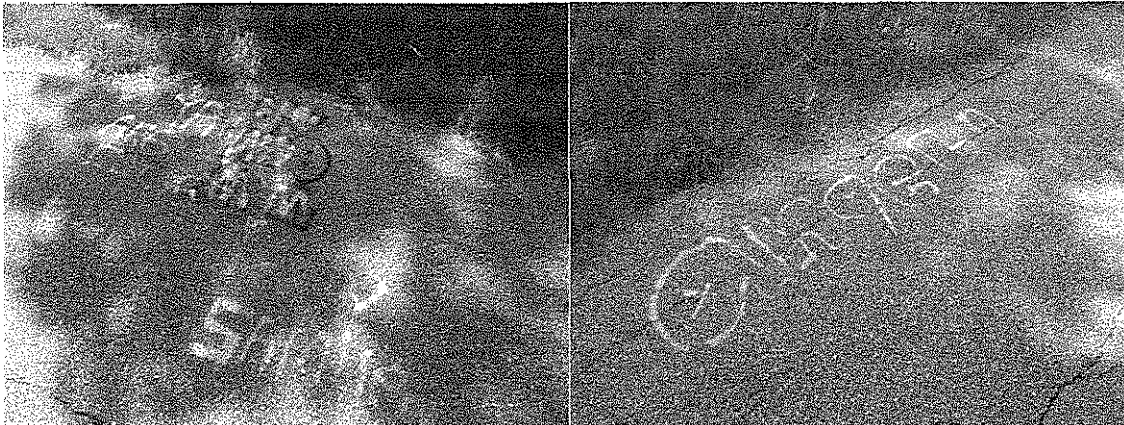


Figure 2: Graffiti between Broadway St. and Reville St. (pictures on previous page)

06:01 PM

Officer issued a criminal trespassing warning to a subject in the around of Glenloch Dr. Houston Police Department arrived on site for previous incidents and disturbance complaints from the subject. Subject was transported to a mental illness facility for a psychological evaluation.

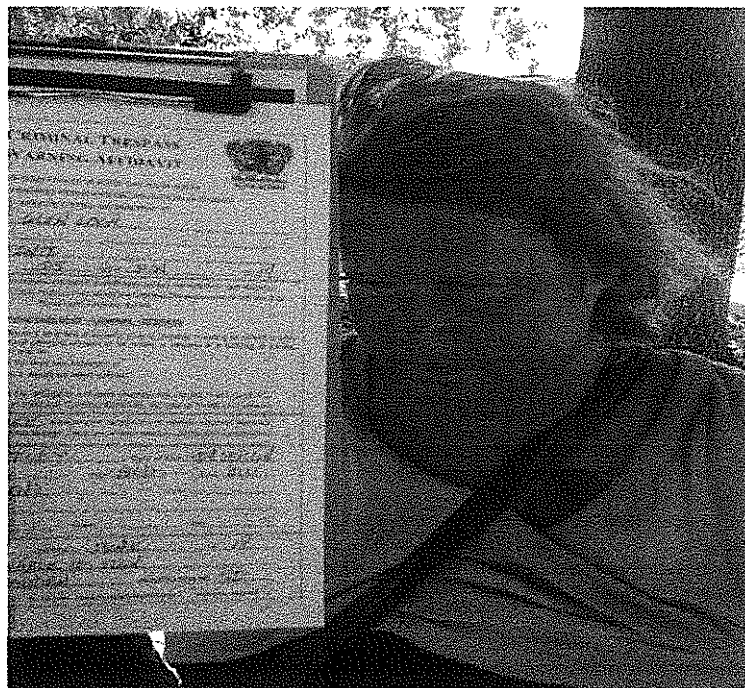


Figure 3: Subject was issued a CTW and transported to a mental illness facility

**JUNE 9, MONDAY**

01:34 PM

Officer conducted a foot patrol around the Sims Bayou. Officer found a sinkhole that was developing on the corner of Delwood St. and Gulf Fwy.



Figure 4: Officer found a developing sinkhole.

02:10 PM

Employee at Double Tree Hotel called to request an officer to help remove an irate customer that was being disruptive and rude. Officer was dispatched to location. Officer arrived on location and reported subject was gone on arrival. Officer conducted a search of the area, but did not locate subject.

**JUNE 11, WEDNESDAY**

03:01 PM

While on patrol, officer found 7603 Bellfort Ave., Valley Towers, unsecure. Officer was able to make contact with leasing company. Officer found two beds on location, trash, hammers and pornography.



Figure 5: Officer found address unsecure.

**JUNE 12, THURSDAY**

03:30 PM

Employee at Burger King at 7806 Bellfort Ave. called to report that there was a homeless Caucasian female in front of the restaurant begging for money. Officer was dispatched to location. Officer reported subject fled the scene on foot upon arrival of officer.

**JUNE 13, FRIDAY**

04:20 PM

Employee at the public library at 6767 Bellfort Ave. called to report a group of seven to eight teenagers acting up in front of the library. Officer was dispatched to location. Employee called a second time and stated the he had spoken to them and they had left.

**JUNE 13, FRIDAY**

10:47 AM

Officer on duty conducted a foot patrol with K-9 on the Easthaven Blvd. and found graffiti, .45ACP shell casings, and a dead pitbull.

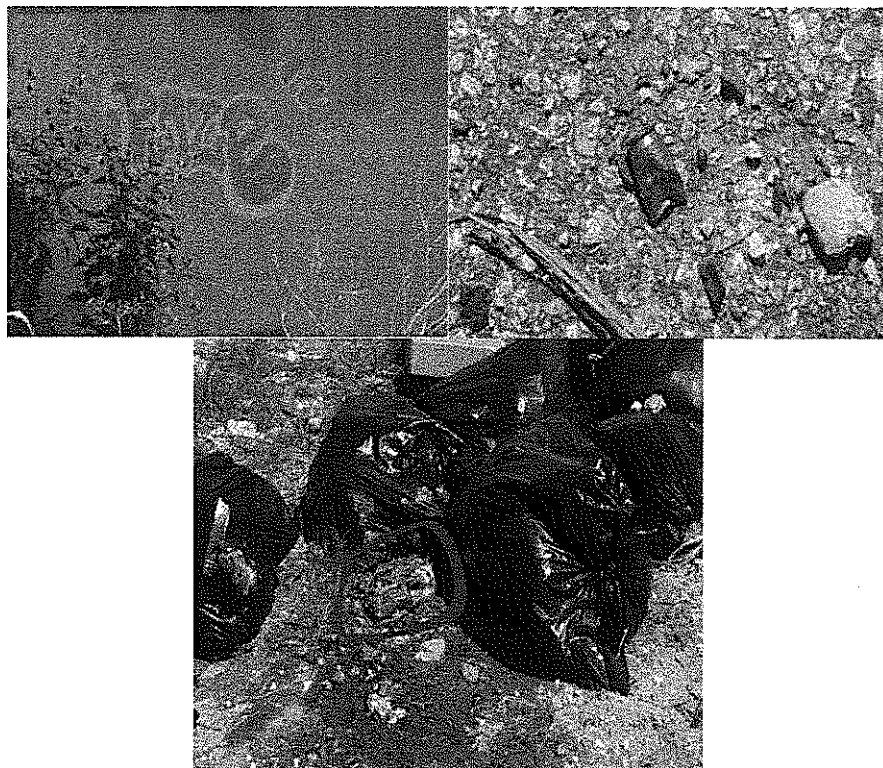


Figure 6: Officer found graffiti, .45ACP shell casing and a dead pitbull.

**JUNE 16, MONDAY**

01:35 AM

Officer on patrol noticed several HPD vehicles at the apartment complex at 8750 Broadway St. HPD was putting up the crime scene tape. Officer was informed that someone was shot. There was no information of the suspect.

**JUNE 18, WEDNESDAY**

09:54 AM

Hotel manager at Double Tree hotel at 8181 Airport Blvd. was requesting an officer to investigate a suspicious activity in a room. Two officers were dispatched to location. Officers and their canine partners arrived on location. Manager asked officers if they can have the canine sniff the room, because she suspected there were narcotics in there. Canine sniffed out a drawer in the room, confirming the presence of narcotics. There are no other indicators of narcotics in the room. Narcotics were disposed of. Manager did not wish to contact HPD and instead would handle the situation internally.



Figure 7: Canine sniff out narcotics in room.

12:49 PM

Employee at CVS at 6161 Telephone Rd. called in to report that an African American male with multiple tattoos on his face, black shirt, red shorts, and backpack, was seen shoplifting a beer case. Officer was dispatched to location. Officer arrived on location, but reported suspect was no longer at the address. Officer conducted a search of the area, but did not locate subject.

**JUNE 19, THURSDAY**

02:25 PM

Officer on duty located a stolen U-Haul vehicle at 8300 Gulf Fwy. U-Haul was notified and vehicle was recovered.



Figure 3: Stolen U-Haul vehicle was recovered.

02:29 PM

Officer reported being flagged down by a witness of a robbery of a cellphone. Officer called dispatch for backup. HPD was notified. Witness stated the suspect is an African American male wearing a white T-shirt and khaki pants. Officer found suspect in front of Moonlight Inn talking on the phone. Officer made contact with victim. The victim stated that suspect could keep the phone and did not want to press charges. HPD was cancelled. Officer resumed patrolling.



Figure 4: Theft victim chose not to press charges on suspect.

**JUNE 20, FRIDAY**

08:29 PM

Officer on duty called to report an African American male was off of his psychological medication. Emergency Medical Services and HPD were notified. EMS was unable to transport subject to hospital, instead HPD transported subject to Ben Taub Hospital.

**JUNE 23, MONDAY**

11:30 PM

Officer on patrol was conducting a foot patrol with canine in the Stuart Park area when a Hispanic woman approached him to inform him that someone by the name of "Duke" tried to rape her. Subject stated the suspect was driving a S-type Jaguar with temporary license plate. HPD was notified and informed they would send a unit. Victim stated she did not want to file a report and left on the bus. HPD was cancelled.

06:29 PM

Store manager at Walgreens at 8301 Broadway St. called to report that there was a white homeless male in front of the store refusing to leave after being asked numerous times. HPD was contacted.

**JUNE 24, TUESDAY**

01:43 PM

While on patrol, officer noticed graffiti on a wooden fence at Luce St. and Avery Ave.

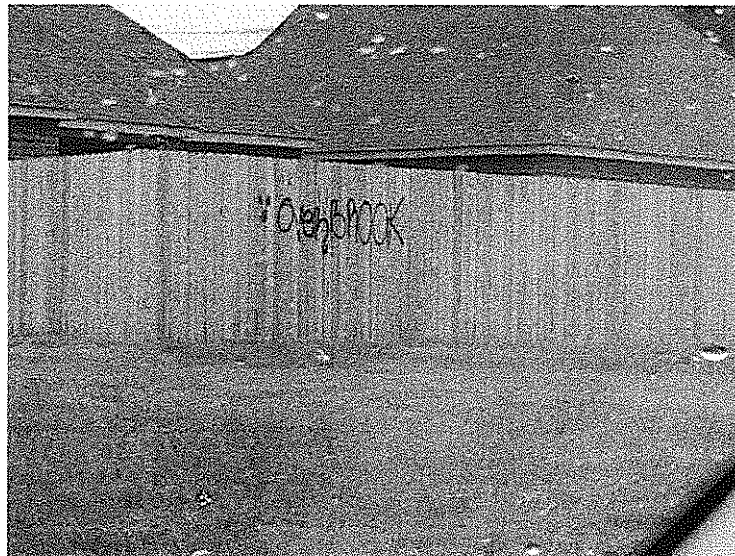


Figure 5: Graffiti on wooden fence at Luce St. and Avery Ave.



**JUNE 25, WEDNESDAY**

12:30 PM

Manager at CVS Telephone Rd. called in regards to theft of beer. Manager states that it was a group of young African American males who were driving an older white Cadillac. Officer was dispatched to location. Officer arrived on location and reported suspects were gone on arrival.

08:49 PM

Employee at Walgreens at 8301 Broadway St. called in to report that there was an African American male outside asking for money. Employee stated that the subject refused to leave after manager asked him several times. Officer was dispatched to location. Officer arrived on location and stated subject was gone on arrival.

09:31 PM

Officer on patrol conducted a foot patrol under the bridge on Telephone Rd. and Bellfort Ave., and found individual sleeping. Subject was issued a CTW and moved along.

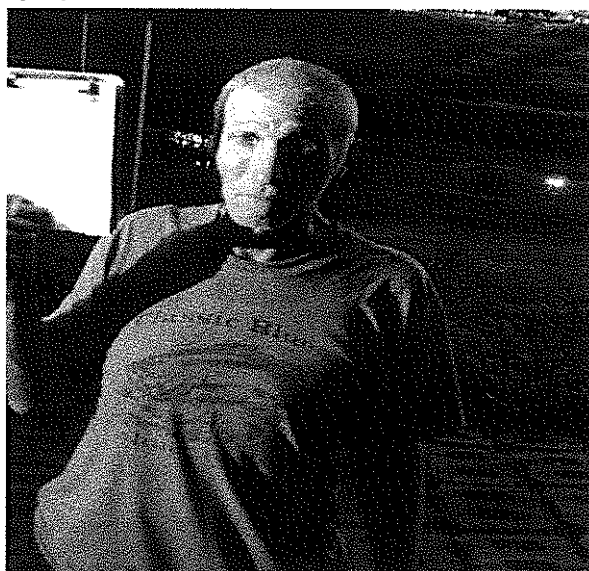


Figure 6: Subject was issued a CTW.

**JUNE 26, THURSDAY**

03:39 PM

Employee at the 99 Cents store at 8330 Broadway Dr. called in to report a group of African American males were making a disturbance in the parking lot. Officer was dispatched to location. Officer arrived on location and stated subjects were gone arrival.

05:10 PM

Employee at Dollar General at 9010 Clearwood St. called in report shoplifting in the store. Employee stated a Caucasian and Hispanic male stuffed items into their pockets, including cologne, and walked out of the store. Officer was dispatched to location, but stated subjects were gone on arrival. Officer conducted a search of the area and saw no sign of the subjects.

**JUNE 27, FRIDAY**

04:24 PM

Employee at the business at 8300 Broadway St. called in report three suspicious black males drinking in the shopping center's parking lot. Officer was dispatched to location. Officer arrived on location and reported subjects were gone on arrival. Officer conducted a search in the area, but did not find subjects.

**JUNE 28, SATURDAY**

03:00 PM

Owner at the business at 8316 Broadway St. called in to report a disturbance caused by three African American males outside her business. Owner stated that the males were yelling and screaming at each other, while walking up and down the alley way. Owner stated one of the subjects was wearing a hat with a white and the other one was wearing a gray shirt. Owner also stated that all three subjects appear to be in their mid-twenties. HPD was notified and they inform dispatch that a unit will be sent to the location.

10:42 PM

Employee at the public library at 6767 Belfort called in to report a disturbance in progress. Employee stated that there was an African American male with an African American female, trying to remove an African American juvenile from the library. Male appeared to be 56 years of age, 5'7", wearing blue jeans, and a blue/white striped shirt. Female appeared to be 30 to 40 years of age, wearing a white shirt, and juvenile appeared to be 14 years of age, wearing a gray orange crush shirt and shorts. Employee stated that the two adults are the juvenile's aunt/uncle and that the juvenile is a run-away child. HPD was notified and a patrol unit was being sent to the location.



**JUNE 29, SUNDAY**

10:41 AM

Officer on duty conducted a foot patrol with canine in the Clearwood St. and found a transient camp in the tree line behind 10402 Gulf Fwy.



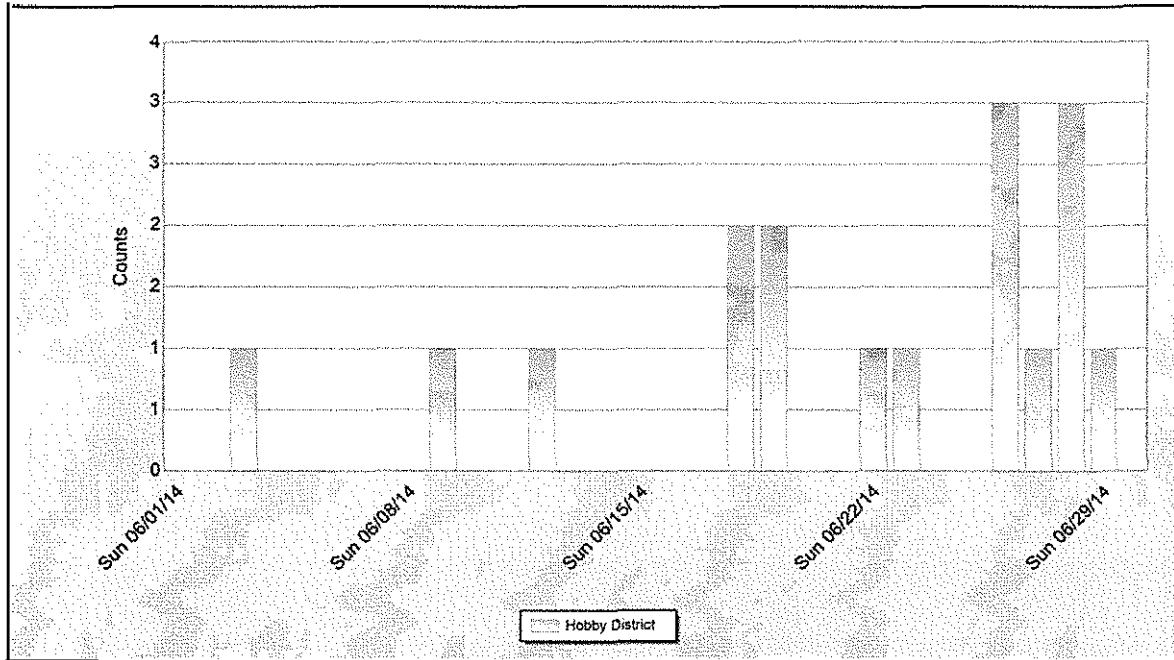
Figure 7: Officer found transient camp behind 10402 Gulf Fwy.

07:43 PM

Employee at Walgreens at 8301 Broadway St. called in to report that there was an African American male with yellow shorts begging people for money. HPD was notified and advised they will send a unit.

## CALL CENTER: 713.489.6300

### Calls Received During the Month of June



### Criminal Trespass Warnings

There were 2 total criminal trespass warnings issued.

### Call Center

We received 17 calls into our call center from the district for information and tips.

*During our daily patrols, we made contact with several businesses to introduce S.E.A.L. Security to the district and offer our assistance to the owners and employees as well as support to other security companies working inside the district.*

END OF REPORT