

## Letter from the President



Howdy Hyde Park,

Hope all is well! Can you feel the Spring in the air? It may be your allergies. This is a particularly exciting time for me. The renovation of our bungalow on Peden Street has finally started, and we are relocating temporarily to Downtown while the construction is underway. Like our home, a lot is changing in our neighborhood.

But Montrose is always changing. As residents, we often forget that Montrose is a place of change and that constant change is what generates the electricity of the heart and soul of Houston.

### February General Meeting

We had a great turn-out for the February general meeting. Our guest speaker was Sherry Weesner, a board member of the Montrose TIRZ. Ms. Weesner provided a great deal of information about how the TIRZ functions and offered insight on how the TIRZ can be used to further the interests of our community. Of particular interest is how we can access TIRZ money to further our goals for Lamar Park. I hope to hear more from members of the TIRZ on how their programs will impact Hyde Park.

### March General Meeting

Our upcoming March meeting will feature a guest speaker from the U.S. Census Bureau. Melissa Allala will provide information on Census 2020. Bring all your questions and enthusiasm. Join us on March 3rd at 7 pm, upstairs at Rudyard's. Get there early to grab some food and a drink.

On April 7th, we will have District C City Councilmember Abbie Kamin at our general meeting. We have lined up Catherine Fraser, the Clean Air Associate with Environment Texas, to speak to the Civic Association in May and are working to get the developer of the Montrose Collective, where the new Library will be relocated. Keep sending your ideas for future presenters to [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org).

### What's Going On

The Facebook membership drive was a success. A big welcome to the new and renewing members. The HPCA thrives when we have an engaged group of members. If you are new to the HPCA, or interested in joining, feel free to reach out to me to talk about what membership can bring to you and what you can bring to the HPCA.

### Board Positions

A big welcome to Joe Epstein, our new Treasurer. We have a few other positions on the Board and Committees that need volunteers. Please consider getting involved. You can reach out to me or any other member of the Board. I can be contacted at [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org).

See ya,

Chris Delphin, President

## This Month

### > Civic Association Meeting

**Speaker from Census Bureau:  
Melissa Allala**

*March 3rd @ 7pm Rudyard's  
Upstairs*

### > HPCA Happy Hour

*March 19th @ 6pm*

Postino - 805 Pacific

### > Neighborhood Clean Up

*March 28th @ 9am-11am*

See inside for details!

## Next Month

### > Civic Association Meeting

**District C City Councilmember:  
Abbie Kamin**

*April 7th @ 7pm Rudyard's  
Upstairs*

### > Interview with Owner of Cowboys and Indians

# February HPCA Meeting Recap

Submitted by Ellen Pollard

The meeting was called to order at 7:00 by **President Chris Delphin**. We had a good crowd of about 35 people for this meeting. Speakers have been lined up for March—a representative from the census will come and speak to us. In April we hope to have **Abby Kamin**, the new representative for District C.

Chris mentioned that we are still in need of volunteers. Positions that are currently open are Vice President, Treasurer, Volunteer Co-Ordinator, and block captains. We would love to see you join our group and help out Hyde Park.

Reports followed—

**Deed Restrictions**— The committee is waiting to hear a response from the owner of the AirBnB. A cease and desist letter was sent to him on January 25.

Townhomes on Jackson are being built and there is a question about the setback line for the carport. The architect has been contacted and is not returning calls.

**Lamar Park**— The new committee chair, **Melissa Zarikian**, has received all the information from the previous chair person. She is becoming familiar with all she has to do. She will look into getting TIRZ to help with the fountain and lighting for the park. She will talk to **Courtney Sellers** about grant writing.

**Membership**— we now have 51 members. The next Happy Hour will be February 19th at 5:30 at Bar 006 which is downstairs from Rosemont and owned by a Hyde Park resident. Complimentary cocktail and free bites will be offered.

**Clean-Up**— Neighborhood clean-up is set for March 28. We will meet at the **Whitworths'** house at 9:00 and work until about 11. After all the work, we will meet somewhere for drinks and lunch.

**Treasurer**— We currently have \$9,673.74 in our Treasury.

We had several people or representatives of people running for elections. **Ann Johnson** is running for State Rep. District 134. Early voting starts February 18. Representatives for **Mike Bloomberg** were present as was a representative from **Sarah Davis'** office. He said he would also like to be considered as a resource to contact with any neighborhood problems.

The meeting was adjourned at 8:10.



## Speaker Recap - Sherry Weesner

The Speaker for our February 4th Civic Club meeting was **Sherry Weesner**, a board member of TIRZ 27. **Patti Joiner** assisted with the presentation. Ms Weesner began by explaining what TIRZ is. Tax Increment Reinvestment Zones (TIRZ) are special zones created by City council to attract new investment in an area. Zone 27 is the area that includes Hyde Park. Currently there is \$2.5 million in the TIRZ 27 account. The type of projects that can be financed are Capital Projects which include streets, drainage, water, parks and public facilities, streetscape (sidewalks, lighting, landscaping), parking facilities, affordable housing and economic development.

The goals of TIRZ are:

- to enhance parking opportunities and the associated pedestrian friendly environment
- stimulate economic development and growth through the development of vacant sites and redevelopment of older areas
- develop and enhance open space within the zone
- facilitate development and redevelopment of affordable housing in the zone
- enhance the Montrose transportation network and promote mode choice

There are several financing options:

- Pay-as-you-go after building up a bank of increment funding
- Bond financing—TIRZ's can issue bonds using increment projections as collateral
- Development Agreement— allow developers to advance finance the infrastructure projects surrounding their development and then receive reimbursement by that project

The development agreement was used at the future library. Extra parking spaces and special lighting will be part of the project.

One interesting study recently done was a sidewalk study of Montrose. Every sidewalk in Montrose was walked to discover the shape of them. It was found that 70% of them were passable. This was quite surprising to the audience. Our TIRZ is in the design phase of Waugh and Commonwealth and Westheimer. They are trying to improve safety within the next 5 years. It was mentioned that a letter regarding traffic safety in that area had already been written and submitted to the Department of Public Works/Traffic Management Branch. Ms Weesner asked that the letter be forwarded to her. This was promptly done. Ms Weesner suggested that the Dolphin Fountain could possibly go on the potential project list. It was suggested to write grants concerning the fountain and Courtney Sellers volunteered to help with that.

## What can we do to help?

Pay attention to projects that need to be done and let the TIRZ Board know about them. Also tell neighbors about TIRZ.

We thank Sherry Weesner and Patti Joiner for giving such an informative presentation on TIRZ. There are many websites you can go to for more information about our TIRZ. One such site is: <https://montrosehtx.org>. The Board meets every 3rd Monday at St. Stephen's Church and all are welcome.

## March Meeting Speaker Profile: Melissa Allala



Melissa C. Allala is a Senior Partnership Specialist for the United States Census Bureau- Denver Region. Melissa is responsible for developing partnerships with state and local governments, community-based organizations, and grassroots entities within the LGBT community.

Melissa is a native Houstonian and holds a Bachelor of Arts in Political Science with a minor in Sociology from the University of Houston. It was during her time at the University of Houston that she gained a deep passion for public service and social justice for undeserved communities with a special interest within the LGBTQ+ community.

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# HPD Crime Reports for January 2020

Submitted by Jim Pollard

Crime	Date	Location
Assault	1/2/2020 23:00	900 Block WESTHEIMER RD
Assault	1/16/2020 18:00	2500 Block WAUGH DR
Assault	1/19/2020 1:00	1300 Block WESTHEIMER RD
Breaking & Entering	1/6/2020 21:00	1300 Block PEDEN
Breaking & Entering	1/18/2020 22:00	2600 Block WAUGH DR
Breaking & Entering	1/29/2020 1:00	2000 Block MONTROSE BLVD
Property Crime	1/9/2020 9:00	900 Block WESTHEIMER RD
Property Crime	1/29/2020 7:00	1700 Block WAUGH DR
Quality of Life	1/16/2020 2:00	1700 Block MONTROSE BLVD
Quality of Life	1/27/2020 12:00	2500 Block MONTROSE BLVD
Theft	1/10/2020 0:00	1400 Block MARYLAND
Theft	1/11/2020 20:00	2300 Block MONTROSE BLVD
Theft	1/21/2020 12:00	1600 Block HAZEL
Theft from Vehicle	1/2/2020 20:00	1200 Block WESTHEIMER RD
Theft from Vehicle	1/8/2020 18:00	2000 Block MONTROSE BLVD
Theft from Vehicle	1/13/2020 18:00	2000 Block MONTROSE BLVD
Theft from Vehicle	1/16/2020 21:00	1900 Block MONTROSE BLVD
Theft from Vehicle	1/17/2020 17:00	1300 Block WESTHEIMER RD
Theft from Vehicle	1/24/2020 11:00	1400 Block CALIFORNIA ST
Theft from Vehicle	1/30/2020 23:00	1500 Block CALIFORNIA ST
Theft of Vehicle	1/1/2020 18:00	1200 Block WESTHEIMER RD
Theft of Vehicle	1/5/2020 1:00	900 Block WESTHEIMER RD

## 2020 Monthly HPCA Meeting Schedule

Submitted by Past President Macy Bodenhamer

Monthly meetings are open to the public and held on the first Tuesday of each month at 7pm, with the exceptions of holidays and others noted below. Rudyard's British Pub generously donates their upstairs space to host our meetings. Come early or stay late to enjoy their delicious food and beverages!

Volunteers work to secure guest speakers of general interest to the community each month. If you have a topic that you'd like to learn more about or want to suggest a guest speaker, contact [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org).

- March 3
- April 7
- May 5
- June 2
- July - No meeting. Summer break.
- August 4
- September 1
- October 6 - National Night Out (?)
- November 3
- December TBD Holiday Party

## BOARD/COMMITTEE CONTACTS

President – Chris Delphin  
[president@hydeparkhouston.org](mailto:president@hydeparkhouston.org)

Vice President – VACANT  
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Volunteer Coordinator – VACANT  
[volunteer@hydeparkhouston.org](mailto:volunteer@hydeparkhouston.org)



## Did You Know?

Submitted by Chris Delphin

Did You Know? ... The primary election will take place on March 3, 2020. Visit <https://www.harrisvotes.com> to find out more about the voting process. If you are undecided in any of the zillion candidates, visit <https://www.vote411.org> for an informative way to select your preferred candidate.

## Hyde Park Cleanup

Submitted by Mary Ellen Whitworth

Saturday, March 28, 9 to 11 AM

We will clean from Westheimer to W. Gray and from Montrose to Commonwealth

Meet at 1408 Michigan St., Tom and Mary Ellen Whitworth's home.

All are welcome, please let us know if are coming so we have enough snacks and supplies!

mewhit@hal-pc.org or 713-523-8035 or 713-254-8046

We will celebrate at Hay Merchant after the clean-up.

\*\*\*\*\*if you cannot come,  
please clean your own street\*\*\*\*\*



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I/We would like to make an additional donation  
to the Lamar Park fundraising of \_\_\_\_\_

**TOTAL** \_\_\_\_\_

Check No: \_\_\_\_\_

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## BLOCK CAPTAINS

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Greg Jeu & Jim Hurst 281-541-6756

California / Westheimer  
Cecilia Kammer 832-788-1586

Commonwealth  
Laura Lark 713-550-6226

2516 Commonwealth  
Mark McCreary

Fairview  
Irene Dahlgren 713-299-5190

Hyde Park / Hyde Park Apts.  
Linda Carter 713-524-2952  
Pat Courtney 832-860-1814

Hyde Park Crescent  
Carlos Fernandez 713-520-7017

Hyde Park Townhomes  
Clint Harbert, 832-428-0158

Indiana / Yupon  
Alice McCarthy 713-521-5807

Jackson  
Nelson Vergel 713-539-1978

Maryland  
Finis Cowan 713-582-6066

Michigan  
Tom Whitworth 713-523-8035

Missouri  
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Montrose/Waugh  
Carolina Sierra 713-446-8213

Peden  
Lori Corwin 832-582-6520

Vermont  
Peter Forbes - 832-921-3464

Welch  
Scott and Lina Rigrod 713-528-2791  
Cliff Jones 713-524-3055

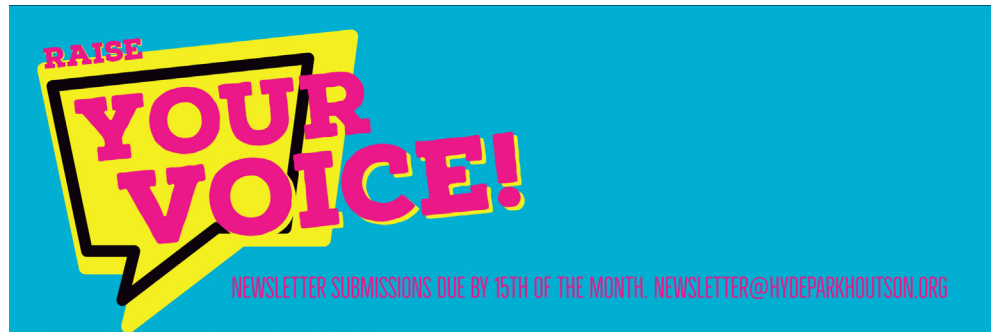
West Drew  
Mike McKann 713-526-6777

West Gray / Hazel  
OPEN

Willard  
Delia Isabel Cuellar 832 819-0813

Yoakum/Van Buren  
Macy Bodenhamer 713-201-5810

Block captains: Notify  
president@hydeparkhouston.org  
of any changes in contact information.



## Fun times and Tequila at Bar 006

*Submitted by Helen Zunka*

Hyde Park residents were treated to tequila cocktails and appetizers from the generous staff at Rosemont's newest hotspot 006. Downstairs from Rosemont's rooftop, the 006 bar is a high energy gathering place. It was another great event hosted by the HPCA and many thanks to the folks at Rosemont/006 for hosting our latest get together. Join us for our next Happy Hour at Postino at 805 Pacific on Thursday, March 19th from 6-8pm. See you there!

## CITIZEN'S PATROL

*Jan 2020*

**19.20**

Hours  
patrolled  
by car

**66.45**

Hours patrolled  
on foot

Thanks to all the patrollers who kept an eye out for  
the safety of our neighbors and community.

*Submitted by Cliff Jones*

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 HPCA Monthly Meeting @ Rudz Upstairs 7pm	4 Tree Waste	5	6	7
8	9 Recycling	10	11	12	13	14
15	16	17	18	19 Happy Hour @6pm Postino	20	21
22	23 Recycling	24	25	26	27	28 Neighborhood Clean Up @9am 1408 Michigan
29	30	31	1	2	3	4

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